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Wadsworth, OH Code of Ordinances

C-3 INTENSIVE COMMERCIAL DISTRICT

§ 154.190 PURPOSE.

The purpose of this district is to provide for uses in addition to those specified in C-1 districts and thereby provide service and sales in support of the primary business activities in the community. This district includes activities which, because of their nature, such as their tendency to encourage traffic congestion and parking problems, storage problems or certain other inherent dangers, create special problems and are, therefore, best distinguished from other commercial activity. Their location is advantageous at the edge of the central commercial core and at specified points on major thoroughfares at outlying locations in the community.

('65 Code, § 1339.01)

§ 154.191 PERMITTED USES.

- (A) All permitted uses as specified in C-1 districts.
- (B) Art, photo, stationery, notion, toy and gift sales.
- (C) Barber and beauty shops.
- (D) Clothing, apparel and variety stores.
- (E) Drugstore.
- (F) Dry cleaning and laundry establishment.
- (G) Florist shop and garden supply sales.
- (H) Food sales, including supermarket.
- (I) Home improvement centers.
- (J) Preparation and processing of food and drink to be retailed on premises, including bakery, delicatessen, meat market, confectionery, restaurant, ice cream parlor, fountain, tavern.
- (K) Shoe repair shop.
- (L) Sporting goods sales.
- (M) Tailor and/or dressmaker.
- (N) Administrative, business or finance office and organization, including banks.
- (O) Amusement and recreation, including drive-in theaters.

- (P) Professional office and clinic.
- (Q) Cultural, educational or religious facility.
- (R) Cultural, educational, recreational or religious facility, maintained by government, religious institution or nonprofit organization.
- (S) Display or showroom where merchandise sold is stored elsewhere.
- (T) Hotel, motel, tourist home.
- (U) Office or organization primarily engaged in accounting, architecture, advertising, art, correspondence, design, editing, engineering, insurance, photography, realty, research and other similar uses.
- (V) Passenger-transportation agency and terminal.
- (W) Personal services, including dry cleaning and laundry agency, barber and beauty shop, shoe repair shop, and tailor and dressmaker.
- (X) Printing, blueprinting, newspaper printing, telegraphic service.
- (Y) Club, lodge and fraternal organizations.
- (Z) Radio and television broadcasting station, all towers and antenna to comply with §§ 154.495 through 154.506.
- (AA) Household appliance and bicycle repair.
- (BB) Automobile, truck, trailer and farm implement sales and service and storage, both new and used.
- (CC) Drive-in establishments, including restaurants and theaters.
- (DD) Fuel, food and goods distribution station, excluding coal and coke bulk storage.
- (EE) Monument sales and display.
- (FF) Motor freight garage and offices, excluding warehousing.
- (GG) Off-street public parking lot and garage.
- (HH) Plant greenhouse.
- (II) Wholesale establishments.
- (JJ) The following uses, when conducted not closer than within 50 feet of any R district. Where the C-3 district abuts upon, but is separated from, the R districts by a street, the width of the street may be considered as part of the required setback.
 - (1) Carpenter, cabinet, upholstering, sheet metal, plumbing, heating, roofing, air conditioning, sign painting, painting and other similar establishments.
 - (2) Laundry, cleaning and dyeing plants.

(3) Repair services for machinery and equipment, including repair garages and specialty establishments such as motor, body and fender, radiator, motor tune-ups, muffler shops, tire repair, sales and service, including vulcanizing.

(KK) Sexually oriented businesses when conducted in accordance with § 154.192.

(LL) Other uses which are determined by the Planning Commission to be clearly similar in character to those listed in this section and in conformance with the general purpose of the district.

('65 Code, § 1339.02) (Ord. 78-96, passed 8-20-96; Am. Ord. 97-036, passed 5-20-97)

§ 154.192 SEXUALLY ORIENTED BUSINESS USES.

(A) A sexually oriented business may be located only in accordance with the following restrictions:

(1) No such business shall be located on any parcel within 1,000 feet of any public library, private or public elementary or secondary school, public park, or church;

(2) No such business shall be located on any parcel within 1,000 feet of another sexually oriented business;

(3) No such business shall be located on any parcel within 500 feet of any R district.

(B) For the purposes of division (A) measurement shall be made in a straight line, without regard to intervening structures or objects, from the nearest portion of the building or structure used as part of the premises where a sexually oriented business is conducted, to the nearest property line of the premises of a church or public or private elementary or secondary school, or the nearest boundary of the affected public park, residential district, or residential lot.

(C) For the purposes of division (A), the distance between any two sexually oriented businesses shall be measured in a straight line, without regard to intervening structures or objects from the closest exterior wall of the structure in which each business is located.

(D) No person shall establish, operate, or cause the establishment or operation of any sexually oriented business in violation of the provisions of this section. Nothing in this section shall be construed to prohibit or limit the display, sale or rental of descriptive printed film or video material or any live performance which taken as a whole, contains serious literary, artistic, political, medical, educational, or scientific value.

(Ord. 78-96, passed 8-20-96)

§ 154.193 SIGNS.

Signs shall be subject to §§ 154.470 through 154.486.

('65 Code, § 1339.03)

§ 154.194 AREA AND HEIGHT REGULATIONS.

- (A) Minimum lot size shall be 35,000 square feet.
- (B) Minimum lot width at front building line: 150 feet.
- (C) Minimum lot frontage: 150 feet.
- (D) Minimum front yard depth: 60 feet.
- (E) Minimum rear yard depth: 40 feet.
- (F) Minimum side yard width: 25 feet.
- (G) Adjacent to residential: Yards adjacent to residential districts shall meet the front and side yard requirements of the adjacent residential district.
- (H) Height regulations: No structure shall exceed 40 feet in height.
- (I) Parking and loading requirements. As specified under §§ 154.405 through 154.409.
(‘65 Code, § 1339.04)

§ 154.195 LANDSCAPE PLAN.

Landscape plan shall be as required in § 154.069.
(‘65 Code, § 1339.05)

§ 154.196 SITE PLAN REVIEW AND CONFORMANCE.

(A) All uses permitted by § 154.191 shall be permitted only after the review and approval of the site plans by the Planning Commission according to § 154.070 and upon a finding by the Commission that the requirements of that section as well as all other applicable regulations of the Code of Ordinances will be met.

(B) Planned commercial development provisions of § 154.072 may be enforced by the Commission if:

- (1) The proposed development is located in an undeveloped area of the C-3 District, which has 150 feet or more of street frontage on any one street; or
- (2) The proposed development is larger than one gross acre; or
- (3) The Commission determines that the provisions must be enforced to provide for orderly development of the area and to prevent undue traffic hazards.

(‘65 Code, § 1339.06)

§ 154.197 ARCHITECTURAL DESIGN REVIEW.

Architectural design review is required for all uses permitted under § 154.191 according to procedures detailed in § 154.071.

('65 Code, § 1339.07)