

## **Section 11.01 General Business District (GB)**

### **Section 11.01.A Purpose and Intent Statement**

The General Business Districts are hereby established in the Jersey Township Zoning Resolution to provide a zoning tool to implement the general commercial land use recommendations of the Jersey Township Comprehensive Plan.

The General Business Districts are designed to encourage sustainable business districts that serve the residents of the surrounding area, as well as persons who are visiting or passing through the area. Additionally, GB-1 districts can appropriately be located in the CPO and MCOD Districts. GB-1, GB-2, GB-3 Districts can be located in the "Commercial" area as described in the Jersey Township Comprehensive Plan Future Land Use Map.

These districts are generally intended for larger arterial roadways that are capable, with proper access management, of handling the volumes of traffic generated. They also allow for commercial uses, and typically have larger space and land requirements. Said districts shall incorporate designated, functional, interconnected and well-designed pedestrian and bicycle access within developments. However this district also has a dependence on the use and accommodation of vehicular traffic from a regional market. Said vehicular areas shall be well designed, incorporate pedestrian and bicycle areas in a safe and functional manner; exemplify excellence in access management; rely heavily on interior circulation and interconnectivity between developments; shared parking and access locations; and the use of aesthetically pleasing and functional landscaping, restrictive fully shielded lighting, and buffering to greatly reduce the impacts of the development on the surrounding land uses. This includes the use of trees in the parking lots to reduce the effects of large paved surfaces, commonly known as the heat island effect.

The General Business District has three districts that are distinguished by the maximum square footage of the principal structure allowed.

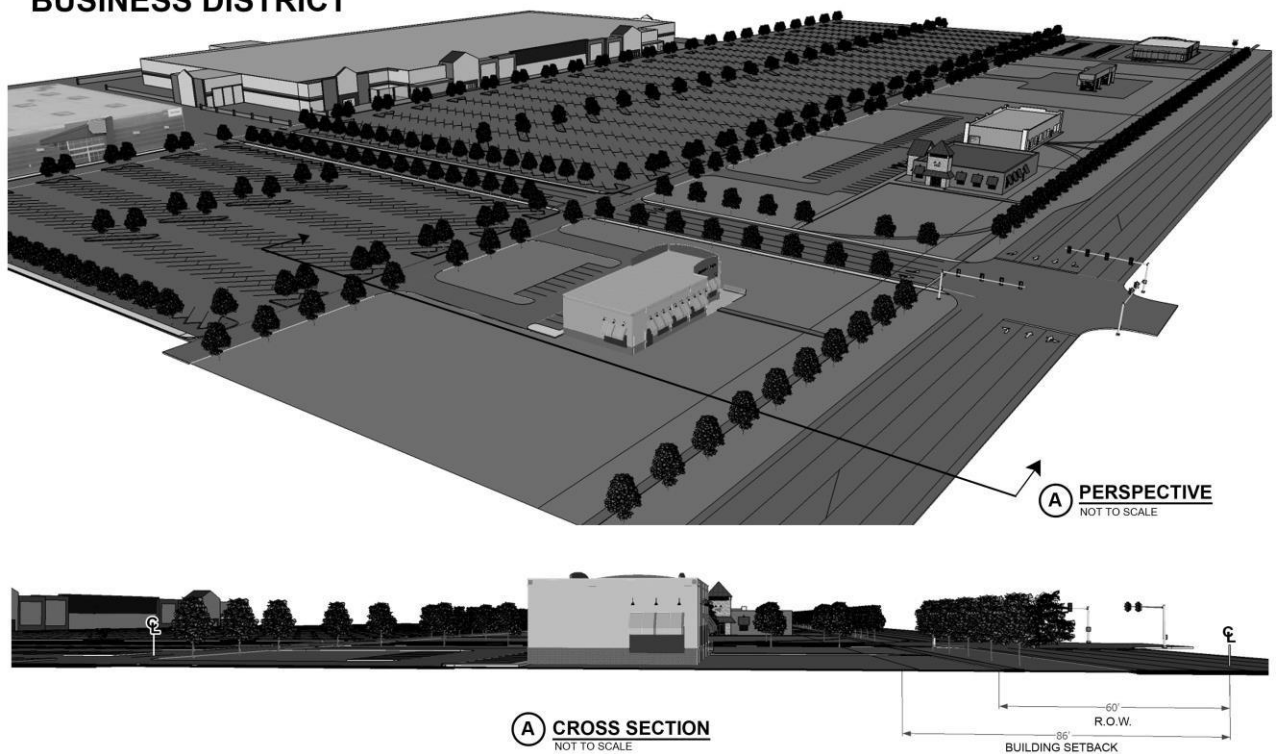
- General Business District 1 (GB-1)
  - o Up to 40,000 gross square feet of structure area per lot (including principal structure and accessory structure). This district includes structures generally constructed on out-parcels (out-lots) that are in-front of larger facilities, and/or along the public road frontage.
- General Business District 2 (GB-2)
  - o Up to 130,000 gross square feet of structure area per lot (including principal structure and accessory structure). This district includes structures generally referred to as "Big Box Stores", which are located towards the mid-section or rear of a lot depending on the design of the project. Said structures generally,

have out-parcels (out-lots) that serve other commercial uses, and create a commercial shopping area.

- General Business District 3 (GB-3)
  - o No limit on the gross square feet of structure area per lot (including principal structure and accessory structure). This district includes structures generally referred to as “Big Box Stores”, which are located towards the mid-section or rear of a lot depending on the design of the project. Said structures generally, have out-parcels (out-lots) that serve other commercial uses, and create a commercial shopping area.

**Figure 11.01 General Business District**

**GENERAL  
BUSINESS DISTRICT**



### **Section 11.01.B Uses**

The permitted and conditionally permitted uses within the General Business District (GB) utilize and are defined by the North American Industry Classification System (NAICS) for the United States, 1997 Edition. Said permitted and conditionally permitted uses for the GB District are specified in Appendix E: Permitted and Conditionally Permitted Uses of this resolution.

Conditionally permitted uses shall only be established upon receiving an approved Conditional Use Permit from the Jersey Township Board of Zoning Appeals in accordance with Article 4: Administration.

### **Section 11.01.C Lot Standards**

The following lot standards shall be the minimum standards for a lot within the GB Districts. Any lot of record that is existing as of the date this section is adopted April, 29, 2013, that is not in compliance with this subsection, shall be considered a non-conforming lot of record and shall be subject to Article 3: Non-Conforming Uses.

**Section 11.01.C.1** Each lot within the GB districts shall have a minimum lot area as specified in Section 11.01.C.1.a: GB-1 to Section 11.01.C.1.c: GB-3 below. Said minimum lot area shall provide adequate area to meet the minimum standards for the GB district, including building area, parking, access and drive lanes, setbacks, on-site septic and well, storm water management, buffering, and others as specified within this resolution for any proposed permitted or conditionally permitted use.

#### **Section 11.01.C.1.a GB-1**

Two (2) acres, exclusive of road right-of-way, floodplain, wetlands, bodies of water and easements of record.

#### **Section 11.01.C.1.b GB-2**

Four (4) acres, exclusive of road right-of-way, floodplain, wetlands, bodies of water and easements of record.

#### **Section 11.01.C.1.c GB-3**

Five (5) acres, exclusive of road right-of-way, floodplain, wetlands, bodies of water and easements of record.

Section 11.01.C.1, Table 1, Minimum Lot Area Summary

GB-1	GB-2	GB-3
2 acres <sup>1</sup>	4 acres <sup>2</sup>	5 acres <sup>3</sup>

1. See Section 11.01.C.1.a: GB-1
2. See Section 11.01.C.1.b: GB-2
3. See Section 11.01.C.1.c: GB-3

### **Section 11.01.D Minimum Road Frontage and Lot Width**

The minimum frontage and lot width specified within this sub-section shall be measured at the centerline of the road for non-platted lots (generally a document that has a meets and bounds description otherwise known as a legal description prepared by a surveyor) and at the road right-of-way for platted lots (generally a legal document, prepared by a surveyor, that provides a scaled, graphical representation of the lot boundaries, and delineates public road right-of-ways, public areas, lots, easements, and the like.), and shall be maintained throughout the lot. Said minimum lot area shall provide adequate area to meet the minimum standards for the GB district, including building area, parking, access and drive lanes, setbacks, on-site septic and well, storm water management, buffering, and others as specified within this resolution.

The minimum frontage and lot width throughout the lot that shall be required for each lot within the GB Districts shall be as specified below. Corner lots within the GB Districts shall have a minimum frontage and lot width throughout the lot as specified below, along each roadway that abuts the lot.

#### **Section 11.01.D.1 GB-1**

200 feet.

#### **Section 11.01.D.2 GB-2**

250 feet.

#### **Section 11.01.D.3 GB-3**

250 feet.

#### **Section 11.01.D. Table 1, Minimum Lot Width and Frontage Summary**

GB-1	GB-2	GB-3
200 feet <sup>1</sup>	250 feet <sup>2</sup>	250 feet <sup>3</sup>

Footnotes:

1. See Section 11.01.D.1: GB-1
2. See Section 11.01.D.2: GB-2
3. See Section 11.01.D.3: GB-3

### **Section 11.01.E Setbacks**

The minimum setbacks as defined below shall be required for any structure within the GB district.

#### **Section 11.01.E.1 Front Setback**

A minimum front setback of 86' from the centerline of the road shall be required. For a rear lot, see Section (To be developed in future amendment. The section number will be added once adopted.)

#### **Section 11.01.E.2 Side Setback**

Structures 13,000 sq. ft. or less may have a zero lot line side setback if the property is served by a platted shared access, where said plat is recorded in the Licking County Recorder's Office. However, if the lot is to be served by its own access driveway, then a minimum side setback of thirty (30) feet shall be required. The side setback shall be measured from each side lot line.

Structures over 13,000 sq. ft. shall have a minimum side setback of thirty (30) feet from any commercial or manufacturing use or zoned lot, and a side setback of sixty (60) feet from any residential or agriculture use or zoned lot.

#### **Section 11.01.E.3 Rear Setback**

The rear setback shall be thirty (30) feet unless it abuts a residential or agriculture use or zoned lot. If the lot abuts a residential or agriculture use or zoned lot, the rear yard setback shall be sixty (60) feet.

#### **Section 11.01.E.4 Corner Lot and Through Lot Setback**

On a corner lot or through lot the principal structure and its accessory structures shall be required to have the same setback distance from all street intersection an right-of-way lines (including private drives), as required for the front setback in Section 11.01.E.1: Front Setback.

#### **Section 11.01.E.5 Driveway, Drive Lane, and Parking Setback**

Any driveway, drive lane and/or parking lot shall be setback from any lot line abutting a residential land use, a minimum distance of fifteen (15) feet. The front lot line shall be the road right-of-way line for specified road right-of-ways, or 30 feet from the centerline of the road for non-specified road right-of-ways in non-platted lots. On platted lots, the front lot line shall be the front lot line shown on the plat.

#### **Section 11.01.E.6 Access Driveway Sight Triangle**

See Section (To be developed in future amendment. This section number will be added once adopted.): Commercial, Industrial, Multifamily, Institutional, and Recreational District and Uses, Driveway Requirements.

### **Section 11.01.E.7: Setback Summary**

FRONT	SIDE	REAR	CORNER LOTS	DRIVEWAY, DRIVE LANE & PARKING ABUTTING RESIDENTIAL
86' <sup>1</sup>	<p><b><u>Structure 13,000 sq. ft. or less</u></b></p> <p><b>Zero</b> – Shared Access Provided<sup>2</sup></p> <p><b>or</b></p> <p><b>30'</b> – Access On the Lot<sup>2</sup></p> <p><b><u>Structures over 13,000 sq. ft.</u></b></p> <p><b>30'</b> – Commercial Use or Zoned Commercial<sup>2</sup></p> <p><b>or</b></p> <p><b>60'</b> – Residential Use or Zoned Residential<sup>2</sup></p>	<p><b>50'</b><sup>3</sup> – Commercial Use or Zoned Commercial<sup>3</sup></p> <p><b>or</b></p> <p><b>60'</b><sup>3</sup> – Residential Use or Zoned Residential<sup>3</sup></p>	86' Each Road <sup>4</sup>	15' <sup>5</sup>

Footnotes

1. See Section 11.01.E.1: Front Setback
2. See Section 11.01.E.2: Side Setback
3. See Section 11.01.E.3: Rear Setback
4. See Section 11.01.E.4: Corner Lot and Through Lot Setback
5. See Section 11.01.E.5: Driveway, Drive Lane, and Parking Setback

### **Section 11.01.F Structure Standards**

The following structure standards shall be met within the GB District.

#### **Section 11.01.F.1 Structure Height**

No structure shall exceed a height of forty-eight (48) feet.

#### **Section 11.01.F.2 Maximum Lot Coverage**

No lot shall be developed with more than seventy-five (75) percent of the lot being covered by principal structures, accessory structures, parking areas, loading areas. Retention and detention areas for stormwater management and areas for on-site wastewater treatment and/or water supply are excluded from this lot coverage limitation.

#### **Section 11.01.F.3 Principal Structure and Accessory Structure Square Footage Maximum**

- General Business District 1 (GB-1)
  - Up to 40,000 gross square feet of structure area per lot (including principal structure and accessory structures).

- General Business District 2 (GB-2)
  - Up to 130,000 gross square feet of structure area per lot (including principal structure and accessory structures).
- General Business District 3 (GB-3)
  - No limit on the gross square feet of structure area per lot (including principal structure and accessory structures) except maximum lot coverage as regulated in Section 12.3.b: Maximum Lot Coverage.

### **Section 11.01.G Structure Limitations**

Any lot with more than one principal structure and accessory structure on the lot shall meet the minimum lot standards as required in Section 11.01.C: Lot Standards of Article 11: General Business Districts (GB) of this resolution for each additional principal structure and/or accessory structure to be established. In regards to setbacks, the additional principal and accessory structures shall be setback from other principal structures and accessory structures at twice the minimum established in Section: 11.01.E: Setbacks as there will be no side yard line established. For example if the minimum side yard setback is 30' from the side lot line, and the lot owner desired to establish two principal structures on the lot, then each structure shall have a side setback of 60' from the other structure.

### **Section 11.01.H Landscaping and Buffering Standards**

See Article (To be developed in future amendment. This section number will be added once adopted.): Landscaping and Buffering

### **Section 11.01.I Pedestrian and Bicycle Facilities**

See Article Section (To be developed in future amendment. This section number will be added once adopted.): Pedestrian and Bicycle Facilities

### **Section 11.01.J Parking Standards**

All parking and loading facilities shall be located at the rear of the structure, and meet the standards in Article 19: Off Street Parking and Loading Regulations. Up to 1/3 of the parking required may be located on the side of the business but shall not extend beyond the front façade of the structure towards the road or encroach in the

front yard setback. The exception to this requirement is any structure over 40,000 sq. ft., that provide out-parcels (out-lots) for other commercial activities. In these instances the parking may be located between the principal structure and the out-parcel (out-lot).

### **Section 11.01.K Signs**

See Article 20: Signs and Outdoor Advertising Structures

*Article 11: Business/Commercial Districts; Amended by the Board of Trustees, Jersey Township, Licking County, Ohio; Resolution # April 29, 2013, Effective May 29, 2013*