

CHAPTER 24: OTHER USE SPECIFIC REGULATIONS

24.01 Other Use Specific Regulations

The following are use-specific regulations that may apply to specific uses in accordance with Tables 5.2 and 5.3.

(A) Commercial/Office Uses

(1) Adult Entertainment Facilities: In addition to the applicable provisions of this chapter, adult entertainment facilities shall comply with the following:

- (a) No adult entertainment facility shall be established within 1,000 feet of any area zoned for residential use.
- (b) No adult entertainment facility shall be established within a radius from 1,000 feet of any school, library or educational facility, whether public or private, governmental or commercial, if attended by persons under 18 years of age.
- (c) No adult entertainment facility shall be established within a radius from 1,000 feet of any religious place of worship attended by persons under the age of 18 years of age.
- (d) All building openings, entries, windows, and the like for adult entertainment facilities shall be located or covered in such a manner as to prevent a view into the interior from any public area, sidewalk, or street.
- (e) No screens, loudspeakers, or sound equipment shall be used for any adult drive-in theater or adult motion picture theater that can be seen or discerned by the public from any public area, street, or sidewalk.

(2) Automotive Service and Repair (Indoor) and Fuel Services: In addition to the applicable provisions of this chapter, automotive service and repair facilities and fuel services shall comply with the following:

- (a) Automotive fuel services and automotive repair and service facilities that are located on a corner lot shall have a minimum of 150 feet frontage on each street;
- (b) Fuel pumps and related driveways and paved areas may be erected in a front yard, but not less than 30 feet from an existing or proposed street right of way.

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- (c) A canopy may be constructed over the pump island, provided that the canopy shall extend no closer than 20 feet from an existing or proposed right of way.
 - (d) If repair or service activities are performed on a vehicle, such vehicle shall be entirely within an enclosed building.
- (3) Bed and Breakfast Establishments.** The use of a single-family dwelling for a bed and breakfast establishment shall comply with the following requirements:
- (a) The owner of the premises used for the bed and breakfast establishment shall reside full-time in the dwelling, or in a dwelling on an adjoining lot.
 - (b) No more than five bedrooms in any dwelling may be used for bed and breakfast lodging and at least one bathroom shall be dedicated to guest use.
 - (c) The owner shall keep a current register of guests including names, addresses, and dates of occupancy of all guests.
 - (d) One off-street parking space shall be provided for each bedroom used for guest lodging in addition to those normally required for the single-family dwelling.
 - (e) There shall be no change in the outside appearance of the building or premises, or other visible evidence of the conduct of the bed and breakfast establishment that will indicate from the exterior that the building is being utilized in part for any purpose other than a dwelling unit.
 - (f) Each bed and breakfast establishment shall be permitted to have one wall-mounted sign with a maximum sign area of four square feet and/or a free-standing ground sign with a maximum sign area of six square feet with a maximum height of five feet. Such signs shall not be illuminated. All signs shall be approved by the planning commission before installation.
 - (g) Meals provided for cost in a bed and breakfast establishment shall only be served to the guests who are lodging at the bed and breakfast establishment.
- (4) Drive-Through Facility.** a. A drive-through facility shall be designed and located to minimize visual, traffic and noise impacts on neighboring development.
- (5) Nursing Homes and Assisted Living Facilities:** Nursing homes and assisted living facilities may be permitted, provided that:
- (a) The minimum lot area shall be two acres.
 - (b) All structures and activities shall be setback a minimum of 50 feet from all lot lines.

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- (c) The density shall not exceed 15 patient rooms per acre.

(B) Industrial Uses

(1) Self-Storage Facilities

- (a) All items shall be stored within a building.
- (b) Buildings shall not exceed one story, with a maximum height of 22 feet.
- (c) No door shall exceed 15 feet in either height or width.
- (d) Access to the facility shall be limited to one entrance and one exit per abutting street.
- (e) Loading and unloading of storage units shall be oriented towards the side and rear lot lines.

(C) Public and Institutional Uses

(1) Telecommunication Towers

- (a) Commercial radio and television towers and telecommunication towers permitted in Table 5.3 shall be located centrally on a continuous parcel having a dimension at least equal to the height of the tower measured from the center of the base of the tower to all points on each property line.
- (b) All accessories related to the tower including, but not limited to, guy wires, equipment sheds, parking, and fencing shall all be located on the same lot as the tower.
- (c) Towers shall be setback a minimum of 500 feet from any off-site dwelling unless a reduced setback is approved by the planning commission as part of the conditional use review of the tower.