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5/24/2019

CHAPTER 1109
Land Use Tables

1109.01 Key to designations in Land Use Tables.

1109.02 Table of permitted uses by district.

1109.03 Land use tables.

1109.01 KEY TO DESIGNATIONS IN LAND USE TABLES.

The following symbols are used to designate uses permitted in various districts:

<u>Symbol</u>	<u>Meaning</u>
P	Permitted Use
C	Conditional Use
A	Accessory Use
X	Prohibited Use.

1109.02 TABLE OF PERMITTED USES BY DISTRICT.

The uses of land in the following table have been organized, for ease of use and convenience, into use groups based upon certain characteristics that the grouped uses may share. These use groups are described below:

- (a) Animal and Agricultural Uses. These uses primarily involve uses deriving from or related to agriculture, as defined in the Ohio Revised Code.
- (b) Residential Uses. These uses primarily involve housing of various types and densities, and associated uses typically found in a residential neighborhood.
- (c) Office and Service Uses. These are generally various types of offices as well as service and support uses that may or may not be retail commercial in nature.
- (d) Community Uses. These uses are generally publicly-owned or operated uses, or uses of a not-for-profit nature, that primarily involve benefits or services generally provided to a significant portion of the population, or are uses that serve as focal or gathering points for members of the community.
- (e) Commercial Uses. These are generally privately-owned or operated uses, or uses of a for-profit nature, that include personal service establishments, financial, executive, administrative, medical and professional offices, retail sales, food service, entertainment, repair services, workshops and studios, and similar associated uses.
- (f) Industrial, Research and Laboratory Uses. These are uses that are generally of a light manufacturing, research, warehousing or wholesaling character, or that involve compounding, processing, packaging, assembly, storage, or treatment of products or materials.
- (g) Temporary and Special Event Uses. These are uses that are generally of a temporary nature, including but not limited to uses sponsored by the Village or other public or private organizations, and which may or may not involve the construction or occupation of new or existing buildings.
- (h) Accessory Use Classifications. These uses are permitted as an accessory to any principal permitted use or conditional uses.

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Offices for Professional, Executive, or Administrative Uses, Attorneys, Accountants, Realtors, Architects, Artists, Insurance and Similar Occupations			P	P				
Video Rental Establishments			P	P				
Workshops, Showrooms, Studios or Offices of Photographers, Skilled Trades, Decorators, Upholsterers, Tailors, Taxidermists, and Similar Businesses, or for Repair and Service of Bicycles, Electronics, Small Appliances, Furniture, Shoes and Similar Items			P	P				
Funeral Parlors or Mortuaries					C			Sec. 1141.12
Nursing and Convalescent Homes, Assisted Living Facilities, and Senior Housing					C			Sec. 1141.13
	SYMBOL	KEY						
	P	Permitted Use						
	C	Conditional Use						
	A	Accessory Use						
USES		Prohibited Use	R-1	R-2	C	MU	PI	CR
COMMUNITY USES								
Auditoriums and Performing Arts Theaters			P	P	P			Sec. 1141.14
Churches, Temples and Other Places of Worship			P	P	P			Sec. 1141.14
Child Care or Day Care Centers and Child Caring Institutions			P	P	P			
Health Club or Fitness Center				P	P			
Public Works or Road Maintenance Yards				P	P			
Cemeteries					P			
Colleges, Universities and Other Institutions of Higher Education					P			
Fire and Police Stations					P			
Government Offices					P			
Halls for Civic Clubs and Membership Organizations					P			
Libraries, Museums and Fine Art Centers					P			
Post Offices					P			
Schools, Elementary					P			
Schools, Secondary					P			
Recreation Facilities, Indoor (Community/Non-commercial) - (such as tennis/racquet courts, swimming pools, roller/in-line and ice-skating rinks and fitness tracks)					P			Sec. 1141.15
Recreation Facilities, Outdoor Passive (Community/non-commercial) - (such as parks, trails, conservation areas, and similar facilities)					P	P		Sec. 1141.15
Recreation Facilities, Outdoor Active (Community/non-commercial) - (such as playgrounds, athletic fields, or courts, swimming					P	C		Secs. 1141.15, 1141.16

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Outdoor Eating Areas and Sidewalk Cafes				C	C				Sec. 1141.22
Recording Studios				C	C				Sec. 1141.23
Gunsmiths and Licensed Firearms Dealers					C				Sec. 1141.24
Hotels					C				Sec. 1141.25
Outdoor Sales or Display Area for Sales or Rentals of Goods, Products, Equipment, Machinery, Automobiles, Recreational Vehicles, Boats, Building Supplies, Hardware or Other Items					C				Sec. 1141.26
Retail Stores and Commercial Uses with 10,000 to 40,000 square feet of total gross floor area					C				Sec. 1141.27
	SYMBOL KEY								
	P	Permitted Use							
	C	Conditional Use							
	A	Accessory Use							
USES		Prohibited Use	R-1	R-2	C	MU	P	ICR	
INDUSTRIAL, RESEARCH AND LABORATORY USES									
Brewery, Distillery or Winery					C				Sec. 1141.28
Carpet and Rug Cleaning and Similar Cleaning Businesses					C				Sec. 1141.28
Dry Cleaner-Central Cleaning/Processing Facilities					C				Sec. 1141.28
Electroplating, Welding and Sheet Metal Shops, Paint Mixing and Spraying, Metal Casting, Smelting, Plating, Fabricating, Buffing, Stamping, Dyeing, Shearing or Punching, and Automatic Screw Machines and Rolling Mills					C				Sec. 1141.28
Light Industrial Activities such as:									
Warehousing and Bulk Indoor Storage Facilities					C				Sec. 1141.28
Assembly of Pre-manufactured Parts for Goods, Products, Equipment, Machinery, Hardware or Similar Items					C				Sec. 1141.28
Blacksmithing, Furniture or Cabinet Repair or Manufacture, Machine Shops and Welding Shops, Stone Finishing and Carving, Printing, Bookbinding, or Publishing, Woodworking Shops and Similar Uses					C				Sec. 1141.28
Manufacture of Products from Aluminum, Brass, Other Metals, Bone, Leather, Paper or Rubber					C				Sec. 1141.28
Manufacture of Artificial Flowers, Ornaments, Awnings, Tents, Bags, Cleaning or Polishing Preparations, Brooms and Brushes, Buttons and Novelties, Canvas Products, Clothing for Wholesale Trade, Basket Material, Bicycles, Shoes, Caskets, Brick, Clay, Glass, Shale, Tile Terra Cotta Products or Similar Items					C				Sec. 1141.28

<u>Workshops, Showrooms, Studios or Offices of Photographers, Skilled Trades, Decorators, Upholsterers, Tailors, Taxidermists, and Similar Businesses, or for Repair and Service of Bicycles, Electronics, Small Appliances, Furniture, Shoes and Similar Items</u>
<u>Antique Shops and Art Galleries</u>
<u>Florists, Gift Shops and Specialty Shops</u>
<u>Furniture and Cabinet Repair, and Woodworking Shops</u>

(All the uses outlined above are permitted uses in the Commercial District except the Furniture and Cabinet Repair and Woodworking shops. A portion of the proposed MUO will cover Commercial underlying zoning in addition to the R-2 Small Town Residential zoning.)

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Possible 1141.XX criteria

Commercial Uses in the MUO area that is zoned R-2 Small Town Residential shall comply with the following:

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- (a) The commercial use shall occupy less than 50% of the floor area of the residence. If the commercial use is to be located in an accessory structure that structure shall not exceed 50% of the floor area of the principal building.
- (b) To accommodate the commercial use, the exterior of the structure shall not be modified. If the property is located in the historic district or in an historic home, the architectural design of the property shall be maintained.
- (c) The property shall provide parking as required by Chapter 1125 for the commercial use.
- (d) The property shall provide pedestrian access and signage to ensure customers access the use appropriately.
- (e) Signage shall be approved by the Planning Commission and shall be compatible with the architectural style and period of the home.

The Planning Commission may condition the approval on hours of operation; noise regulations; site improvements, including but not limited to landscaping, sidewalks, and lighting; traffic generation and impacts; and compatibility with adjacent uses.

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1109.05 Historic Preservation Overlay

Property located within the Historic Preservation Overlay District shall conform to the requirements of the underlying zoning district in addition to the requirements identified in Chapter 11XX.

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