DRAFT 7/10/19

CHAPTER 1105
District Regulations

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1105.01 ZONING DISTRICTS.

For the purpose of this Ordinance, the Village is hereby divided into districts and overlays to be known as the following:

Symbol	Name
R-1	Rural Residential District
R-2	"Small Town" Residential District
C	Commercial District
MU	Mixed Use District
MUO	Mixed Use Overlay
PI	Public/Institutional District
CR	Conservation/Recreation District
~~CRO~~	~~Conservation/Recreation Overlay~~
HPO	Historic Preservation Overlay

1105.02 ZONING MAP.

The Village is hereby divided into districts, with the district areas and boundaries as shown on the Official Zoning Map, along with all proper notations, references and explanatory matter. The Official Zoning Map shall be adopted by reference and declared to be a part of this Ordinance. This Map shall be identified by the signature of the Clerk-Treasurer, and bearing the seal of the Village under the following words: "This is to certify that this is the Official Zoning Map of the Village of Peninsula effective as of ~~July 11, 2005~~". If, in accordance with the provisions of this Ordinance, changes are made in district boundaries or other matters portrayed on the Official Zoning Map, such changes shall be entered on the Map promptly after the amendment has been approved by the Council. No changes of any nature shall be made on the Official Zoning Map, except in conformity with the amendment procedures set forth in this Ordinance, and in

conformity with the procedures set forth in the Revised Code for adoption of a new Official Zoning Map. The Official Zoning Map shall be kept in the office of the Clerk-Treasurer, and shall be the final authority as to the current zoning status of land and water areas and structures in the Village. (A new map will need to be adopted if the Mixed Use district is changed per the Long Range Plan and the Mixed Use Overlay is adopted. Also if the Historic Preservation District Overlay is also adopted it will need to be incorporated on the map.)

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1105.03 R-1, RURAL RESIDENTIAL DISTRICT.
The purpose of the R-1, Rural Residential District is to provide a range of choices of living environments, encouraging the development and maintenance of suitable neighborhoods for families and children, prohibiting uses of land that would adversely impact residential neighborhoods, and discouraging uses that would generate traffic on local streets in excess of normal traffic generated by the neighborhood, all developed in a manner consistent with the Village's Long Range Plan. The intent of the district is to provide for an environment of predominantly single-family dwellings.

1105.04 R-2, "SMALL TOWN" RESIDENTIAL DISTRICT.
The purpose of the R-2, "Small Town" Residential District is to permit primarily various types of low and moderate density single-family detached housing on individual lots, as well as two-family dwellings, all developed in a manner consistent with the Village's Long Range Plan. It is intended that various sizes of residential accommodations, for ownership and rental, shall be provided at locations to meet the needs of different age and family groups in the community. Uses in this district shall be subject to appropriate design, density, and development standards that are intended to prevent congestion on public streets and reduce hazards to life and property.

1105.05 C, COMMERCIAL DISTRICT.
The purpose of the C, Commercial District is to promote the following objectives in the downtown area of the Village:

(a) To encourage a mix of commercial, office, and residential uses, developed in a manner consistent with the Village's Long Range Plan;

(b) To permit multi-story buildings and structures with reduced setbacks from the street that preserve and promote ground-floor retail uses with office and residential uses above along with shared accessory parking both on-street and to the rear of the buildings and structures;

(c) To enhance pedestrian activity; and

(d) To create harmonious transitions from the commercial areas to the residential areas.

1105.06 MU, MIXED USE DISTRICT.
The purpose of the MU, Mixed Use District is to support economic development and redevelopment that is an asset to the community, neighbors, and business owners; to promote and maintain desirable development activities in harmony with the surrounding area; to preserve natural features and historic resources; to maintain and enhance surface and ground water quality; to promote architecturally attractive buildings and structures; and advance the quality of life of the community, all developed in a manner consistent with the Village's Long Range Plan. This district is established to provide an environment conducive to existing residential and nonresidential uses, as well as any tourist-related uses that may be proposed in the Village in the

future. The district is further designed to accommodate a mix of residential, commercial, and existing industrial uses that serve the needs of residents, businesses and tourists. The nature, scale and function of such uses will be limited and regulated to ensure that they pose no significant or unusual risk to the public health, safety, and general welfare; generate a minimum of noise, heat, glare, odor, dust, vibration, or other nuisances; do not emit harmful radiation or pollution to the air, water or ground; and create a minimum of traffic congestion, or any other safety hazards.

1105.07 PI, PUBLIC/INSTITUTIONAL DISTRICT.
The purpose of the PI, Public/Institutional District is to recognize the location of existing public and quasi-public institutions owned by and/or located within the Village, including but not limited to the Village Hall, Township Hall, School, Library, Post Office, Cemetery, and local churches, all developed in a manner consistent with the Village's Long Range Plan. This district is established to accommodate these existing institutions and encourage their future viability and continued location in the Village.

1105.08 CR, CONSERVATION/RECREATION.
The purpose of the CR, Conservation/Recreation District is to protect and preserve open space land as a limited and valuable resource; to permit and facilitate the reasonable use of open space land, while simultaneously preserving and protecting the inherent characteristics of the open space to ensure the continued availability for agricultural operations, scenic, recreational, conservation, and educational purposes; for the containment of urban sprawl and the structuring of urban development; and for the retention of land in its natural or near-natural state; and to implement recommendations of the Village's Long Range Plan.

1105.09 ~~CRO, CONSERVATION/RECREATION OVERLAY.~~
~~The purpose of the CRO, Conservation/Recreation Overlay is to identify those areas within the Village that are recommended for eventual CR, Conservation/Recreation zoning, consistent with the Village's Long Range Plan. This designation is not meant to limit the uses permitted by the underlying zoning of parcels subject to this overlay designation, but rather to provide the Village with an opportunity to acquire and/or protect such land prior to its sale and/or conversion to other use.~~

MUO, MIXED USE OVERLAY.
The purpose of the MUO, Mixed Use Overlay is to encourage the development of live/work spaces within the Village. It is intended to encourage the development of small local entrepreneurs while preserving the integrity of the historical area of the Village. The uses in this area are intended to be residential and small commercial operations such as artist studios, small office, minor retail or the like. The focus is on pedestrian oriented uses and the preservation of historic structures while enhancing the tax base and providing transitional opportunities of small entrepreneurs.

1105.10 ~~(RESERVED).~~ HPO, HISTORIC PRESERVATION OVERLAY
The purpose of the HPO, Historic Preservation Overlay is to promote the economic and general welfare of the people of the Village of Peninsula, of the public generally and ensure the harmonious, orderly, and efficient growth and development of the municipality; it is deemed

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essential to preserve the qualities relating to the history of the Village, present a harmonious outward appearance of structures to maintain property values and attract tourists and residents alike. Qualities related to the above-stated purpose include: the continued existence and preservation of historic areas and buildings; the continued construction of buildings in historic styles; and a general harmony as to style, form, proportion, texture, and material between buildings of historic design and those of more modern design. Such purpose is advanced through the preservation and protection of the old historic or architecturally worthy structures and quaint neighborhoods that impart a distinct aspect to the Village and serve as visible reminders of the historical and cultural heritage of the Village, the State, and the nation.

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1105.11 (RESERVED).

1105.12 PERMITTED USES AND CONDITIONAL USES.
In all districts, no structure or land shall be used or occupied, except in conformance with this Ordinance. Conditional uses may only be permitted in accordance with this Ordinance, subject to the procedures outlined in Section 1149.07.

1105.13 PROHIBITED USES.
Uses that are not specifically listed as a permitted or conditional use permitted by this Ordinance in a zoning district.

1105.14 DESIGN AND DEVELOPMENT REQUIREMENTS.
All permitted and conditional uses shall comply with any applicable requirements of this Ordinance and all other applicable Village requirements. No structure shall be erected, reconstructed, altered or enlarged, nor shall permits or Certificates of Completion be issued, except in conformance with this Ordinance and all other applicable Village requirements.

1105.15 DISTRICT BOUNDARIES.
The boundaries of zoning districts, as shown on the map accompanying and made a part of this Ordinance, unless otherwise shown, are lot or tract lines or the center lines of streets, roads or alleys, or the extension thereof, railroad right-of-way lines and the corporate limits of the Village.

1105.16 STREET, ALLEY, AND RAILROAD RIGHTS-OF-WAY.
All streets, alleys, and railroad rights-of-way, if not otherwise specifically designated, shall be deemed to be in the same zone as the property immediately abutting upon such streets, alleys or railroad rights-of-way. Where the centerline of a street or alley serves as a district boundary, the zoning of such street or alley, unless otherwise specifically designated, shall be deemed to be the same as that of the abutting property up to such centerline.

1105.17 ANNEXATION.
All property annexed to the Village shall be regulated by, and the Village shall enforce, whatever zoning regulations governed the property prior to annexation, until such time as the Council shall adopt an ordinance to designate such property in an appropriate zoning district pursuant to this Ordinance.

1105.18 VACATED STREETS.
Whenever any street or public way is vacated by official action of the Council, the zoning districts adjoining each side of the street or public way shall automatically extend to the center of such vacation, unless said street was obviously originally taken entirely out of one parcel of land, in which case the entire public way shall revert to the original property, and all area included in the vacation shall thereafter be subject to all regulations of the extended districts.