

## OFFICIAL SCHEDULE OF DISTRICT REGULATIONS

Zoning Districts (symbols as used on the official Zoning Map)	Permitted Uses (Accessory uses and essential services are included)	Conditional Uses (Permitted upon issuance of Conditional Use Permit by the Board of Zoning Appeals)	Planned Unit Development Uses (Permitted upon approval by the Planning Commission and Village Council)	Minimum Lot Size			Maximum percentage of Lot to be Occupied (Principal and accessory buildings)	Minimum Floor Area (Square feet)	Maximum Height of (principal) Buildings	
				Square Feet Per Household					Stories	Feet
					With On-Site Sewage Treatment	With Group or Central Sewage Treatment				
1	2	3	4	5	6	7	9	10	11	12
R-1 Low Density Residential	Single-family dwelling. Public and quasi-public uses.	Home occupation. Personal services. Non-commercial recreation. Public service facility.	Residential. Public and quasi-public uses individually or in combination.	----	10,800	80	25	1,200	2-1/2	35
R-2 Medium Density Residential	Single-family dwelling. Public and quasi-public uses.	Multi-family dwelling.* Home occupation. Non-commercial recreation. Offices; Personal Services; Service Business; Public service facility.	Residential. Commercial. Public and quasi-public uses individually or in combination.	----	3,400	60	25	850**	2-1/2	35
R-3 High Density Residential	Single-family dwelling. Multi-family dwelling. Mobile home park (conformance with ORC 3733.02).	Home occupation. Non-commercial recreation. Personal services. Service Business. Group and family care home. Public service facility. Residential treatment facility.	Residential. Commercial. Public and quasi-public uses individually or in combination	----	2,700	80	25	800**	3	40

OFFICIAL SCHEDULE OF DISTRICT REGULATIONS (Cont.)

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				Square Feet Per Household	Width (feet)	Stories			Feet	
										With On-Site Sewage Treatment
1	2	3	4	5	6	7	9	10	11	12
B-1 Service Business	Service business; Auto repair; Drive-in business; Eating and drinking establishment; Commercial recreation; Transient lodging; Shopping-type retail; Supply yards; Offices; Personal services; Single-family dwelling*; Public and quasi-public uses; Multi-family dwelling*.	Wholesale and warehousing; Food processing; Printing and publishing; Transport terminal; Group homes; Public service facility; Light manufacturing and directly related offices and retail sales; Family care home; Residential treatment facility.	Residential. Commercial. Industrial. Public and quasi-public uses individually or in combination	-----	10,000	100	40	None	3	40
B-2 Local Business	Convenience type retail; Eating and drinking establishments; Personal services; Offices; Club; Service and drive-in businesses; Single-family dwelling*; commercial recreation; public and quasi-public uses; Mobile home park; transient lodgings.	Shopping-type retail; Food processing; Animal hospital clinic; kennel; Multi-family dwelling*; Public service facility; Group and family care home. Residential treatment facility.	Residential. Commercial. Industrial. Public and quasi-public uses individually or in combination	----	None	None	50	None	3	40

OFFICIAL SCHEDULE OF DISTRICT REGULATIONS (Cont.)

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				(Square Feet Per Household)					Stories	Feet
					With On-Site Sewage Treatment	With Group or Central Sewage Treatment				
1	2	3	4	5	6	7	9	10	11	12
B-3 Central Business	Retail business (all types); Service business; Offices; Eating and drinking establishments; Transient lodgings; Commercial recreation; Printing and publishing; Personal services; Single and multi-family dwellings*; Club; Public and quasi-public uses.	Drive-in business; Food processing; Public service facility; Group and family care homes; Residential treatment facility.	Residential. Commercial. Public and quasi-public uses individually or in combination.	-----	None	None	100 percent less off-street loading requirement in Col. 21	None	4	50
M-1 Light Manufacturing	Light manufacturing and directly related offices and retail sales; Printing and publishing; Wholesale and warehousing; Single-family dwellings*; Public and quasi-public uses.	Heavy manufacturing and directly related offices and retail sales; Food processing; Transport terminals; Public service facility; Group and family care homes; Residential treatment facility.	Commercial. Industrial. Public and quasi-public uses individually or in combination.	----	15,000	100	40	None	4	50

OFFICIAL SCHEDULE OF DISTRICT REGULATIONS (Cont.)

Zoning Districts (cont.)	Minimum Yard Dimensions (feet)				Accessory Buildings			Maximum (Mandatory) Off-Street Parking Space	Minimum (Mandatory) Off-Street Loading Space	Signs Permitted	Other Provisions and Requirements (Supplementary regulations, prohibitions, notes, etc.)
	Front	Side Yards		Rear	Max. Height (feet)	Minimum Distance in Feet to					
		One Side Yard	Sum of Side Yards			Side Lot Line	Rear Lot Line				
R-1 Low Density Residential	35	8	20	40	20	5	10	Two spaces for each dwelling unit	None	See Ch. 1185	
R-2 Medium Density Residential	25	4	10	30	15	2	5	Two spaces for each dwelling unit	None	"	*R-3 High Density Regulations apply. Dwelling conversion permitted.
R-3 High Density Residential	25	10	25	30	15	5	10	Two spaces for each dwelling unit	None	"	*R-2 Medium Density Regulations apply. **600 sq. ft. for mobile dwelling
B-1 Service Business	40	None	None	30	20	None	None	See Ch. 1181	One space for each 5,000 sq. ft. of floor area or less	"	*R-2 Medium Density Regulations apply. Nonresidential use cannot be conducted closer than 20 ft. from any residential district. * R-3 regulations apply

OFFICIAL SCHEDULE OF DISTRICT REGULATIONS (Cont.)

Zoning Districts (cont.)	Minimum Yard Dimensions (feet)			Rear	Accessory Buildings			Maximum (Mandatory) Off-Street Parking Space	Minimum (Mandatory) Off-Street Loading Space	Signs Permitted	Other Provisions and Requirements (Supplementary regulations, prohibitions, notes, etc.)
	Front	Side Yards			Max. Height (feet)	Minimum Distance in Feet to					
		One Side Yard	Sum of Side Yards			Side Lot Line	Rear Lot Line				
B-2 Local Business	30	None	None	20	15	None	None	See Ch. 1181	One space for each 5,000 sq. ft. of floor area or less	See Ch. 1185	*For single-family dwelling refer to R-2 and multi-family refer to R-3 regulations. Nonresidential use cannot be conducted closer than 20 ft. from any residential district.
B-3 Central Business	None	None	None	None except where adjacent to R District then not less than 10 ft.	25	None	None	See Ch. 1181	"	"	*For single-family dwelling refer to R-2 and multi-family refer to R-3 regulations.
M-1 Light Manufacturing	50	10	30	40	25	5	10	See Ch. 1181	"	"	*For single-family refer to R-2 regulations.