

**Article VII**

**GENERAL BUSINESS – GB-1**

**701 PURPOSE**

The General Business District is created to provide retailing and personal services which require larger tracts of land and encompass a larger service area. This district is so designed to permit commercial development of permitted uses which will be limited only by standards set forth to protect the abutting districts and as directed against the extension of strip zoning. The General Business Districts shall be considered for use in limited areas adjacent to the major activity centers and in accessible locations along arterial streets on the major thoroughfare plan. Strip zoning in this district shall be prohibited

**702 TYPICALLY PERMITTED USES:**

Antique Stores  
Automobile Accessory Store  
Automobile – Truck, Travel Trailer Sales Lot

Bicycle Rental Sales, Service, and Repairs  
Billboards and Signs, subject to the provisions of Article X.  
Boat and Sporting Goods Store  
Bowling Alley, provided that building used for such purpose is at least one hundred (100) feet from any residential district.  
Building Materials and Sales, if conducted in an enclosed building.

Clinics, Medical and Dental  
Clubs (swimming, YMCA, etc), Lodges

Discount Stores (variety, drugs, etc.)  
Doughnut Shop  
Drive-In Banks  
Drive-In Ice Cream Stores  
Drive-In Restaurants  
Dry Cleaning, custom and self-serve

Egg and Poultry Store  
Electricians, Contractor Shop  
Exterminator Services

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Farm, Fruit, and Produce Stands  
Farm Implement Sales  
Floor Covering  
Food and Grocery Store  
Food Lockers

Garden and Nursery Centers  
Gift, Novelty, and Souvenir Stores  
Golf Driving Ranges  
Governmental Buildings

HVAC Shop, Service & Repairs  
Home Appliance, Service & Parts  
Home Furniture, Repair & Refinishing Store

Laundry, custom and self-service  
Lawn Mower, Sales and Service

Monument Sales, provided cutting is done in an enclosed building.  
Motorcycle Sales and Service

Pet Store, Supplies  
Photographic Studio  
Photostatting, Printing, Publishing  
Plumbers, Service Business

Restaurants

Supermarkets

Tennis Club, Racquet Club

Accessory buildings incidental to the principal use which do not include any activity conducted as a business.

## 703 CONDITIONALLY PERMITTED USES

These conditionally permitted uses shall meet the minimum requirements of this Article VII, "General Business, GB-1" and any additional requirements in Article IV, "Conditionally Permitted Uses".

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Automobile Automatic Wash Stations (see section 402)  
Automobile Repair Garages (see section 403)  
Churches (see section 420)  
Day Care Center (see section 405)  
Funeral Homes (see section 407)  
Miniature Golf Course (see section 410)  
Plant Nursery (see section 412)  
Service Stations (see section 417)  
Nursing Homes (see section 422)  
Overnight Travel Trailer Park (see section 424)  
Veterinary Hospital or Kennel and/or Cattery (see section 418)

### 704 BUILDING HEIGHT LIMIT

No building or structure shall be erected to a height in excess of thirty-five (35) feet.

### 705 REQUIRED LOT AREA

The lot area shall be not less than two (2) acres (87,120 sq ft) and having a lot width and frontage of not less than two hundred (200) feet provided that central water and an Ohio EPA approved sewage treatment system is available.

### 706 YARDS REQUIRED

FRONT Yard – Required setback is seventy-five (75) feet from the center of Township and County roadways and one hundred (100) feet from the center of State highways. A twenty (20) foot deep buffer strip shall be provided next to the right-of-way and parking in this strip shall be prohibited.

REAR Yard – Half the height of the building, but not less than ten (10) feet.

Minimum SIDE Yards – Half the height of the building, but not less than ten (10) feet.

Side Yards and Rear Yards Abutting a Residential Area – A seventy-five (75) foot unobstructed buffer strip suitably landscaped.

Access Ways – The use of marginal roads is to be encouraged throughout the district. Each lot shall have not more than two (2) access ways to any marginal road with a forty-five (45) foot separation between center lines. The width of the accessory leading to or from a highway and/or marginal road shall be not less than twenty (20) feet nor shall it exceed thirty-six (36) feet.

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### 707 PERCENTAGE OF LOT COVERAGE

All buildings, including accessory buildings shall not cover not cover more than thirty (30%) percent of the area of the lot.

### 708 SUBMISSION OF PLANS

The provisions of Article III, General Regulations, Submission of Plans, Section 309 shall be in full force and effect in this District.

### 709 PERMITTED SIGNS

The provisions of Article X, Signs, shall apply in this District.

### 710 OFF-STREET PARKING AND LOADING

The provisions of Article XI, Off-Street Parking, Loading Facilities, and Driveways shall apply in this District.

### 711 GENERAL REGULATIONS

The provisions of Article III, General Regulations, shall apply in this District.