

CHAPTER 1248  
Use Regulations

1248.01 Permitted and conditional uses.

CROSS REFERENCES

Division of municipal corporations into zones - see Ohio R.C. 713.06  
 Restrictions on location, height and bulk of buildings - see Ohio R.C. 713.07 et seq.  
 Basis of districting or zoning; classification of buildings and structures - see Ohio R.C. 713.10  
 General provisions and definitions - see P. & Z. Ch. 1240  
 Administration, enforcement and penalty - see P. & Z. Ch. 1242  
 Flood Plain Regulations - see P. & Z. Ch. 1252  
 Conservation District Regulations - see P. & Z. Ch. 1254  
 Planned Development Regulations - see P. & Z. Ch. 1256

1248.01 PERMITTED AND CONDITIONAL USES.

The permitted and conditional uses for each district are provided in the following subsections. Uses given in the following zoning districts shall be interpreted according to the definitions (when given) in this Zoning Code. Uses which cannot be clearly and easily interpreted as permitted by the definition given shall be determined by the Board of Zoning Appeals. Uses not specifically listed or not interpreted to be included in the zoning districts shall not be permitted except by amendment or exception to this Zoning Code. Conditional uses shall not only be permitted after a public hearing and approval by the Board of Zoning Appeals as required by this Zoning Code.

- (a) R-1 Rural Residential District.
- (1) Permitted uses.  
 Agriculture  
 Single-family dwellings  
 Non-commercial recreation facilities  
 Home occupations  
 Essential services  
 Accessory uses  
 Semi-public uses  
 Public uses
- (2) Conditional uses requiring Board approval.  
 Two-family dwellings  
 Nurseries (child care)  
 Nursing homes  
 Cemeteries  
 Commercial recreation facilities  
 Mineral extraction, storage, and processing, including oil and gas wells  
 (See Section 1262.12)

- Farm vacation enterprises
- Vacation or seasonal homes (See Section 1262.10)
- Camps (See Section 1262.09)
- Mortuaries
- Airports
- Kennels or animal hospitals
- Television or radio stations, transmitters or towers
- Institutions
- Tourist homes
- Public service facilities
- (b) R-2 and R-2a Suburban Residential Districts.
  - (1) Permitted uses.
    - Single-family dwellings
    - Home occupations
    - Essential services
    - Accessory uses
    - Public uses
  - (2) Conditional uses requiring Board approval.
    - Non-commercial recreation facilities
    - Semi-public uses
    - Public service facilities
- (c) R-2b Zero Lot Line Suburban Residential Districts.
  - (1) Permitted uses.
    - Single-family dwellings
    - Home occupations
    - Essential services
    - Accessory uses
    - Public uses
- (d) R-3 Urban Residential District.
  - (1) Permitted uses.
    - Single-family dwellings
    - Home occupations
    - Essential services
    - Accessory uses
    - Public uses
  - (2) Conditional uses requiring Board approval.
    - Two-family dwellings
    - Multiple-family dwellings having not more than four dwellings
    - Non-commercial recreation facilities
    - Semi-public uses
    - Public service facilities
    - Professional offices
    - Professional mixed use
- (e) R-3a Zero Lot Line Urban Residential District.
  - (1) Permitted uses.
    - Single-family dwellings
    - Home occupations
    - Essential services
    - Accessory uses
    - Public uses

- (f) R-4 Apartment Residential District.
- (1) Permitted uses.  
Multi-family dwellings  
Home occupations  
Essential services  
Accessory uses  
Public uses
- (2) Conditional uses requiring board approval.  
Single-family dwellings  
Two-family dwellings  
Non-commercial recreation facilities  
Semi-public uses  
Public service facilities
- (g) R-C Residential-Commercial District.
- (1) Permitted uses.  
Single-family dwellings  
Two-family dwellings  
Nurseries (child care)  
Nursing homes  
Tourist homes  
Mortuaries  
Non-commercial recreation facilities  
Home occupations  
Essential services  
Accessory uses  
Semi-public uses  
Public uses
- (2) Conditional uses requiring Board approval.  
Multi-family dwellings  
Mixed-use dwellings  
Commercial uses  
Commercial recreation facilities  
Public service facilities
- (h) C-1 Restricted Commercial District.
- (1) Permitted uses.  
Grocery stores and other food stores  
Eating and drinking places, except drive-ins  
Drug stores  
Carry outs and liquor stores  
Cigar store, newsstands, and florists  
Financing, insurance, and real estate establishments  
Garment pressing and laundry and dry cleaning agents  
Self-service laundries  
Barber and beauty shops  
Shoe, watch and other small item repair shops  
Doctor, dentist and other health practitioners' offices or clinics  
Offices of professionals and non-professional  
Essential services

- Accessory uses
    - Semi-public uses
    - Public uses
  - (2) Conditional uses requiring Board approval.
    - Dwellings, including mixed use dwellings, as determined appropriate and compatible by the Board
    - All other commercial uses determined appropriate and compatible by the Board
    - Public service facilities
- (i) C-2 and C-2a General Commercial Districts.
  - (1) Permitted uses.
    - All commercial uses, including retail trade, finance, insurance, real estate, and service establishments, except those listed as conditional uses
    - Essential services
    - Accessory uses
    - Public uses
    - Semi-public uses
    - Public service facility
  - (2) Conditional uses requiring Board approval.
    - Dwellings, including mixed use dwellings, as determined appropriate and compatible by the Board
    - Used merchandise stores with outdoor display
    - Construction establishments such as building, plumbing, heating or other special trade contractors
    - Manufacturing establishments
    - Trucking terminals and facilities
    - Wholesale and warehousing facilities
    - Commercial laundries and dry cleaning plants
    - Other uses as determined appropriate and compatible by the Board
- (j) I Industrial District.
  - (1) Permitted uses.
    - Manufacturing meeting nuisance requirements
    - Research and testing facilities
    - Grain elevators and feed mills
    - Manufacture, sale, and storage of building materials
    - Wholesale and warehousing facilities
    - Transport and trucking terminals
    - Equipment storage and sales
    - Essential services
    - Accessory uses
    - Public service facilities
  - (2) Conditional uses requiring Board approval.
    - Mineral extraction, storage and processing including oil and gas wells (See Section 1262.12)
    - Junk storage and sales
    - Dwellings, including mixed use dwellings, as determined appropriate and compatible by the Board
    - Other uses as determined appropriate and compatible by the Board
- (k) L-1 Light Industrial District.
  - (1) Permitted uses.
    - Agriculture
    - Accessory uses and structures (accessory to uses and structures permitted in this District.)

Assembly of electrical appliances, instruments, and devices, including electroplating and the manufacture of small parts such as condensers, transformers and crystal holders.

Automobile painting, upholstering, rebuilding, reconditioning body and fender work, truck repairing, or overhauling.

Computer and electronic equipment manufacture and assembly.

Kennels.

Light manufacturing uses conducted within a building and engaged producing the following types of products:

Apparel and other products made from fabrics

Electrical equipment and components

Food products, such as baked goods, confectionery products, and beverages

Furniture and wood product

Leather and leather products

Measuring, analyzing and control instruments

Printing and publishing materials

Plastics & plastic products

Offices and Laboratories

Restaurants

Recreational Facilities (commercial & non-commercial)

(2) Conditional Uses requiring Board Approval.

Laundry, cleaning and dyeing works, and carpet and rug cleaning.

The manufacture of pottery or ceramic products.

Freighting, or trucking yard or trucking terminal.

Dwellings, including mixed use dwellings, as determined appropriate and compatible by the Board.

Other uses as determined appropriate and compatible by the Board.

(1) PD Planned Development District.

(1) Permitted uses with an approved development plan.

Camps

Vacation home developments

Large recreational complexes having several types of recreational uses and including any of the above uses

Industrial parks

Housing projects over five acres or twenty-five dwelling units

Shopping centers

Combinations of the above uses

Facilities needed in support of any of the above such as shopping, schools, churches, clubs, parks, water and/or sewage treatment facilities, etc., when submitted as a part of the overall development plan

Home occupations

Essential services

Accessory uses

Public uses

Public service facilities

(2) Conditional uses requiring Board approval.

Any additional uses after construction of the planned development project that are not in accord with the approved development plan.

- (m) MH Mobile Home Parks.  
The purpose of this district is to provide for the suitable location for mobile/manufactured home parks.
- (n) FP Flood Plain District.  
Permitted and Conditional Uses  
(See Flood Plain District Regulations, Chapter 1252.)
- (o) CV Conservation District.  
Permitted and Conditional Uses  
(See Conservation District Regulations, Chapter 1254.)
- (p) WP Wellhead Protection District.  
Permitted and Conditional Uses  
(See Wellhead Protection District Regulations, Chapter 1255.)
- (q) ARD Architectural Review District.  
Permitted and Conditional Uses  
(See Architectural Review District Regulations, Chapter 1257.)  
(Ord. 75-96. Passed 11-18-96; Ord. 14-2001. Passed 3-5-01.)