



## ZONING BRIEF

1086 Reading Road,  
Mason, OH, USA

### Prepared On

4-19-2024

### Report ID

47018-4-19-2024

## 1. Zoning Regulations

<b>Zone Code</b>	B-3
<b>Zone Name</b>	Road Service Business District
<b>Zone Type</b>	Commerical
<b>Zone Sub Type</b>	Highway commercial
<b>Zone Guide</b>	It is the purpose of the B-3 Road Service District to allow the development of highway oriented commercial uses along the community's major thoroughfares. Both the intensity and the potential impact on residential uses are mitigated through lot width, setback and supplemental landscape standards.
<b>Link</b>	<a href="https://imaginemason.org/download/PDFs/planning/MasonZoningCode-v02-08-2021.pdf">https://imaginemason.org/download/PDFs/planning/MasonZoningCode-v02-08-2021.pdf</a>
<b>Current Use</b>	Retail
<b>Year Built</b>	1999 (per online information)
<b>Jurisdiction</b>	City of Mason, OH
<b>Zoning Map Link</b>	<a href="https://imaginemason.org/download/PDFs/planning/2022-Zoning-Map-36x48-July-2022.pdf">https://imaginemason.org/download/PDFs/planning/2022-Zoning-Map-36x48-July-2022.pdf</a>

## 2. Permitted Uses

### Permitted Uses by Right

Large Retail Establishments, as specified in CHAPTER 1174

Specialty retail and commercial uses, including drug stores with or without drive-throughs

General merchandise and grocery stores

Specialty food stores

Home furnishings

Nursery and garden supply

Personal services

Business and cleaning services

Art Studios

Financial establishments with drive-through facilities subject to the additional standards in Section 1172.8

Restaurants, standard, with drive-through facilities subject to the additional standards in Section 1172.8

Convenience food stores, carryouts and mini-markets subject to the additional standards in Section 1172.8

Taverns, bars and nightclubs

Fraternal and social associations

Motels and hotels

Commercial entertainment, indoor, and commercial recreation, indoor

Theaters and concert halls, meeting and banquet halls

Commercial entertainment, outdoor, with structures set back at least 200 feet from any residential property

Vehicle sales, rental and services, not including farm equipment, semi tractor trailers and construction equipment

Automobile service stations, not including major repair, paint spraying or body work subject to the additional standards in Section 1172.6

Auto repair, body shops, automobile accessories subject to the additional standards in Section 1172.6

Automobile washing facilities subject to the additional standards in Section 1172.7

Vehicle storage

Cellular or wireless communication systems. See Chapter 1188 for additional requirements

Bakeries

Publishing, printing, and blueprinting shops

Child day-care centers subject to the additional standards in Section 1172

Offices

Sweepstakes/Internet Café with no more than five (5) Computerized Sweepstakes Devices per establishment. In a multi-tenant shopping center, an establishment shall mean each separate tenant space

### Permitted Conditional Uses

Animal hospitals, veterinarian clinics and kennels subject to the additional standards in Section 1172.11

### Permitted Accessory Uses

Accessory uses and structures are permitted as regulated by Section 1171.7

## 3. Controls

<b>Minimum Lot Area</b> 40,000 Square Feet	<b>Minimum Lot Width</b> 200 Feet
<b>Minimum Primary Structure Setbacks</b> From any residential district: 100 Feet Front and Side: 25 Feet Rear: 40 Feet	<b>Maximum Impervious Surface Ratio</b> 0.90
<b>Maximum Building Height</b> 3 Stories or 40 Feet primary structures 10 Feet for accessory structures	<b>Minimum Accessory Structure Setbacks</b> From any residential district: 100 Feet Front and Side: 25 Feet Rear: 40 Feet

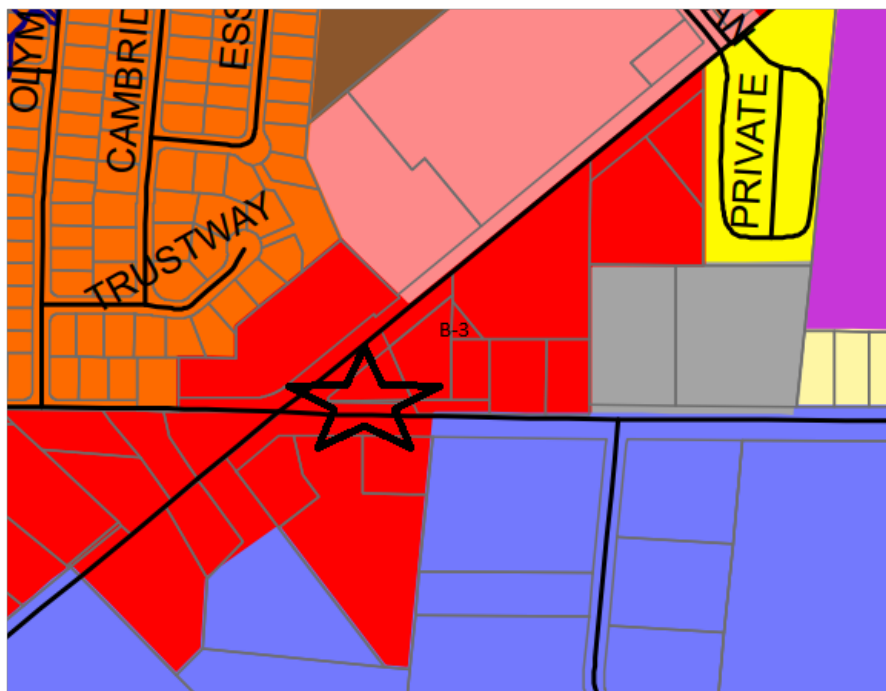
## 4. Comments

No additional comments.

Attachments

Attachment File	Attachment Description
	Not applicable

## ZONING MAP



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