

Planned Business Zoning District

General Land Use Information



Intent and Purpose

The purpose of the Planned Business (PB) zoning district is to provide a broad range of retail activities and a variety of services to the surrounding community in a planned cohesive environment.

Permitted Uses, Special Exceptions, and Prohibited Uses

The Zoning Code classifies all land uses as one of the following: *permitted, special exception or prohibited.*

- **Permitted Uses** are allowed as-of-right and without restrictions other than any listed required conditions. Zoning review and approval of Permitted Uses is the responsibility of the Zoning Administrator.
- **Special Exceptions** are those uses which would ordinarily not be appropriate in this district without special restrictions. The control of such uses within a zone are necessary in order to promote and preserve the health, safety and general welfare of the public. **Zoning review and approval of Special Exceptions is the responsibility of the Planning Commission**, with the advice of the Zoning Administrator.
- **Prohibited Uses** are barred from locating in a given zoning district, although certain uses that are prohibited in one district may be allowed in another district. **In general, all uses that are not listed as “permitted” or “special exception” are prohibited.**

Permitted Uses – PB District

Accounting, research and engineering
 Administrative offices
 Apparel & accessory stores
 Automotive parts stores
 Banking
 Billiard parlors
 Bowling alleys
 Building materials stores
 Business services
 Colleges and universities
 Convenience stores

Drug stores
 Educational services
 Fitness clubs
 Food stores
 Furniture and furnishing stores
 Garden supply stores
 General merchandise stores, except used merchandise
 Health services
 Hotels and motels
 Insurance
 Legal services

Libraries
 Liquor stores
 Membership sports and recreation clubs
 Miscellaneous retail stores
 Personal service establishments
 Real estate, except for mobile-home site operators
 Restaurants
 Security and commodity brokers
 Vocational and technical schools

Special Exceptions – PB District

Adult day-care centers
 Automotive repair shops
 Car washes
 Car, truck and trailer rental
 Child care centers

Coin-operated amusement
 Funeral homes
 Medical & dental laboratories
 Membership organizations
 Nursing & convalescent homes

Oil change services
 Outpatient care facilities
 Service stations
 Social services
 Used merchandise stores

Development Plan Required: A development plan, approved by the Planning Commission, is required for all development activity in the PB zoning district. A development plan can cover a single property or multiple properties, and may also include a phasing schedule. Development Plans can be amended by the Planning Commission (for minor revisions) or by the City Council (for substantial revisions).

Enclosed Building: All business activity in the PB District, except for parking and loading, is required to be conducted in an enclosed building.

Landscape Buffer: A 35-foot landscape buffer is required adjacent to the public right-of-way.

For Questions or Additional Information: Please contact Chris Anderson, Zoning Administrator, at 513-595-5214 or by email to chrisa@forestpark.org.