

CHAPTER 1137
District Regulations

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CROSS REFERENCES

Mobile home park regulations - see P. & Z. Ch. 1147

1137.01 COMPLIANCE WITH REGULATIONS.

The regulations for each district set forth by this Zoning Ordinance shall be minimum regulations and shall apply uniformly to each class or kind of structure or land, except as hereinafter provided or as otherwise granted by the Board of Zoning Appeals.

- (a) No building, structure or land shall be used or occupied and no building or structure or part thereof shall be erected, constructed, reconstructed, moved or structurally altered except in conformity with all of the regulations herein specified for the district in which it is located.
- (b) No building or other structure shall be erected or altered:
 - (1) To provide for greater height or bulk;
 - (2) To accommodate or house a greater number of families;
 - (3) To occupy a greater percentage of lot area;
 - (4) To have narrower or smaller rear yards, front yards, side yards or other open spaces;
 than herein required, or in any other manner be contrary to the provisions of this Zoning Ordinance.
- (c) No yard or lot existing at the time of passage of this Zoning Ordinance shall be reduced in dimension or area below the minimum requirements set forth herein. Yards or lots created after the effective date of this Zoning Ordinance shall meet at least the minimum requirements set forth herein. (Ord. 29-97. Passed 6-12-97.)
- (d) In addition to the provisions of Section 1127.04, any single lot of record existing on March 1, 2004, shall comply with the yard requirements in effect at the time such lot was platted and/or created. (Ord. 17-04. Passed 4-13-04.)

1137.02 OFFICIAL SCHEDULE OF DISTRICT REGULATIONS ADOPTED.

(a) District regulations shall be as set forth in the Official Schedule of District Regulations hereby adopted and declared to be a part of this Zoning Ordinance, and in Chapter 1139, "Supplementary District Regulations." Regulations for mobile home parks shall be those specified in Chapter 1147.

(b) The Official Schedule specifies which uses are permitted and conditionally permitted in the zoning districts established in Sections 1135.02 to 1135.15. Permitted Uses include accessory uses and essential services. Conditional Uses require approval of a Conditional Use permit by the Board of Zoning Appeals as set forth in Sections 1129.19 to 1129.26.

(c) Any use not specifically listed as either permitted or conditionally permitted or prohibited in Section 1137.40 shall be a conditional use in the appropriate zoning district and shall only be permitted upon approval of the Board of Zoning Appeals, rezoning to the land in question or the amendment of this chapter as provided in Sections 1131.03 to 1131.12 or upon a finding by the Zoning Inspector that a use is substantially similar to a listed use.

(d) The numbers in parenthesis following the specific use in the Official Schedule depicts the Standard Industrial Classification (SIC) Code -- 1987 revision - and should be used as a definition/description of the nature of a particular business of industry. (Ord. 29-97. Passed 6-12-97.)

1137.03 IDENTIFICATION OF THE OFFICIAL SCHEDULE OF DISTRICT REGULATIONS.

The Official Schedule of District Regulations shall be identified by the signature of the Mayor and attested to and kept secure by the City Clerk. (Ord. 29-97. Passed 6-12-97.)

1137.04 RESERVED.

(EDITOR'S NOTE: This section is reserved for future legislation).

1137.05 RESERVED.

(EDITOR'S NOTE: This section is reserved for future legislation).

1137.06 RESERVED.

(EDITOR'S NOTE: This section is reserved for future legislation).

1137.07 RESERVED.

(EDITOR'S NOTE: This section is reserved for future legislation).

1137.08 RESERVED.

(EDITOR'S NOTE: This section is reserved for future legislation).

1137.09 ESTATE RESIDENTIAL ZONING DISTRICT (ER).

The regulations for this district shall be minimum regulations and shall be uniformly applied except as otherwise granted by the Board of Zoning Appeals.

- (a) Permitted Uses. (Including accessory uses and essential public services).
 - Child Care Home
 - Single Family Housing
 - Model Homes as Permitted in Section 1139.22
- (b) Conditional Uses. (Permitted upon approval of a Conditional Use Permit by the Board of Zoning Appeals).
 - Non-Commercial Recreation
 - Home Occupation
 - Public and Quasi Public Uses
- (c) Planned Unit Development Uses. (Permitted upon approval of the Planning Commission and City Council as provided in Chapter 1145).
 - All Types of Single Family Residential Public and Quasi-Public uses Individually or in Combination.
- (d) Minimum Lot Size. (Square Feet per Household).
 - 40,000 square feet
- (e) Minimum Lot Width. 150 feet, with a minimum of 125 ft. at the right-of-way.
- (f) Maximum Percentage of Lot to be Occupied. (Principal and Accessory Buildings).
 - Twenty-five percent (25%)
- (g) Minimum Floor Area.
 - 1800 square feet
- (h) Maximum Height of Principal Buildings.
 - 2 ½ story or 35 feet
- (i) Minimum Yard Dimensions.
 - Front Set Back 45 feet
 - One Side 20 feet
 - Sum of Sides 40 feet
 - Rear Yard 60 feet
- (j) Accessory Buildings.
 - Maximum Height 15 feet
 - Minimum Distance to
 - Side Lot Line 15 feet
 - Rear Lot Line 20 feet
 - Front Lot Line 45 feet
- Additional information in Section 1139.20
- (k) Minimum Off Street Parking Space Requirements. Two spaces for each Dwelling Unit.
- (l) Minimum Off Street Loading Space Requirements. None.
- (m) Signs Permitted. See Chapter 1143.
- (n) Other Provisions and Requirements. (Ord. 17-04. Passed 4-13-04.)

1137.10 AGRICULTURAL RESIDENTIAL DISTRICT (A-R).

The regulations for this district shall be minimum regulations and shall be uniformly applied except as otherwise granted by the Board of Zoning Appeals.

- (a) Permitted Uses. (Including accessory uses and essential public services)
- Agricultural - Crops (01)
 - Agricultural - Services (07)
 - Conservation
 - Fish Hatcheries (092)
 - Fishing preserves (092)
 - Public and Quasi Public Uses
 - Roadside Vegetable Produce Stands
 - Single Family Dwelling
 - Tree Farms, Nurseries (08)
 - Very Low Density Single Family Residential
 - Model Homes as Permitted in Section 1139.22
- (b) Conditional Uses. (Permitted upon approval of a Conditional Use Permit by the Board of Zoning Appeals)
- Agricultural/Livestock (02)
 - Cemeteries (6553)
 - Commercial Recreation
 - Home Occupation
 - Kennels and Boarding Stables including Outside Kennels
 - Mineral Extraction
 - Non Commercial Recreation
 - Veterinary Animal Hospital and/or Animal Clinics
- (c) Planned Unit; Development Uses. (Permitted upon approval of the Planning Commission and City Council as provided in Chapter 1145)
A mix of single and multi family dwellings and commercial establishments, public and quasi public uses individually or in combination may be requested. See Chapter 1145.
- (d) Minimum Lot Size. (Square Feet per household) 40,000 square feet
- (e) Minimum Lot Width. 150 feet
- (f) Maximum Percentage of Lot to be Occupied. (Principal and Accessory Buildings)
Twenty-five percent (25%)
- (g) Minimum Floor Area. 1,000 square feet
- (h) Maximum Height of Principal Buildings. 2 1/2 stories or 35 feet
- (i) Minimum Yard Dimensions.
- | | |
|----------------|---------|
| Front Set Back | 50 feet |
| One Side | 20 feet |
| Sum of Sides | 40 feet |
| Rear Yard | 30 feet |
- (j) Accessory Buildings.
- | | |
|---------------------|---------|
| Maximum Height | 20 feet |
| Minimum Distance to | |
| Side Lot Line | 10 feet |
| Rear Lot Line | 10 feet |
| Front Lot Line | 50 feet |
- Additional Information in Section 1139.24

- (k) Minimum Off Street Parking Space Requirements. See Chapter 1141
- (l) Minimum Off Street Loading Space. See Chapter 1141
- (m) Signs Permitted. See Chapter 1143
- (n) Other Provisions and Requirements. None (Ord. 29-97. Passed 6-12-97.)

1137.11 SUBURBAN RESIDENTIAL DISTRICT (SR).

The regulations for this district shall be minimum regulations and shall be uniformly applied except as otherwise granted by the Board of Zoning Appeals.

- (a) Permitted Uses. (Including accessory uses and essential public services).
 - Child Care Home
 - Single Family Housing
 - Model Homes as Permitted In Section 1139.22
- (b) Conditional Uses. (Permitted upon approval of a Conditional Use Permit by the Board of Zoning Appeals).
 - Non-Commercial Recreation
 - Home Occupation
 - Public and Quasi Public Uses
- (c) Planned Unit Development Uses. (Permitted upon approval of the Planning Commission and City Council as provided in Chapter 1145).
 - All types of Single Family Residential Public and Quasi-Public uses individually or in combination.
- (d) Minimum Lot Size. (Square feet per household).
 - 20,000 square feet
- (e) Minimum Lot Width. 100 feet, with a minimum of 85 ft. at the right-of-way.
- (f) Maximum Percentage of Lot to be Occupied. (Principal and Accessory Buildings).
 - Twenty-five percent (25%)
- (g) Minimum Floor Area.
 - 1600 square feet
- (h) Maximum Height of Principal Buildings.
 - 2 ½ story or 35 feet
- (i) Minimum Yard Dimensions.
 - Front Set Back 40 feet
 - One Side 15 feet
 - Sum of Sides 30 feet
 - Rear Yard 50 feet
- (j) Accessory Buildings.
 - Maximum Height 15 feet
 - Minimum Distance to
 - Side Lot Line 10 feet
 - Rear Lot Line 15 feet
 - Front Lot Line 40 feet
 - Additional Information in Section 1139.20
- (k) Minimum Off Street Parking Space Requirements. Two spaces for each Dwelling Unit.

- (l) Minimum Off Street Loading Space Requirements. None.
- (m) Signs Permitted. See Chapter 1143.
- (n) Other Provisions and Requirements.
(Ord. 17-04. Passed 4-13-04.)

1137.12 LOW DENSITY SINGLE FAMILY RESIDENTIAL DISTRICT (R-1).

The regulations for this district shall be minimum regulations and shall be uniformly applied except as otherwise granted by the Board of Zoning Appeals.

- (a) Permitted Uses. (Including accessory uses and essential public services)
 - Child Care Home
 - Single Family Housing
 - Model Homes as Permitted in Section 1139.22
- (b) Conditional Uses. (Permitted upon approval of a Conditional Use Permit by the Board of Zoning Appeals)
 - Non-Commercial Recreation
 - Home Occupation
 - Family Care Home
 - Public and Quasi Public Uses
- (c) Planned Unit Development Uses. (Permitted upon approval of the Planning Commission and City Council as provided in Chapter 1145)
 - All Types of Single Family Residential Public and Quasi-Public uses Individually or in Combination
- (d) Minimum Lot Size. (Square Feet per Household)
 - 11, 200 square feet
- (e) Minimum Lot Width. 80 feet
- (f) Maximum Percentage of Lot to be Occupied. (Principal and Accessory Buildings)
 - Twenty-five percent (25%)
- (g) Minimum Floor Area.
 - 1400 square feet
- (h) Maximum Height of Principal Buildings.
 - 2 1/2 Story or 35 feet
- (i) Minimum Yard Dimensions.

Front Set Back	35 feet
One Side	10 feet
Sum of Sides	20 feet
Rear Yard	40 feet
- (j) Accessory Buildings.

Maximum Height	15 feet
Minimum Distance to	
Side Lot Line	5 feet
Rear Lot Line	10 feet
Front Lot Line	35 feet

Additional Information in Section 1139.20
- (k) Minimum Off Street Parking Space Requirements. Two Spaces for each Dwelling Unit

- (l) Minimum Off Street Loading Space Requirements. None
- (m) Signs Permitted. See Chapter 1143
- (n) Other Provisions and Requirements. None (Ord. 17-04. Passed 4-13-04.)

1137.13 MEDIUM DENSITY SINGLE FAMILY RESIDENTIAL DISTRICT (R-2).

The regulations for this district shall be minimum regulations and shall be uniformly applied except as otherwise granted by the Board of Zoning Appeals.

- (a) Permitted Uses. (Including accessory uses and essential public services)
 - Child Care Home
 - Single Family Housing
 - Model Homes as Permitted in Section 1139.22
- (b) Conditional Uses. (Permitted upon approval of a Conditional Use Permit by the Board of Zoning Appeals)
 - Funeral Homes
 - Home Occupation
 - Low Density Multi-Family Housing 2 unit building limitation**
 - Non-Commercial Recreation
 - Family Care Home
 - Public and Quasi-Public Uses
- (c) Planned Unit Development Uses. (Permitted upon approval of the Planning Commission and City Council as provided in Chapter 1145)
 - Commercial
 - Public and Quasi-Public Uses Individually or in Combination
 - Residential
- (d) Minimum Lot Size. (Square Feet per Household)
 - 9,100 square feet
- (e) Minimum Lot Width. 70 feet
- (f) Maximum Percentage of Lot to be Occupied. (Principal and Accessory Buildings)
 - Twenty-five percent (25%)
- (g) Minimum Floor Area.
 - 1200 square feet
- (h) Maximum Height of Principal Buildings.
 - 2 1/2 Stories or 35 feet
- (i) Minimum Yard Dimensions.

Front Set Back	30 feet
One Side	7.5 feet
Sum of Sides	17.5 feet
Rear Yard	35 feet
- (j) Accessory Buildings.

Maximum Height	15 feet
Minimum Distance to	
Side Lot Line	5 feet
Rear Lot Line	5 feet
Front Lot Line	30 feet

Additional Information in Section 1139.20

- (k) Minimum Off Street Parking Space Requirements. Two Spaces for each Dwelling Unit
- (l) Minimum Off Street Loading Space Requirements. None
- (m) Signs Permitted. See Chapter 1143
- (n) Other Provisions and Requirements. Dwelling Conversion Permitted as a conditional use.
 **Two Unit Buildings Only. Otherwise R-4 Low Density Multi-Family District Regulations Apply. (Ord. 17-04. Passed 4-13-04.)

1137.14 HIGH DENSITY SINGLE FAMILY HOUSING (R-3).

The regulations for this district shall be minimum regulations and shall be uniformly applied except as otherwise granted by the Board of Zoning Appeals.

- (a) Permitted Uses. (Including accessory uses and essential public services)
 - Child Care Home
 - Single Family Housing
 - Model Homes as Permitted in Section 1139.22
- (b) Conditional Uses. (Permitted upon approval of a Conditional Use Permit by the Board of Zoning Appeals)
 - Family Care Homes
 - Funeral Homes
 - Group Home
 - Home Occupation
 - Low Density Multi-Family Housing 2 unit building limitation**
 - Non-Commercial Recreation
 - Public and Quasi-Public Uses
- (c) Planned Unit Development Uses. (Permitted upon approval of the Planning Commission and City Council as provided in Chapter 1145)
 - Commercial
 - Public and Quasi-Public Uses Individually or in Combination
 - Residential
- (d) Minimum Lot Size. (Square Feet per Household)
 - 7200 Square Feet
- (e) Minimum Lot Width. 60 feet
- (f) Percentage of Lot to be Occupied.
 - Twenty-five percent (25%)
- (g) Minimum Floor Area.
 - 1000 square feet
- (h) Maximum Height of Principal Buildings.
 - 2 1/2 Stories or 35 feet
- (i) Minimum Yard Dimensions.

Front Set Back	25 feet
One Side	6 feet
Sum of Sides	15 feet
Rear Yard	30 feet

- (j) Accessory Buildings.
 Maximum Height 15 feet
 Maximum Distance to
 Side Lot Line 5 feet
 Rear Lot Line 5 feet
 Front Lot Line 25 feet
 Additional Information in Section 1139.20
- (k) Minimum Off Street Parking Space Requirements. Two Spaces for each Dwelling Unit
- (l) Minimum Off Street Loading Space Requirements. None
- (m) Signs Permitted. See Chapter 1143
- (n) Other Provisions and Requirements. Dwelling Conversion Permitted as a conditional use.
 ** 2 Unit Buildings Only, Otherwise R-4 Low Density Multi-Family restrictions apply to multi-family conditional uses unless otherwise specified by the Board of Zoning Appeals. (Ord. 17-04. Passed 4-13-04.)

1137.15 LOW DENSITY MULTI-FAMILY RESIDENTIAL DISTRICT (R-4).

The regulations for this district shall be minimum regulations and shall be uniformly applied except as otherwise granted by the Board of Zoning Appeals.

- (a) Permitted Uses. (Including accessory uses and essential public services)
 2, 3, and 4 Family Multi-Family Units
 Child Care Home
 Funeral Homes
 Family Care Homes
 Public and Quasi-Public Uses
 Multi-Family Rental Office/Management Site
- (b) Conditional Uses. (Permitted upon approval of a Conditional Use Permit by the Board of Zoning Appeals)
 Group Homes
 Home Occupation
 Noncommercial Recreation
 Single Family Residential*
- (c) Planned Unit Development Uses. (Permitted Upon Approval by the Planning Commission and City Council)
 Commercial
 Public and Quasi-Public Uses Individually or in Combination
 Residential
- (d) Minimum Lot Size. (Square Feet per Household)
 5,000 square feet
- (e) Minimum Lot Width.
 80 feet **
- (f) Maximum Percentage of Lot to be Occupied. (Principal and Accessory Buildings)
 Thirty-five percent (35%)
- (g) Minimum Floor Area.
 800 square feet***
- (h) Maximum Height of Principal Buildings.
 2 1/2 Stories or 35 feet
- (i) Minimum Yard Dimensions.
- | | |
|----------------|---------|
| Front Set Back | 25 feet |
| One Side | 6 feet |
| Sum of Sides | 15 feet |
| Rear Yard | 25 feet |

- (j) Accessory Buildings.
- | | |
|---------------------|---------|
| Maximum Height | 15 feet |
| Minimum Distance to | |
| Side Lot Line | 5 feet |
| Rear Lot Line | 10 feet |
| Front Lot Line | 25 feet |
- Additional Information in Section 1139.20
- (k) Minimum Off Street Parking Space Requirements.
Two spaces for each Dwelling Unit.
- (l) Minimum Off Street Loading Space Requirements.
None
- (m) Signs Permitted.
See Chapter 1143.
- (n) Other Provisions and Requirements.
* R-2 Medium Density Residential District Regulations are applicable unless otherwise stated by the BZA.
** A lot split allowing different ownership of each half of a twin single is permitted provided each unit has a minimum 40' frontage. All other requirements remain the same.
***575 square feet for one bedroom apartments.
(Ord. 29-97. Passed 6-12-97.)
- 1137.16 HIGH DENSITY MULTI-FAMILY RESIDENTIAL DISTRICT (R-5).
The regulations for this district shall be minimum regulations and shall be uniformly applied except as otherwise granted by the Board of Zoning Appeals.
- (a) Permitted Uses. (Including accessory uses and essential public services)
- Child Care Home
 - Funeral Homes
 - Family Care Homes
 - Multi Family Housing (Low Density and High Density)
 - Public and Quasi-Public uses
 - Multi-Family Rental Office/Management Site
- (b) Conditional Uses. (Permitted upon Issuance of a Conditional Use Permit by the Board of Zoning Appeals)
- Group Home
 - Home Occupation
 - Mobile Home Park (Conformance with Ohio Revised Code 3733.02)
 - Noncommercial Recreation
- (c) Planned Unit Development Uses. (Permitted Upon Approval by the Planning Commission and City Council)
- Commercial
 - Public and Quasi-Public Uses Individually or in Combination
 - Residential (Ord. 29-97. Passed 6-12-97.)
- (d) Minimum Lot Size. (Square Feet per Household)
5,000 square feet (Ord. 28-99. Passed 8-26-99.)
- (e) Minimum Lot Width.
100 feet
- (f) Maximum Percentage of Lot to be Occupied. (Principal and Accessory Buildings)
Thirty percent (30%)
- (g) Minimum Floor Area.
800*

- (h) Maximum Height of Principal Buildings.
3 stories or 40 feet
- (i) Minimum Yard Dimensions.
- | | |
|----------------|---------|
| Front Set Back | 25 feet |
| One Side | 10 feet |
| Sum of Sides | 25 feet |
| Rear Yard | 30 feet |
- (j) Accessory Buildings.
- | | |
|---------------------|---------|
| Maximum Height | 15 feet |
| Minimum Distance to | |
| Side Lot Line | 5 feet |
| Rear Lot Line | 10 feet |
| Front Lot Line | 25 feet |
- Additional information in Section 1139.20.
- (k) Minimum Off Street Parking Space Requirements.
Two spaces for each Dwelling Unit
- (l) Minimum Off Street Loading Space Requirements.
Provide Refuse and Service Area in Conjunction with Off Street Parking and Loading Areas
- (m) Signs Permitted.
See Chapter 1143
- (n) Other Provisions and Requirements.
Dwelling conversion permitted provided all other conditions of this Section are met.
 “*Nine hundred (900) square feet for mobile housing and five hundred and seventy five (575) square feet for one (1) bedroom apartments.”
 “Open space for the common use and benefit of the occupants of the dwellings shall be provided for all multi-family projects containing thirteen (13) or more units. Such open space shall be equal to eight percent (8%) of the gross site area and shall be a minimum of 3,500 square feet. Further, such open space shall be organized, arranged and restricted by easements for such use so as to provide a defined area for such open space. In larger projects such open space may be broken into more than one (1) area provided that no one area is smaller than 3,500 square feet. Such open space may include recreational facilities (up to fifty percent (50%) of the area), flood protection and other such amenities necessary for the health, safety and welfare of the occupants of such dwellings. (Ord. 29-97. Passed 6-12-97.)”

1137.17 RESERVED.

EDITOR’S NOTE: This section is reserved for future legislation.

1137.18 RESERVED.

EDITOR’S NOTE: This section is reserved for future legislation

1137.19 NEIGHBORHOOD COMMERCIAL DISTRICT (NC).

The regulations for this district shall be minimum regulations unless otherwise noted and shall be uniformly applied except as granted by the Board of Zoning Appeals.

- (a) Permitted Uses. (Including accessory uses and essential public services)
Apparel and accessory stores (56)
Hardware stores (5251)
Grocery stores (541)
Meat and fish (sea food) markets (542)
Fruit stores and vegetable markets (543)
Candy, nut and confectionery stores (544)
Dairy products stores (545)
Retail bakeries (546)
Drug stores and proprietary stores (591)
Book Stores (5942)
Video Stores (5735)
- Adult day care center only (8322)
Child care
Eating and drinking places (581)
Beauty shops (723)
Barber shops (724)
Libraries (8231)
Pressing, alteration and garment repair (727)
Shoe repair (725)
Watch repair
- (b) Conditional Uses. (Permitted upon approval of a conditional use permit by the Board of Zoning Appeals)
Automotive services (554) Gasoline service stations, provided no portion of a structure or its appurtenances, including ancillary, associated or auxiliary equipment, shall be located in front of the established building line.
- Drive-in facility. Drive-in or outdoor service facility developed in association with a permitted use.
- Public/Quasi Public Uses
- (c) Planned Unit Development Uses. (Permitted upon approval of the Planning Commission and City Council as provided in Chapter 1145)
Commercial
Public and Quasipublic uses
Combinations of above
- (d) Minimum Lot Size. No minimum lot size is required; however lot size shall be adequate to provide the yard space required by these development standards.
- (e) Minimum Lot Width. No minimum width is required; however, all lots shall abut a street and have adequate width to provide the yard space required by these development standards.
- (f) Maximum Percentage of Lot to be Occupied. (Principal and Accessory Buildings)
Forty percent (40%)

- (g) Minimum Floor Area.
900 square feet
- (h) Maximum Usable Floor Area (1123.01(b)(76). The total square footage of Usable Floor Area for any single permitted or conditional use shall not exceed 20,000 square feet.
- (i) Maximum Height of Principal Buildings.
2 ½ stories or 35 feet
- (j) Minimum Yard Dimensions.

Front setback	25 feet
One Side	6 feet
Sum of Side	15 feet*
Rear yard	20 feet*

*Side Yards. A side yard shall be required adjacent to a residential zoning district. Such side yard shall be not less than 1/4 the sum of the height and depth of the building and shall not be less than 15 ft.

*Rear Yard. A rear yard shall be required adjacent to a residential zoning district. Such required rear yards shall be not less than 1/4 the sum of the height and width of the building, and shall not be less than 20 ft. A use to be serviced from the rear shall have a service court, alleyway or combination thereof not less than 40 ft. wide.
- (k) Accessory Buildings.

Maximum Height	15 feet
Minimum Distance to	
Side Lot Line	5 feet
Rear lot Line	10 feet

Additional information in Section 1139.20
- (l) Minimum Off Street Parking Space Requirements. Non-residential Uses, see Chapter 1141
- (m) Minimum Off Street Loading Space Requirements. See Chapter 1141
- (n) Signs Permitted. See Chapter 1143.
(Ord. 46-03. Passed 11-6-03.)

1137.20 OFFICE RESIDENTIAL DISTRICT (O-R).

The regulations for this district shall be minimum regulations unless otherwise noted and shall be uniformly applied except as granted by the Board of Zoning Appeals.

- (a) Permitted Uses. (Including accessory uses and essential public services)
 Accounting, Auditing and Bookkeeping Services (872)
 Advertising Services (731)
 Arrangement of Transportation - Passenger and Freight (472, 473)
 Barber Shops (724)
 Beauty Shops (723)

- Business Consulting Not Elsewhere Classified (8748)
- Catalog and Mail Order (Office Only) (5961)
- Child Care Home
- Child Care Center, Class A and Class B
- Commercial Banks (60)
- Computer Programming (737)
- Credit Agencies (732)
- Economic, Sociological and Educational Research (8732, 8733)
- Engineering, Architectural and Survey Services (871)
- Health Services Offices (801-804)
- Holding Companies and Other Investment Offices (67)
- Home Health Care Services (808)
- Home Occupation (See Section 1137.20(n))
- Insurance Agents (64)
- Insurance Carriers (63)
- Legal Services (811)
- Management Services, Consultants, Public Relations (8741-8743)
- Membership Organizations (786)
- Multi Family Housing - R-4 See Section 1137.20(n)
- News Syndicates (7383)
- Non-Depository Credit Institutions (61)
- Personnel Supply Services (736)
- Photographic Studios (722)
- Public and Quasi Public Uses
- Real Estate (Office Only) (65)
 - (Except Cemeteries 6553)
- Rooming and Boarding Houses (702)
 - Bed and Breakfast Inns
- School Buses (415)
- Security and Commodity Brokers, Dealers (62)
- Security Systems Services (7382)
- Single Family Housing R-3 See Section 1137.20(n)
- Social Services (83)
- Watch and Jewelry Repair (763)
- (b) Conditional Uses. (Permitted upon approval of a conditional use permit by the Board of Zoning Appeals)
- Business Services Not Elsewhere Classified (7389)
- Communications (48)
- Funeral Services (726)
 - (except crematories not permitted)
- Miscellaneous Health and Allied Services (809)
- Miscellaneous Personal Services (729)

- Museums, Art Galleries, Gardens (84)
 (except animal exhibits)
 Nursing and Personal Care Facilities (805)
 Schools and Educational Services (821-829)
 Services to Dwelling and Other Buildings (734)
 Shoe Repair (725)
- (c) Planned Unit Development Uses. (Permitted upon approval of the Planning Commission and City Council as provided in Chapter 1145)
 Commercial
 Single Family Residential
 Multi Family Residential
 Public and Quasipublic uses
 Combinations of above
- (d) Minimum Lot Size.
 3,600 square feet
- (e) Minimum Lot Width.
 50 feet
- (f) Maximum Percentage of Lot to be Occupied. (Principal and Accessory Buildings)
 Forty percent (40%)
- (g) Minimum Floor Area.
 900 square feet
- (h) Maximum Height of Principal Buildings.
 2 1/2 stories or 35 feet
- (i) Minimum Yard Dimensions.
- | | |
|---------------|---------|
| Front setback | 25 feet |
| One Side | 6 feet |
| Sum of sides | 15 feet |
| Rear yard | 20 feet |
- (j) Accessory Buildings.
- | | |
|---------------------|-----------|
| Maximum Height | 15 feet * |
| Minimum Distance to | |
| Side Lot Line | 5 feet |
| Rear Lot Line | 10 feet |
- (* non-residential use 20 feet)
 Additional information in Section 1139.20
- (k) Minimum Off Street Parking Space Requirements.
 Residential uses, 2 spaces for each dwelling unit
 Non-residential Uses, see Chapter 1141
- (l) Minimum Off Street Loading Space Requirements.
 See Chapter 1141
- (m) Signs Permitted.
 See Chapter 1143
- (n) Other Provisions and Requirements.
 Dwelling Conversion permitted
 R-4 Section 1137.15 Regulations Apply to Multi-Family Uses
 R-3 Section 1137.14 Regulations Apply to Single Family Uses
 Home Occupation permitted only if business use is a permitted use
 (Ord. 29-97. Passed 6-12-97.)

1137.21 BUSINESS RESIDENTIAL DISTRICT (B-R).

The regulations for this district shall be minimum regulations unless otherwise noted except as otherwise noted and shall be uniformly applied except as granted by the Board of Zoning Appeals.

(a) Permitted Uses. (Including accessory uses and essential public services)

All permitted uses in O-R are permitted uses in B-R. In addition, the following are permitted:

- Apparel and Accessory Stores (56)
- Auto and Home Supply Stores (553)
- Automatic Merchandising Machine Operators (5962)
- Candy, Nut and Confectionary Stores (544)
- Car Washes (7542)
- Child Day Care Services (835)
- Communications (48)
- Computer Maintenance (7378)
- Computer Rental/Leasing (7377)
- Dairy Product Stores (545)
- Dance Studios (791)
- Eating and Drinking Places (58)
- Educational Services (821-829)
- Electrical Repair (762)
- Funeral Services (726)
 - except crematories
- Hardware Stores (525)
- Home Furnishing, Furniture And Equipment Stores (57)
- Individual and Family Social Services (832)
- Laundry, Cleaning and Garment Services (721)
- Local Transportation (4119)
 - Ambulance Service Only
- Medical and Dental Laboratories (807)
- Miscellaneous Equipment Rental (Except Heavy Construction) (7353)
- Miscellaneous Food Stores (549)
- Miscellaneous Health and Allied Services (809)
- Miscellaneous Retail (591-594)
- Miscellaneous Personal Services (729)
- Miscellaneous Repair Shops (769)
- Museums, Art Galleries, Gardens (84)
 - (except animal exhibits)
- Nursing and Personal Care Facilities (805)
- Other Social Services (839)
- Paint Glass and Wallpaper Stores (523)
- Physical Fitness Facilities (7991)
- Residential Care (836)
- Retail Stores Not Classified Elsewhere (599)
- Retail Bakeries (546)
- Retail, Nurseries, Lawn and Garden Supply Stores (526)
- Reupholstery and Furniture Repair (764)
- Services to Dwellings and Other Buildings (734)
- Shoe Repair (725)
- Video Tape Rental (784)

(b) Conditional Uses. (Permitted upon approval of a Conditional use permit by the Board of Zoning Appeals)

Amusement and Recreation Services Not Elsewhere Classified (7999)

Business Services Not Elsewhere Classified (7389)

Coin Operated Amusement Devices (7993)

Crematories (7261)

Detective, Guard and Armored Car Services (Except dogs or other animals) (7381)

Gasoline Service Stations (554)

Hotel and Motel (704)

Mailing, Reproduction, Commercial Art, Stereo Services (733)

Membership Sports and Recreation Clubs (7997)

Multi Family Residential - R-5 See Section 1137.21(n)

Photofinishing Laboratories (7384)

Services Not Elsewhere Classified (899)

Self Service Storage Facility

Taxi Cabs (412)

Theatrical Producers (792)

(c) Planned Unit Development Uses. (Permitted upon approval of the Planning Commission and City Council as provided in Chapter 1145)

Commercial

Multi-Family Residential

Public and Quasi-Public Uses

Single Family Residential

All of above individually or in combination

(d) Minimum Lot Size.

6,000 square feet

(e) Minimum Lot Width.

60 feet

(f) Percentage of Lot to be Occupied.

Forty percent (40%)

(g) Minimum Floor Area.

900 square feet

(h) Maximum Height of Principal Buildings.

2 1/2 stories or 35 feet

(i) Minimum Yard Dimensions.

Front Setback 25 feet

One Side Yard 6 feet

Sum of Side Yards 15 feet

Rear Yard 20 feet

(j) Accessory Buildings.

Maximum Height 20 feet

Minimum Distance to

Side Lot Line 5 feet

Rear Lot Line 10 feet

Front Lot Line 25 feet

Additional Information in Section 1139.20

(k) Minimum Off Street Parking Requirements.

See Section 1141.03

- (l) Minimum Off Street Loading Requirements.
See Section 1141.03
- (m) Signs Permitted.
See Chapter 1143
- (n) Other Provisions.
Dwelling Conversion Permitted
Home Occupation permitted only if business use is a permitted use.
Section 1137.16 R-5 regulations apply to high density multi-family as approved by the Board of Zoning Appeals.
(Ord. 29-97. Passed 6-12-97; Ord. 40-02. Passed 8-22-02.)

1137.22 SERVICE BUSINESS DISTRICT (B-1).

The regulations for this district shall be minimum regulations unless otherwise noted and shall be uniformly applied except as granted by the Board of Zoning Appeals.

- (a) Permitted Uses. (Including accessory uses and essential public services)

All uses permitted or conditional in B-R are permitted in B-1 except single family residential and multi-family residential. Multi-family overhead is permitted.

In addition, the following are permitted:

- Arrangement and Transportation Passenger and Freight (472-473)
- Automotive Rental (751)
- Automotive Repair (753)
- Automotive Services (754)
- Boat Dealers (555)
- Bowling Centers (7933)
- Catalog and Mail Order Houses (5961)
- Construction, Special Trades (17)
- Fruit and Vegetable Markets (542)
- General Merchandise Stores (53)
- Grocery Stores (541)
- Hotels and Motels (701 and 704) (excluding Bed and Breakfast Inns)
- Local and Suburban Passenger Transportation (411)
- Lumber and Other Building Material Dealers (521)
- Meat and Fish Markets (542)
- Mini Storage - Public
- Motion Picture and Video Production (781)
- Motion Picture Theaters (783)
- Multi-family Overhead (See Section 1137.22(n))
- Public Warehousing and Storage (422)
- Photofinishing Laboratories (7384)
- Printing, Publishing and Allied Industries (27)
- Veterinary Services for Animal Specialties (742) (Ord. 29-97. Passed 6-12-97.)
- (b) Conditional Uses. (Permitted upon approval of a conditional use permit by the Board of Zoning Appeals)
 - Bus Charter Service (414)
 - Business Services Not Classified Elsewhere (7389)
 - Inter City and Rental Bus Transportation (413)
 - Recreational Vehicle Dealers (556)
 - Rental Heavy Equipment (7353)
 - Shopping Center
 - Taxicab Operation (412)

- (c) Planned Unit Development Uses. (Permitted upon approval of the Planning Commission and City Council as provided in Chapter 1145)
 Commercial
 Multi-Family Residential
 Public and Quasi-Public Uses
 Single Family Residential
 All of above individually or in combination
- (d) Minimum Lot Size.
 10,000 square feet
- (e) Minimum Lot Width.
 60 feet
- (f) Percentage of Lot to be Occupied.
 Forty percent (40%)
- (g) Minimum Floor Area.
 None
- (h) Maximum Height of Principal Buildings.
 3 stories or 40 feet
- (i) Minimum Yard Dimensions.
- | | |
|-------------------|---------|
| Front Setback | 20 feet |
| One Side Yard | 5 feet |
| Sum of Side Yards | 10 feet |
| Rear Yard | 10 feet |
- (j) Accessory Buildings.
- | | |
|---------------------|---------|
| Maximum Height | 20 feet |
| Minimum Distance to | |
| Side Lot Line | 6 feet |
| Rear Lot Line | 5 feet |
| Front Lot Line | 30 feet |
- (k) Minimum Off Street Parking Requirements.
 See Section 1141 and Section 1137.22(n)
- (l) Minimum Off Street Loading Requirements.
 See Section 1141.03
- (m) Signs Permitted.
 See Chapter 1143
- (n) Other Provisions.
 Multi-family housing conditional in overhead business area with minimum square footage as follows:
- | | |
|----------|-----------|
| 1 BR 500 | 3 BR 900 |
| 2 BR 900 | 4 BR 1100 |
- Street parking in front of a lot or parcel does count toward required off street parking for uses in this district. (Ord. 29-97. Passed 6-12-97.)

1137.23 RESERVED.

EDITOR'S NOTE: This section is reserved for future legislation.

1137.24 RESERVED.

EDITOR'S NOTE: This section is reserved for future legislation.

1137.25 CENTRAL BUSINESS DISTRICT (B-3).

The regulations for this district shall be minimums unless otherwise noted and shall be uniformly applied except as otherwise granted by the Board of Zoning Appeals.

- (a) Permitted Uses. (Including accessory uses and essential public services)
- Accounting, Auditing and Bookkeeping Services (872)
 - Amusement and Recreation Services Not Elsewhere Classified (7999)
 - Apparel and Accessory Stores (56)
 - Arrangement of Passenger Transportation (472)
 - Arrangement of Transportation of Freight and Cargo (Office Only) (473)
 - Auto and Home Supply Stores (553)
 - Automatic Merchandising Machine Operators (5962)
 - Business Consulting Not Classified Elsewhere (8748)
 - Business Services (73) (Except Equipment Rental - 735 and Business Services Not Classified Elsewhere - (7389)
 - Candy, Nut and Confectionery Stores (544)
 - Catalog and Mail Order Houses (Office Only) (5961)
 - Coin Operated Amusement Devices (7993)
 - Communications (48)
 - Dairy Product Stores (545)
 - Dance Studios (791)
 - Eating and Drinking Places (58)
 - Economic, Sociological and Educational Research (8732 and 8733)
 - Educational Services (82)
 - Electrical Repair (762)
 - Engineering, Architectural and Survey Services (871)
 - Finance, Insurance and Real Estate (except cemeteries)
 - Division H (60-67)
 - General Merchandise Stores (53)
 - Hardware Stores (525)
 - Health Services (Except hospitals - 806) (80)
 - Home Furniture, Furnishings and Equipment Stores (57)
 - Individual and Family Social Services (832)
 - Legal Services (81)
 - Management Services, Consultants, Public Relations (8741 and 8743)
 - Membership Organizations (786)
 - Membership Sports and Recreation Clubs (7997)
 - Miscellaneous Food Stores (549)
 - Miscellaneous Retail (591-594)
 - Motion Picture Distribution (7822)
 - Motion Picture Theaters (783)
 - Multi-family (See Section 1137.25(n))
 - Museums, Art Galleries, Gardens (Except animal exhibits) (84)
 - Other Social Services (839)
 - Paint, Glass and Wallpaper Stores (523)
 - Personal Services (72)
 - Public and Quasi Public Uses
 - Retail Stores Not Elsewhere Classified (599)
 - Rooming and Boarding Houses (702)
 - Retail Bakeries (546)
 - Services Not Classified Elsewhere (899)
 - Video Tape Rental (784)
 - Watch and Jewelry Repair (763)

- (b) Conditional Uses. (Permitted upon approval of a conditional use permit by the Board of Zoning Appeals)
- Automobile Parking (752)
 - Bowling Centers (7933)
 - Business Services Not Classified Elsewhere (7389)
 - Automobile Parking (752)
 - Commercial Printing (275)
 - Direct Selling Establishments (5963)
 - Fruit and Vegetable Markets (543)
 - Grocery Stores (541)
 - Hotels and Motels (704)
 - Inter-City and Rural Bus Transp. (413)
 - Meat and Fish Markets (542)
 - Miscellaneous Equipment Rental (7352) (except heavy construction - 7353)
 - Miscellaneous Repair Shops (769)
 - Motion Picture and Video Production (781)
 - Newspapers, Publishing and/or Printing (271)
 - Physical Fitness Facilities (7991)
 - Reupholstery and Furniture Repair (764)
 - Retail Nurseries, Lawn and Garden Supply Stores (526)
 - Theatrical Producers (792)
- (c) Planned Unit Development Uses. (Permitted upon approval of the Planning Commission and City Council as provided in Chapter 1145)
- Commercial
 - Multi-Family Residential
 - Public and Quasi-Public Uses
 - Single Family Residential
 - All of above individually or in combination
- (d) Minimum Lot Size.
None
- (e) Minimum Lot Width.
None
- (f) Percentage of Lot to be Occupied.
One hundred percent (100%) less the off-street loading requirements. (see Section 1141.03)
- (g) Minimum Floor Area. None except see Section 1137.25(n) for multi-family minimums.
- (h) Maximum Height of Principal Buildings.
4 stories or 50 feet
- (i) Minimum Yard Dimensions.
None
- (j) Accessory Buildings.
- | | |
|---------------------|---------|
| Maximum Height | 25 feet |
| Minimum Distance to | |
| Side Lot Line | 0 feet* |
| Rear Lot Line | 0 feet* |
- *10 feet if adjacent to R district
- (k) Minimum Off Street Parking Requirements.
See Chapter 1141
Municipal Parking lots may be included in off-street computation
- (l) Minimum Off Street Loading Requirements.
See Section 1141.03

- (m) Signs Permitted.
See Chapter 1143
- (n) Other Provisions.
- (1) Retractable awnings: There shall be a minimum clearance of seven feet (7') (2134 mm) from the sidewalk to the lowest part of the framework or any fixed portion of any retractable awning, except that the bottom of the variance of canvas awnings shall have a minimum clearance of six feet (6') nine inches (9") (2057 mm) above the sidewalk. Retractable awnings shall be securely fastened to the building and shall not extend closer than twelve inches (12") (305 mm) in from the curb line. They shall be equipped with a mechanism or device for raising and holding the awning in a retracted or closed position against the face of the building.
 - (2) Fixed or permanent awnings: The clearance from the sidewalk to the lowest part of any fixed or permanent awning shall be the same as required in Section 1137.25(n)(1) for retractable awnings. Fixed or permanent awnings installed above the first story shall not project more than four feet (4') (1219 mm).
 - (3) Canopies: Canopies shall be constructed of a metal framework, with an approved covering, attached to the building at the inner end and supported at the outer end by not more than two stanchions with braces anchored in an approved manner and placed not less than two feet (2') (610 mm) in from the curb line. The horizontal portion of the framework shall be not less than eight feet (8') (2434 mm) nor more than twelve feet (12') (3658 mm) above the sidewalk and the clearance between the covering or valance and the sidewalk shall be not less than seven feet (7') (2134 mm).
 - A. Rigid awnings or canopies supported in whole or in part by members resting on the ground are not permitted.
 - B. Canopies or awnings to be located in the Architectural Review District must obtain a Certificate of Appropriateness from the Architectural Review Board.

Multi-Family housing permitted in downtown overhead of business area with minimum square footage as follows:

1 BR 500	3 BR 900
2 BR 900	4 BR 1100

(Ord. 29-97. Passed 6-12-97.)

1137.26 TRAFFIC ORIENTED COMMERCIAL (TOC).

The regulations for this district shall be minimums unless otherwise noted and shall be uniformly applied except as otherwise granted by the Board of Zoning Appeals.

- (a) Permitted Uses. (Including accessory uses and essential public services)
- Amusement and Recreation Services Not Elsewhere (7999)
 - Arrangement of Transportation-Passenger and Freight (472-473)
 - Auto and Home Supply Stores (553)
 - Automotive Dealers (Not Elsewhere Classified) (559)
 - Automotive Rental (751)
 - Automotive Repair (753)
 - Automotive Services (754)
 - Boat Dealers (555)
 - Bowling Centers (7933)
 - Bus Charter Service (414)
 - Catalog and Mail Order Houses (With Warehousing Shipping) (5961)

Child Care Center, Class B
Coin Operated Amusement Devices (7993)
Commercial Banks, S. and L., Credit Unions (60)
Commercial Printing (275)
Computer Programming, Data Processing and Other Computer Related Services (737)
Construction, Special Trades (17)
Dance Studios (791)
Direct Selling Establishments (5963)
Eating and Drinking Places (58)
Educational Services (821-829)
Facilities Support Services (8744)
Fruit and Vegetable Markets (543)
Fuel Oil Dealers (retail) (598)
Funeral Services (726)
Gasoline Service Stations (554)
General Merchandise Stores (53)
Grocery Stores (541) (Ord. 29-97. Passed 6-12-97.)
Health Services Offices (801-804) (Ord. 23-01. Passed 5-10-01.)
Holding and Investment Offices (67)
Home Furniture, Furnishings and Equipment Stores (57)
Hotels and Motels (701 and 704)
Insurance Carriers (63)
Inter-City and rural Bus Transportation (413)
Laundry, Cleaning and Garment Services (721)
Lumber and Other Building Material Dealers (521)
Mailing, Reproduction, Commercial Art, Stereo Services (733)
Major Office and Commercial Facilities
Meat and Fish Markets (542)
Membership Organizations (86)
Membership Sports and Recreation Clubs (7997)
Mini Storage, Public
Misc. Equipment Rental (735)
Miscellaneous Health and Allied Services (809)
Miscellaneous Repair Shops (769)
Motion Picture and Video Production (781)
Motion Picture Theaters (783)
Motor Vehicle Dealers (551 and 552) (new and/or used)
Motorcycle Dealers (557)
Museums, Art Galleries, Gardens (84) (except animal exhibits)
Non-Depository Credit Institutions (61)
Physical Fitness Facilities (7991)
Printing, Newspapers (271)
Professional Sports Race Tracks (794)
Public and Quasi Public Uses
Real Estate (Except Cemeteries) (65)
Recreational Vehicle Dealers (556)
Retail Nurseries, Lawn and Garden Supply Stores (526)
School Buses (415)
Security and Commodity Brokers, Dealers (62)
Services to Dwellings and Other Buildings (734) (Ord. 29-97. Passed 6-12-97.)
Sexually Oriented Business Establishments (provided the provisions of Section 1139.24 are met.) (Ord. 92-00. Passed 11-21-00.)
Shopping Centers

- Theatrical Producers (792)
 Veterinary Services for Animal Specialties (742)
 Warehousing (42)
 Wholesale Trade, Durable and Non Durable Goods (50 and 51)
- (b) Conditional Uses. (Permitted upon approval of a conditional use permit by the Board of Zoning Appeals)
 Amusement Parks (7996)
 Building Construction - General Contractors (15)
 Business Services Not Classified Elsewhere (7389)
 Camp and RV Parks (703)
 Construction - Special Trades (17)
 Detective, Guard and Armored Car Services (7381) except dogs or other animals
 Hospitals (806)
 Misc. Personal Services (729)
 Mobile Home Dealers (527)
 Photofinishing Laboratories (7384)
 Research, Development and Biological (8731)
 Taxicabs (412)
 Terminals and Service Facilities for Motor Vehicle Passenger Transportation (417)
 Transportation Services (47)
- (c) Planned Unit Development Uses. (Permitted upon approval of the Planning Commission and City Council as provided in Chapter 1145)
 Commercial
 Multi-Family Residential
 Public and Quasi-Public Uses
 Single Family Residential
 All of above individually or in combination
- (d) Minimum Lot Size. (Square feet per business unit)
 30,000 square feet
- (e) Minimum Lot Width.
 125 square feet
- (f) Percentage of Lot to be Occupied. (Principal and accessory buildings)
 Forty percent (40%)
- (g) Minimum Floor Area.
 None
- (h) Maximum Height of Principal Buildings.
 4 stories or 50 feet
- (i) Minimum Yard Dimensions.
- | | |
|---------------|---------|
| Front Setback | 40 feet |
| One Side | 10 feet |
| Sum of Sides | 20 feet |
| Rear Yard | 20 feet |
- (j) Accessory Buildings.
- | | |
|---------------------|---------|
| Maximum Height | 35 feet |
| Minimum Distance to | |
| Side Lot Line | 10 feet |
| Rear Lot Line | 20 feet |
| Front Lot Line | 50 feet |
- (k) Minimum Off Street Parking Requirements.
 See Chapter 1141

- (l) Minimum Off Street Loading Requirements.
See Chapter 1141
- (m) Signs Permitted.
See Chapter 1143
- (n) Other Provisions and Requirements.
None (Ord. 29-97. Passed 6-12-97.)

1137.27 HOSPITAL MEDICAL DISTRICT (HMD).

The regulations for this district shall be minimums unless otherwise specified and shall be uniformly applied except as otherwise granted by the Board of Zoning Appeals.

- (a) Permitted Uses. (Including accessory uses and essential public services)
 - Administration of Human Resource Programs (94)
 - Bed and Breakfast
 - Child Care Center, Class A
 - Child Care Centers, Class B
 - Drug Stores and Proprietary Stores (5912)
 - Family Care Homes
 - Funeral Services - Crematories (7261)
 - Group Homes
 - Health Services (80)
 - Professional Schools for Medical Field
 - Public and Quasi-Public Uses
 - Rooming and Boarding Houses (7021)
 - Schools for Physically Handicapped
 - Schools for Retarded
 - Social Services (83)
- (b) Conditional Uses. (Permitted upon approval of a conditional use permit by the Board of Zoning Appeals)
 - Multi-Family Residential (See Section 1137.27(n))
 - Single Family Residential (See Section 1137.27(n))
- (c) Planned Unit Development Uses. (Permitted upon approval of the Planning Commission and City Council as provided in Chapter 1145).
 - Commercial
 - Multi Family Residential
 - Public and Quasipublic uses
 - Single Family Residential
 - Combinations of above
- (d) Minimum Lot Size.
9,600 sq. ft.
- (e) Minimum Lot Width.
80 feet
- (f) Maximum Percentage of Lot to be Occupied.
Fifty percent (50%)
- (g) Minimum Floor Area.
800 sq. ft.
- (h) Maximum Height of Principal Buildings.
4 stories or 50 feet
- (i) Minimum Yard Dimensions.

Front Setback	25 feet
One Side	6 feet
Sum of Sides	15 feet
Rear	20 feet

- (j) Accessory Buildings.
 Maximum Height 25 feet*
 Minimum Distance to
 Side Lot Line 5 feet
 Rear Lot Line 10 feet
 Front Lot Line 25 feet
 *Residential Uses 15 feet
- (k) Minimum Off Street Parking Space Requirements.
 Residential uses, two spaces for each dwelling unit
 Nonresidential Uses, see Chapter 1141
- (l) Minimum Off Street Loading Space Requirements.
 See Chapter 1141
- (m) Signs Permitted.
 See Chapter 1143
- (n) Other Provisions and Requirements.
 - Dwelling Conversion permitted
 - Home Occupation permitted only if business use is a permitted use
 - R-3 and R-4 regulations apply as appropriate unless variances are approved by the Board of Zoning Appeals (Chapter 1129, Sections 1129.12 to 1129.18) (Ord. 29-97. Passed 6-12-97.)

1137.28 RESERVED.

EDITOR'S NOTE: This section is reserved for future legislation.

1137.29 RESERVED.

EDITOR'S NOTE: This section is reserved for future legislation.

1137.30 M-1 LIGHT MANUFACTURING.

The regulations for this district shall be minimum regulations and shall apply uniformly except as otherwise granted by the Board of Zoning Appeals.

- (a) Permitted Uses. (Including accessory uses and essential public services).
 Agricultural - crops (01)
 Agricultural - services (07)
 Apparel Manufacturer (23)
 Automotive Repair, Services and Parking (75)
 Bakery Products (205)
 Building Construction - General contractors (15)
 Canned, Frozen and Preserved Foods (203)
 Construction - Special Trades (17)
 Dairy Products (202)
 Eating and Drinking Places (58)
 Fish Hatcheries (092)
 Fishing Preserves (092)
 Gas Stations (55)
 Grain Mill Products (204)
 Leather Product Manufacturer (313-319)
 Mfg. of Audio/Visual Equipment (3651)
 Mfg. of Measuring/analyzing Instruments (38) (Except 386, See M-2)
 Publishing Houses (27)
 Research, Development and Testing Services (873)
 Taxicabs Operation (412)
 Transport Terminals (42)

- Transportation Services (47)
- Tree Farms, nurseries (tree) (08)
- Warehousing (42)
- Wholesale - Nondurable (51) (Except 516, 517 - see M-2)
- Wholesale Trade - Durable Goods (50)
- Wholesale Trade (505, 508)
- (b) Conditional Uses. (Permitted upon approval of a conditional use permit by the Board of Zoning Appeals).
 - Agriculture - Livestock (02)
 - Bus Charter Service (414)
 - Glass products from glass (323)
 - Heavy Construction (16)
 - Lumber and Wood Products (24)
 - Miscellaneous Mfg. (39)
 - Paper and Allied Products (26)
 - Terminal and Bus Service (415)
 - Textile Mill Products (22)
 - Water Plants (491)
- (c) Planned Unit Development Uses. (Permitted upon approval of the Planning Commission and City Council as provided in Chapter 1145). A mix of commercial, industrial, public and quasipublic uses individually or in combination may be requested. (See Chapter 1145).
- (d) Minimum Lot Size.
15,000 square feet
- (e) Minimum Lot Width.
100 feet
- (f) Maximum Percentage of Lot to be Occupied.
Forty percent (40%)
- (g) Minimum Floor Area.
N/A
- (h) Maximum Height of Principal Buildings.
4 stories or 50 feet
- (i) Minimum Yard Dimensions.

Front Setback	50 feet
One Side	20 feet
Sum of Sides	40 feet
Rear	40 feet
- (j) Accessory Buildings.

Maximum Height	25 feet
Minimum Distance to	
Side Lot Line	10 feet
Rear Lot Line	10 feet
Front Lot Line	50 feet
- (k) Minimum Off Street Parking Space Requirements.
See Chapter 1141
- (l) Minimum Off Street Loading Space Requirements.
See Chapter 1141
- (m) Signs Permitted.
See Chapter 1143
- (n) Other Provisions and Requirements.
See Section 1139.12 and Section 1139.15 to 1139.23.
(Ord. 29-97. Passed 6-12-97.)

1137.31 M-2 HEAVY MANUFACTURING.

The regulations for this district shall be minimum regulations and shall apply uniformly except as otherwise granted by the Board of Zoning Appeals.

- (a) Permitted Uses. (Including accessory uses and essential public services).
All permitted uses in M-1 are permitted uses in M-2. In addition, the following are permitted:
Abrasive and Non-Metallic Mineral (329) (except asbestos products, 3929, see Section 1137.40)
Agriculture - Livestock (02)
Airports
Apparel Manufacturer (23)
General Contractors
Bus Charter Service (414)
Computer equipment (35)
Concrete and Stone Products (327, 328, 329) (except Lime, hydraulic cement)
Electric Generation Transmission (491)
Electronic/Electrical Equipment (36)
Fabricated Metal Products (34) (except 348, see Section 1137.40)
Food and Kindred Products (20)
Gas Production and Dist. (492)
Glass and Glassware (321-323)
Heavy Construction (16)
Industrial and Commercial Machinery (35)
Leather Tanning and Finishing (311)
Lumber and Wood Products (24)
Mfg. of Measuring/Analyzing Instruments (38) (except 386, See M-2)
Miscellaneous Mfg. (39)
Paper and Allied Products (26)
Photographic Equipment and Supplies (386)
Primary Metal Industries (33)
Railroad Transportation (40)
Rubber and Miscellaneous Plastic Products (30)
Sanitary Services (495) (except 4953)
Structural Clay Products (325, 326)
Terminal and Bus Service (415)
Textile Mill Products (22)
Transportation Equipment (37)
Water Plants (494)
- (b) Conditional Uses. (Permitted upon approval of a conditional use permit by the Board of Zoning Appeals)
Chemicals and Allied Products (28)
Distillation of Turpentine and Resins (0831)
Gypsum Products (3275)
Hydraulic Cement (324)
Lime Mfg. (3274)
Petroleum Refining (29)
Smelting and Refining (33)
Stone Quarries (14)
Tobacco Products (21)

- (c) Planned Unit Development. (Permitted upon approval of the Planning Commission and City Council as provided in Chapter 1145). A mix of commercial, industrial, public and quasipublic uses, individually or in combination, may be requested. See Chapter 1145.
- (d) Minimum Lot Size.
40,000 square feet
- (e) Minimum Lot Width.
150 feet
- (f) Maximum Percentage of Lot to be Occupied.
Fifty percent (50%)
- (g) Minimum Floor Area.
N/A
- (h) Maximum Height of Principal Buildings.
4 stories or 50 feet
- (i) Minimum Yard Dimensions.
- | | |
|---------------|---------|
| Front Setback | 80 feet |
| One Side | 30 feet |
| Sum of Sides | 60 feet |
| Rear | 50 feet |
- (j) Accessory Buildings.
- | | |
|---------------------|---------|
| Maximum Height | 25 feet |
| Minimum Distance to | |
| Side Lot Line | 10 feet |
| Rear Lot Line | 20 feet |
| Front Lot Line | 80 feet |
- (k) Minimum Off Street Parking Space Requirements.
See Chapter 1141
- (l) Minimum Off Street Loading Space Requirements.
See Chapter 1141
- (m) Signs Permitted.
See Chapter 1143.
- (n) Other Provisions and Requirements.
See Section 1139.12 and Section 1139.15 to 1139.23.
(Ord. 29-97. Passed 6-12-97.)

1137.32 SPECIAL DISTRICT ONE (SD1).

The regulations for this district shall be minimum regulations and shall be uniformly applied except as otherwise granted by the Board of Zoning Appeals.

- (a) Permitted Uses. (Including accessory uses and essential public services)
- Accounting, Auditing and Bookkeeping Services (872)
 - Agricultural - Crops (01)
 - Agricultural - Services (except 0742 and 0752) (07)
 - Amusement and Recreation Services Not Elsewhere Classified (7999)
 - Apparel and Accessory Stores (56)
 - Apparel Manufacturer (23)
 - Arrangement of Transportation - Passenger and Freight (472)
 - Arrangement of Transportation of Freight and Cargo (Office Only) (473)
 - Auto and Home Supply Stores (553)
 - Automatic Merchandising Machine Operators (5962)
 - Automotive Dealers Not Elsewhere Classified (559)
 - Automotive Rental, Repair and Services (75)

Barber Shops (724)
Beauty Shops (723)
Boat Dealers (555)
Bowling Centers (7933)
Building Construction - General Contractors (15)
Building Materials, Hardware, Garden Supply and Mobile Home Dealers (52)
Bus Charter Service (414)
Business Consulting Not Elsewhere Classified (8748)
Business Services (73)
Candy, Nut and Confectionary Stores (544)
Catalog and Mail Order (5961)
Coin Operated Amusement Devices (7993)
Commercial Printing (275)
Communications (48)
Computer Equipment (357)
Construction - Special Trade (17)
Dairy Products (202)
Dairy Product Stores (545)
Dance Studios (791)
Director Selling Establishments (5963)
Eating and Drinking Places (58)
Economic, Sociological and Educational Research (8732 and 8733)
Educational Services (82)
Electrical Repair (762)
Electric, Gas and Sanitary Services (49)
Engineering, Architectural and Survey Services (871)
Facilities Support Services (8744)
Finance, Insurance and Real Estate (except cemeteries) Division H (60-67)
Fish Hatcheries (0921)
Fishing Preserves (0921)
Food and Kindred Products (20)
Fuel Oil Dealers (retail) (598)
Funeral Services (726)
Gasoline Service Stations (554)
General Merchandise Stores (53)
Grocery Stores (541)
Health Services Offices (801-804)
Home Furnishing, Furniture and Equipment Stores (57)
Hotels and Motels (701 and 704)
Individual and Family Social Services (832)
Inter City and Rental Bus Transportation (413)
Job Training and Vocational Services (833)
Leather Product Manufacturer (313-319)
Legal Services (81)
Local and Suburban Passenger Transportation
Lumber and Other Building Material Dealers (521)
Major Offices and Commercial Facilities
Management Services, Consultants, Public Relations (8741-8743)
Medical and Dental Laboratories (807)
Membership Sports and Recreation Clubs (7997)

- Mfg. of Audio/Visual Equipment (3651)
- Mfg. of Measuring/ Analyzing Instruments (except 386) (38)
- Mini-Storage, Public
- Miscellaneous Food Stores (549)
- Miscellaneous Health and Allied Services (809)
- Miscellaneous Retail (591-594)
- Miscellaneous Repair Services (76)
- Motion Picture Distribution (7822)
- Motion Picture Theaters (783)
- Motion Picture and Video Production (781)
- Motor Freight Transportation and Warehousing (42)
- Motor Vehicles Dealers (new and used) (551 and 552)
- Motorcycle Dealers (557)
- Museums, Art Galleries, Gardens (except animal exhibits) (84)
- Photographic Equipment and Supplies (386)
- Photographic Studios (722)
- Physical Fitness Facilities (7991)
- Printing, Newspapers (271)
- Professional Sports Race Tracks (794)
- Public Uses
- Publishing Houses (27)
- Quasi Public Uses
- Recreational Vehicle Dealers (556)
- Retail Bakeries (546)
- Retail Stores Not Classified Elsewhere (599)
- Reupholstery and Furniture (764)
- School Buses/Terminal and Bus Services (415)
- Services Not Elsewhere Classified (899)
- Shoe Repair (725)
- Shopping Center
- Taxicabs Operation (412)
- Theatrical Producers (792)
- Transportation Services (47)
- Tree Farms, Nurseries (08)
- Veterinary Animal Hospital and/or Animal Clinics
Excluding Outside Kennels (0742)
- Video Tape Rental (784)
- Watch and Jewelry Repair (763)
- Wholesale Trade - Durable Goods (50)
- Wholesale Trade - Nondurable Goods (51)
- (b) Conditional Uses. (Permitted upon approval of a conditional use permit by the Board of Zoning Appeals)
 - Agriculture/Livestock (02)
 - Airports (4581)
 - Amusement Parks (7996)
 - Bakery Products (205)
 - Camp and RV Parks (703)
 - Electronic/Electrical Equipment (36)
 - Glass Products from Glass (323)
 - Heavy Construction (16)

- Hospitals (806)
 Laundry, Cleaning and Garment Services (721)
 Lumber and Wood Products (24)
 Miscellaneous Mfg. (39)
 Miscellaneous Personal Services (729)
 Non Durable Goods (except 516, 517) (51)
 Paper and Allied Products (26)
 Research, Development and Testing Services (873)
 Research, Development and Biological (8731)
 Rubber and Miscellaneous Plastic Products (30)
 Terminals and Service Facilities for Motor Vehicle Passenger Transportation (417)
 Textile Mill Products (22)
 Water Plants (4941)
- (c) Planned Unit Development Uses. (Permitted upon approval of the Planning Commission and City Council as provided in Chapter 1145). A mix of commercial, industrial, public and quasipublic uses individually or in combination may be requested - see Chapter 1145.
- (d) Minimum Lot Size.
30,000
- (e) Minimum Lot Width.
125 feet
- (f) Maximum Percentage of Lot to be Occupied.
Forty percent (40%)
- (g) Minimum Floor Area.
N/A
- (h) Maximum Height of Principal Buildings.
4 stories or 50 feet
- (i) Minimum Yard Dimensions.
- | | |
|---------------|---------|
| Front Setback | 40 feet |
| One Side | 10 feet |
| Sum of Sides | 20 feet |
| Rear | 20 feet |
- (j) Accessory Buildings.
- | | |
|---------------------|---------|
| Maximum Height | 35 feet |
| Minimum Distance to | |
| Side Lot Line | 10 feet |
| Rear Lot Line | 20 feet |
| Front Lot Line | 50 feet |
- (k) Minimum Off Street Parking Space Requirements.
See Chapter 1141
- (l) Minimum Off Street Loading Space Requirements.
See Chapter 1141
- (m) Signs Permitted.
See Chapter 1143
- (n) Other Provisions and Requirements.
See Sections 1139.12 and Section 1139.15 to 1139.23
(Ord. 29-97. Passed 6-12-97.)

1137.33 RESERVED.

EDITOR'S NOTE: This section is reserved for future legislation.

1137.34 RESERVED.

EDITOR'S NOTE: This section is reserved for future legislation.

1137.35 RESERVED.

EDITOR'S NOTE: This section is reserved for future legislation.

1137.36 RESERVED.

EDITOR'S NOTE: This section is reserved for future legislation.

1137.37 RESERVED.

EDITOR'S NOTE: This section is reserved for future legislation.

1137.38 RESERVED.

EDITOR'S NOTE: This section is reserved for future legislation.

1137.39 RESERVED.

EDITOR'S NOTE: This section is reserved for future legislation.

1139.40 PROHIBITED USES.

Because Council finds the following uses to be:

- (a) Not harmonious with nor in accordance with general objectives or with any specific objectives of the City's Comprehensive Plan and/or the zoning ordinance; and/or
- (b) Will be hazardous or disturbing to existing or future neighboring uses; and/or
- (c) Will involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any persons, property or the general welfare; and/or
- (d) Will be a nuisance; and/or
- (e) Not in the interests of the health, safety and welfare of the citizens of the City;
These uses are prohibited in any districts:
Asbestos Products (3292)
Acid Waste, Dumps, Incinerators, Landfills, Sludge Disposal Sites (4953)
Coal and Metal Mining (10, 12)
Explosive Manufacture and Storage (2892)
Hunting Preserves (097)
Oil and Gas Extraction (except self help gas) (13)
Ordnance and Accessories (348).
(Ord. 29-97. Passed 6-12-97.)

