

CHAPTER 1246  
Districts Generally and Zoning Map

1246.01	Establishment and purpose of zoning districts.	1246.02	Location of Districts.
		1246.03	Zoning Map.

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. 12S4

Planned Development Regulations - see P. & Z. Ch. 1256

Wellhead Protection District Regulations - see P. & Z. Ch. 1255

1246.01 ESTABLISHMENT AND PURPOSE OF ZONING DISTRICTS.

For the purpose of this Zoning Code the following districts are hereby established and their purpose defined.

<u>District</u>	<u>Purpose</u>
R-1 Rural Residential	For very low density residential development and other appropriate uses in areas that are relatively undeveloped.
R-2 Suburban Residential	For low density single-family residential development.
R-2a Suburban Residential	For medium low density single-family residential development.
R-2b Zero Lot Line Suburban Residential	For medium low density single-family residential development (with one side zero lot line).
R-3 Urban Residential	For medium density single-family residential areas of the Village which have existing small lots and are generally the older portions of the Village. Some limited apartment development may be permitted by conditional permit of the Board of Zoning Appeals.

<u>District</u>	<u>Purpose</u>
R-3a Zero Lot Line Urban Residential	For medium density single-family residential areas of the Village which have existing small lots and would benefit from use of a one side zero lot line. These are generally in the older portions of the Village.
R-4 Apartment Residential	For apartment development in areas which have satisfactory site conditions such as access to Village services and good street access.
R-C Residential- Commercial	For areas where limited mixed land uses exist and are not particularly harmful to each other. Only dwellings and those uses which are reasonably compatible with existing residential development are allowed.
C-1 Restricted Commercial	For commercial development areas with a broad range of commercial uses that are compatible with nearby residential uses and that are needed to serve the local population.
C-2 General Commercial	For commercial development areas with a broad range of commercial uses that are needed to serve not only local residents of the region but also tourists or travelers.
C-2a (Urban) General Commercial	For commercial development in the downtown areas with a broad range of commercial uses that are needed to serve not only local residents of the region, but also tourists or travelers.
I Industrial	For industrial development at appropriate locations. Control of environmental nuisances, such as smoke, noise and pollution, is required.
PD Planned Development	For projects that may be unique or that would not normally be provided for in other districts. Such projects may include residential projects, recreational complexes, and commercial or industrial centers. Such projects would be built only in accordance with plans approved by the Village Council after public hearings and extensive review.
MH Mobile Home Parks	For mobile home parks designed in accordance with the rules of the Ohio Department of Health.
FP Flood Plain	For areas which are subject to periodic flooding, to help minimize loss of life and health and damage to public and private property.
CV Conservation	For lands such as steep hillsides, marshes, natural or scenic areas, or other similar land situations, which need good conservation practices applied.
WP Wellhead Protection	For all lands shown as being within the boundaries of the Wellhead Protection overlay District on the Zoning Map to maintain the long term integrity of the Loudonville Well Water Supply, and to protect public water supplies.

<u>District</u>	<u>Purpose</u>
ARD Architectural Review	For the recognition, preservation, and enhancement of the historic character of the downtown area of Loudonville. (Ord. 75-96. Passed 11-18-96)

#### 1246.02 LOCATION OF DISTRICTS.

(a) The boundaries for the districts listed in this Zoning Code are indicated on the Zoning Map which is hereby adopted by reference. The boundaries shall be modified in accordance with Zoning Map amendments which shall be adopted by reference.

(b) Except when otherwise indicated by dimensions or fixed boundaries shown on the Zoning Map, zoning boundaries shall be determined by scaling. Scaling disputes shall be determined by the Board of Zoning Appeals.

(c) When a district boundary divides a lot in single ownership existing at the time of enactment of this Zoning Code, the use authorized on, and the district requirements of; the least restricted portion of such lot shall be construed as extending to the entire lot, provided, however, that such extension shall not include any part of the lot which is more than fifty feet from the district boundary line.  
(Ord. 19-83. Passed 4-4-83; Ord. 75-96. Passed 11-18-96.)

#### 1246.03 ZONING MAP.

(a) The Zoning Map or any Zoning Map amendment shall be prepared by authority of the Village Council. The Map or amendment shall be dated with the effective date of the ordinance that adopts the Map or amendment.

(b) A print of the adopted Map or Map amendment shall be maintained in the offices of the Village Clerk-Treasurer and Zoning Inspector.  
(Ord. 19-83. Passed 4-4-83; Ord. 75-96. Passed 11-18-96.)