

## DRAFT PROPOSED AMENDMENT TO LOCAL RETAIL DISTRICT REGULATIONS

### § 159.27 (LR) LOCAL RETAIL DISTRICT REGULATIONS.

(A) *Purpose.* This chapter is intended to preserve the health, safety, morale and promote the general welfare of the residents of the City of Heath by creating regulations and construction standards for the establishment of local retail districts within the City of Heath. Particular consideration is given to the necessity of septic sewage systems, the regulation of density developments, the preservation of the rural environment, establishment of noise and site buffer zones, and promotion of quality development likely to hold its value and provide fire protection and safety.

(B) *Permitted uses.*

(1) Buildings within this district shall be restricted to the following uses: Retail stores, offices, photographic studios, financial institutions, restaurants, ~~gasoline service stations,~~ municipal buildings, grocery stores, medical and dental offices and clinics, dry cleaning establishments or pickup stations (excluding central dry cleaning plants), barber shops, beauty shops, drug stores, day care and mortuary or funeral chapel. Any high noise or industrial use is not permitted. All other uses are prohibited.

(2) Retail establishments may sell beer and wine for off-premise consumption pursuant to state law and Chapter 116 of the Code of Ordinances by right if they are located on property that was within the city limits as of May 12, 2012;

(3) Alcoholic beverage sales - see Chapter 116 , Sale and Distribution of Alcoholic Beverages, of the city's Code of Ordinances.

(C) *Conditional uses (require use permits, see § 159.43).*

(1) Any form of drive-in or drive-through, including a service window for pick-up, associated with a retail establishment.

(2) Gasoline service station and fueling station associated with a retail use.

(E) *Area requirements.*

(9) Minimum square footage of building: 1,200 square feet;

(10) Maximum square footage of building: 40,000 square feet;

And re-number the remaining area requirements