

**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.

	SYMBOL	KEY								
	P	Permitted Use								
	C	Conditional Use								
	A	Accessory Use								
USES		Prohibited Use	R-1	R-2	C	MU	PI	CR		
ANIMAL AND AGRICULTURAL USES										
Garden Centers and Feed Stores						P		P		
Individual Produce Stands and Farm Markets	C							P	Sec. 1141.01	
Farming	C	C						P	Sec. 1141.39	
Greenhouses and Nurseries (Primary Use)	C							C	Sec 1141.09	
Veterinary Clinics						C		C	Sec. 1141.02	
Farmers' Markets	C					C		C	Sec. 1141.03	
RESIDENTIAL USES										
Single Family Dwellings, Detached	P	P	P	P	P					
Residential Care Facility With 1 to 5 Persons (5119.34)	P	P	P	P	P					
Foster Homes (ORC Sec. 5103.02)	P	P	P	P	P					
Family Day-Care Homes, Type B (ORC Sec. 5104.01)	P	P	P	P	P					
Family Day-Care Homes Type A (ORC Sec. 5104.01)	C	C							Sec. 1141.04	
Farming for Personal Use	P	P	P	P	P	P			Sec. 1141.39	
Bed and Breakfast Inns	C	C	P	P					Sec. 1141.05	
Residential Care Facility 6 to 16 persons					C				Sec 1141.13	
Two-Family Dwelling		C			C				Sec. 1141.06	
Three Family Dwelling					C				Sec 1141.06	
Multiple-Family Developments					C				Sec. 1141.07	
	SYMBOL	KEY								
	P	Permitted Use								
	C	Conditional Use								
	A	Accessory Use								
USES		Prohibited Use	R-1	R-2	C	MU	PI	CR		
OFFICE AND SERVICE USES										
Catering Facilities					A	P			Sec. 1141.10	
Banks and Financial Institutions					P	P				
Barber Shops, Beauty Salons and Nail Care					P	P				
Doctor , Dental and other health practitioners' offices and clinics.					P	P				
Massage Therapists					P	P			Sec. 1141.11	
Offices for Professional, Executive, or Administrative Uses, such as Attorneys, Accountants, Realtors,					P	P				

Architects, Artists, Insurance and Similar Occupations								
Workshops, Showrooms, Studios or Offices of Skilled Trades, such as Photographers, Decorators, Upholsterers, Tailors, Taxidermists, and Similar Businesses, or for Repair and Service of small appliances and equipment such as Bicycles, Electronics, , Furniture, Shoes or 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			
Cemeteries					P			
Educational Institutions, Public or Private, such as Elementary and Secondary schools and Colleges, Universities and Other Institutions of Higher Education					P			
Government Offices, such as Police and Fire Stations, Post Offices, Public Works or Road Maintenance Yards					P			
Halls for Civic Clubs and Membership Organizations					P			
Libraries, Museums and Fine Art Centers					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,					P	P		Sec. 1141.15

conservation areas, licensed camp grounds and similar facilities)										
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			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 Antique Shops, Art Galleries, Florists, Gift Shops, Bakeries				P	P					
Auto Parts Stores (without repair services)				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 Restaurants, Coffeehouses, Doughnut Shops or Delicatessens				P	P					
Eating and drinking places with the sale of alcohol such as Tavern, Pub, Brewpub, Cocktail Lounge, Night Club or Billiard and Pool Hall				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					
					C					
Arcades and Indoor or Outdoor Amusement Centers, such as Miniature Golf, Golf Driving Ranges, Bowling Alleys, Batting Cages or Similar Facilities					C					Sec. 1141.15
Automobile, Truck and other Motor Vehicle Service facilities including gas stations, minor and major repair				C	C					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	MU	PI	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
Metal Casting, Fabricating, Buffing, Stamping, , Shearing or Punching,					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, or Other Metals,					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
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
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	MU	PI	CR		
OTHER USES										
Accessory Off-Street Parking Lot for Private Passenger Automobiles	A	A	A	A	A	A	A			
Accessory Structures and Uses Customarily Incidental to any Permitted Use	A	A	A	A	A	A				
Garage Sales, Estate Sales and Private Auctions	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	Sec. 1141.36			
Swimming Pools	A	A	A	A	A	A	Sec. 1141.37			
Wireless Telecommunications Facilities					C					Sec. 1141.38
Sexually Oriented Businesses					P					Article 1151

1109.04 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