

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.

1109.03 LAND USE TABLES.

Message Therapists			P	P					Sec. 1141.11
Offices for Professional, Executive, or Administrative Uses, such as Attorneys, Accountants, Realtors, Architects, Artists, Insurance and Similar Occupations			P	P					
Video-Rental Establishments			P	P					
Photographers, such as Photographers, and Similar Businesses, or for Repair and Service of small appliances and equipment such as Televisions, Electronics, Small Appliances and-or			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			
Educational Institutions, Public or Private, such as Elementary and Secondary schools and						P			
Fire and Police Stations						P			
Post Offices, Public Works or Road Maintenance Yards						P			
Halls for Civic Clubs and Membership Organizations						P			
Libraries, Museums and Fine Art Centers						P			
Schools, Elementary						P			
Schools, Secondary						P			
Recreation Facilities, Indoor (Community/Non-commercial) - (such as tennis/racquet courts,						P			Sec. 1141.15

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swimming pools, roller/in-line and ice-skating rinks and fitness tracks)									
Recreation Facilities, Outdoor Passive (Community/non-commercial) - (such as parks, trails, conservation areas, <u>licensed camp grounds</u> and similar facilities)						P	P		Sec. 1141.15
Recreation Facilities, Outdoor Active (Community/non-commercial) - (such as playgrounds, athletic fields, or courts, swimming pools, skating rinks, fitness tracks and similar facilities)						P	C		Secs. 1141.15, 1141.16
Public Utility and Essential Service Structures and Uses Other than Wireless Telecommunications Facilities	C	C	C	C	C	C	C		Sec. 1141.17
	SYMBOL KEY								
	P	Permitted Use							
	C	Conditional Use							
	A	Accessory Use							
USES		Prohibited Use	R-1	R-2	C	MU	PI	CR	
COMMERCIAL USES									
Specialty Retail Establishments such as _____ and _____, Florists, Gift Shops, Bakeries						P	P		
Auto Parts Stores (without repair services)						P	P		
Bakeries						P	P		
Florists, Gift Shops, and Specialty Shops						P	P		
Hardware and Home Improvement Stores and Building Supply Yards (indoor)						P	P		
Laundromat and Dry Cleaning Customer Pick-up/Drop-Off Only						P	P		
Printing or Copy Centers						P	P		
Eating and drinking places without the sale of alcohol, such as _____						P	P		
Eating and drinking places with the sale of alcohol such as _____						P	P		Sec. 1141.18
Tobacconist or Cigar/Cigarette Shop						P	P		Sec. 1141.19
Video Rental Establishments						P	P		Sec. 1141.20
Retail Stores and Commercial Uses with up to 10,000 square feet of total gross floor area						P	P		
Showrooms or Sales Office (indoor only) for Sales or Rentals of Automobiles, Recreational Vehicles, Boats, Equipment, Machinery or Other Durable Goods							PC		

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Arcades and Indoor or Outdoor Amusement Centers, such as Miniature Golf, Golf Driving Ranges, Bowling Alleys, Batting Cages or Similar Facilities				PC					
Service facilities including gas stations, minor and major repair Fueling Stations, Gas Stations and Similar Facilities				C	C			Sec. 1141.21	
Automobile, Truck and other Motor Vehicle Service Centers for minor repair, including but not limited to brakes, tires, shocks and struts, undercoating, mufflers, oil and fluid changes and detailing				E	E			Sec. 1141.21	
Automobile, Truck and other Motor Vehicle Repair Stations for major repair, including but not limited to body shops, painting, welding and engine or transmission repair or replacement				E	E			Sec. 1141.21	
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	
Showroom, Sales Offices and 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	M	U	P	I	CR
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				E				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	

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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, or Other Metals, Bone, Leather, Paper or Rubber					C						Sec. 1141.28	
Manufacture and assembly of small products such as 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	
Bottling Works, Feed or Flour Mills, Grain Elevators, Smoking, Curing or Packing Plants and Similar Food Processing Uses					C						Sec. 1141.28	
Research and Development Facilities, Technical Centers and Laboratories					C						Sec. 1141.28	
Outdoor Storage of Goods, Products, Equipment, Machinery, Lumber, Landscaping and Building Supplies or Similar Items					C						Sec. 1141.29	
Recycling Collection Facilities and Composting Centers					C						Sec. 1141.30	
Self-Storage Warehouses					C						Sec. 1141.31	
	SYMBOL KEY											
	P	Permitted Use										
	C	Conditional Use										
	A	Accessory Use										
USES		Prohibited Use										
	R-1	R-2	C	M	U	P	I	C	R			
OTHER USES												
Accessory Off-Street Parking Lot for Private Passenger Automobiles	A	A	A	A	A	A	A	A				
Accessory Structures and Uses Customarily Incidental to any Permitted Use	A	A	A	A	A	A	A					
Garage Sales, Estate Sales and Private Auctions	P	P	P	P	P	P					Sec. 1141.32	
Garage for Commercial Vehicles			P	P	C	C					Sec. 1141.33	
Temporary Structures and uses, including Construction Buildings	C	C	C	C	C	C					Sec. 1141.34	
Circuses, Fairs, Revivals, Carnivals and Similar Uses			C	C	C	C					Sec. 1141.35	
Home Occupation	A	A	A	A	A	A	A	A	A	A	Sec. 1141.36	
Swimming Pools	A	A	A	A	A	A	A	A	A	A	Sec. 1141.37	

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Wireless Telecommunications Facilities				C		Sec. 1141.38
Sexually Oriented Businesses				P		Article 1151

1109.04 Mixed Use Overlay Regulations.

In the Mixed Use Overlay, MUO, designated area, the uses permitted and regulated by the underlying zoning shall remain in effect. The following additional uses may be approved as conditional uses within MUO area that is zoned R-2 Small Town Residential District in conformance with Section 1141.XX (As an alternative a separate process could be established specifically for the MUO area)

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Barber Shops, Beauty Salons and Nail Care
Medical, Osteopathic, Chiropractic and Dental Offices
Offices for Professional, Executive, or Administrative Uses, Attorneys, Accountants, Realtors, Architects, Artists, Insurance and Similar Occupations
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
Antique Shops and Art Galleries
Florists, Gift Shops and Specialty Shops
Furniture and Cabinet Repair, and Woodworking Shops

(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.

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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