

ARTICLE 2

CHAPTER 2: USE PROVISIONS AND DIMENSIONAL REQUIREMENTS

SEC 2.201 **USE GROUPS IN THE TABLE OF USES BY ZONING DISTRICT:** The uses of land in the following Section 2.205 Table of Uses by Zoning District 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 as follows:

Agricultural & Related Uses: These are primarily uses of or related to agriculture, as defined in this Code.

Residential Uses: These are uses primarily involving housing of various types and densities and associated uses typically found or provided in relation thereto.

Accessory Uses & Structures: These structures and uses are permitted subordinate and secondary in support of, or in relation to, a principal permitted or conditional use or structure.

Temporary Uses: These are uses that are generally of a temporary nature, including but not limited to garage sales, events sponsored by public or private organizations, and which may or may not involve the construction or occupation of new or existing buildings.

Community Facilities' & Essential Services Uses: Community Facilities are publicly or privately owned or operated uses, for profit and not-for-profit, that serve as focal or gathering points for members of the community. Essential Services 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.

Commercial Business & Service 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, lodging, entertainment, repair services, workshops and studios, and similar associated uses.

Industrial Manufacturing, Research & Supply/Services Uses: These are uses of a manufacturing, research, warehousing, or wholesaling character, or that involve compounding, processing, packaging, assembly, storage, or treatment of products or materials, other than solid waste, but including mineral extraction and vehicle parts salvaging uses.

Other Specific Uses: These are uses involving the solid waste disposal, solid waste transition processing, mineral extraction and processing, and junk salvage yards.

SEC 2.202 **PERMITTING DESIGNATIONS OF LAND USES IN TABLE:** The following symbols are used in the permitting table of uses to designate whether or not a certain use listed is allowed in the various zoning districts of this Code, along with indication of whether subject to site plan approval or meeting PUD requirements:

<u>Symbol</u>	<u>Meaning</u>
P	Permitted Use by Zoning Inspector
C	Conditional Use subject to BZA approval or denial
S	A permitted use, subject to BOCC review of a Site Plan
(Shaded)	Prohibited Use
E	Exempt from zoning
Land Use:	The Land Use column of Table 2.205 Table of Uses by Zoning District includes principle permitted uses; accessory uses used in conjunction with a principle permitted use; and temporary uses.

SEC 2.203 **PERMITTING DETERMINATION FOR A USE NOT LISTED:**

- (A) Permitting of a use not listed in the Table of Uses By District shall depend on the Board of Zoning Appeals (BZA) making a determination as to whether the use not listed shall be allowed as a permitted or conditional use or otherwise prohibited, based on being similar or not to one or more use that is listed. The BZA shall make this determination simultaneously with a decision on any application for which it has jurisdiction upon conducting a quasi-judicial hearing.
- (B) The BZA or the Zoning Inspector may determine that the use is an accessory use, associated with the principle permitted use. Accessory uses and structures are permitted in any zoning district, unless qualified within the code, but only in connection with, incidental to, and on the same lot with a principle permitted use or structure which is permitted within such district. Table 2.205 which includes principle permitted uses authorizes other uses normally accessory, auxiliary or incidental to the principle permitted use. The enumerated permitted accessory uses set forth in Table 2.205 provide examples of valid accessory uses for ease of administration but are not intended to exclude uses properly accompanying the principle permitted use.

SEC 2.204 **MIXED USE COMMERCIAL AND MIXED USE NEIGHBORHOOD:** Refer to Section 2.407.3 for use allowances within the Mixed Use Commercial and Mixed Use Neighborhood Districts.

SEC 2.205 **TABLE OF USES BY ZONING DISTRICT:** (See following table.)

SEC 2.205 TABLE OF USES BY ZONING DISTRICT

Use Specific Zones shall follow the standards of the zoning district.

LAND USES	ZONING DISTRICTS												Use Specific Standards	
	RU & R1 A	R1	R1B	R2	R3	B1	B2	B3	B4	B5	I1	I2		
AGRICULTURAL & RELATED USES														
Agriculture, as defined in ORC Section 303.01	E	E	E	E	E	E	E	E	E	E	E	E	E	N/A
Agriculture (non-exempt)	P	P	P	P	P	P	P	P	P	P	P	P	P	
Agricultural Research Facility	C	C	C	C	C	S	S	S	S	S	S	S	S	3.202
Agricultural Support Services	C	C					C	C	S	S	S	S	S	3.202.1
Commercial Stable (non-exempt)	C	C								S	S	S	S	3.202.2
<u>Agritourism</u>	S	S	S	S	S	S	S	S	S	S	S	S	S	3.202.3
Farm Market & Produce Stand	S	S	S	S	S	S	S	S	S	S	S	S	S	3.202.4
Kennel (non-exempt)	C	C				S	S	S	S	S	S	S	S	3.202.5
Nurseries and Greenhouses (non-exempt)	C	C	C	C	C	S	S	S	S	S	S	S	S	3.202.6
Winery (non-exempt)	E	E	E	E	E	E	E	E	E	E	E	E	E	3.202.7
RESIDENTIAL USES														
Single Family Dwellings	P	P	P	P	P									3.203.1
Two Family Dwelling Units				P	P									3.203.1
Multiple Family Dwelling Units					P	P	P	P	P	P				3.203.2
Boarding House					C	C	C							3.203.7

P = Permitted Use by Zoning approval
 C = Conditional Uses subject to BZA approval and Site Plan Approval

S= A Permitted Use Subject to BOCC approval of Site Plan Review
 Shaded Areas = Prohibited
 E = Exempt from zoning

SEC 2.205 TABLE OF USES BY ZONING DISTRICT

Use Specific Zones shall follow the standards of the zoning district.

LAND USES	ZONING DISTRICTS												Use Specific Standards
	RU & R1 A	R1	R1B	R2	R3	B1	B2	B3	B4	B5	I1	I2	
Community-Based Residential Social Service Facilities													
Adult Family Homes (ORC Sec. 3722.01)	P	P	P	P	P								3.203.4
Adult Group Homes (ORC Sec. 3722.01)	C	C	C	P	P								3.203.4
Family Day-Care Homes, Type A (ORC Sec. 5104.01)	C	C	C	C	C	P	P	P					3.203.4
Family Day-Care Homes, Type B (ORC Sec. 5104.01)	P	P	P	P	P	P	P	P					3.203.4
Foster Homes (ORC Sec 5103.02)	P	P	P	P	P								3.203.4
Institutional Care Facilities	C	C	C	C	C	C	C						3.203.4
Home Uses													
Home Occupations Class 1	P	P	P	P	P	P	P	P	P	P	P	P	3.203.5
Home Occupations Class 2	C	C	C	C	C	P	P	P	P	P	P	P	3.203.5
Secondary Dwelling Unit (on lots less than 5 acres)	C	C	C	C	C	C	C						3.203.6
Secondary Dwelling Unit (on lots 5 acres or greater)	P	P	P	P	P	P	P						3.203.6
ACCESSORY USES & STRUCTURES													
Detached Buildings or Other Structures	P	P	P	P	P	P	P	P	P	P	P	P	3.102
Drive Through						P	P	P	P	P	P	P	3.102.5
Family Cemetery	P	P	P										N/A
Solar Energy System Equipment	P	P	P	P	P	P	P	P	P	P	P	P	3.102.10
Wind Energy Conversion System Micro-Wind Turbine	P	P	P	P	P	P	P	P	P	P	P	P	3.102.12
Wind Energy Conversion Systems, Small	C	C					C	C	C	C	C	C	3.209.7(A)

P = Permitted Use by Zoning approval
 C = Conditional Uses subject to BZA approval and Site Plan Approval

S= A Permitted Use Subject to BOCC approval of Site Plan Review
 Shaded Areas = Prohibited
 E = Exempt from zoning

SEC 2.205 TABLE OF USES BY ZONING DISTRICT

Use Specific Zones shall follow the standards of the zoning district.

LAND USES	ZONING DISTRICTS												Use Specific Standards
	RU & R1 A	R1	R1B	R2	R3	B1	B2	B3	B4	B5	I1	I2	
TEMPORARY USES													
Construction Related Activities													
Construction or Sales Office Trailer	P	P	P	P	P	P	P	P	P	P	P	P	3.204.2
Housing During Construction	P	P	P	P	P								3.204.2
On-Demand Storage Containers	P	P	P	P	P	P	P	P	P	P	P	P	3.204.3
Model Dwelling Sales Units	P	P	P	P	P								3.204.2

LAND USES	ZONING DISTRICTS												Use Specific Standards
	RU & R1A	R1	R1B	R2	R3	B1	B2	B3	B4	B5	I1	I2	
Events													
Circuses, Fairs, Carnivals, Revivals, Rodeos and Similar Uses	C	C	C	C	C	S	S	S	S	S	S	S	3.204.1
Commercial Event Tents	P	P	P	P	P	P	P	P	P	P	P	P	3.204(G)
Yard/Garage Sales, Estate Sales, and Private Auctions	P	P	P	P	P	P	P	P	P	P	P	P	3.204.4
Vehicle Parking													
Commercial Vehicle Parking in Residential Districts	P	P	P	P	P								3.104
Recreational Vehicle Parking for Habitation	P	P	P	P	P								3.102.4 (B)(2)
Recreational Vehicle Parking in Residential Districts	P	P	P	P	P								3.102.4 (B)(1) & (3)
Retail Sales													

P = Permitted Use by Zoning approval
 C = Conditional Uses subject to BZA approval and Site Plan Approval

S= A Permitted Use Subject to BOCC approval of Site Plan Review
 Shaded Areas = Prohibited
 E = Exempt from zoning

SEC 2.205 TABLE OF USES BY ZONING DISTRICT

Use Specific Zones shall follow the standards of the zoning district.

LAND USES	ZONING DISTRICTS												Use Specific Standards
	RU & R1A	R1	R1B	R2	R3	B1	B2	B3	B4	B5	I1	I2	
Outdoor Plant, Art, Craft Sales						S	S	S					3.204
COMMUNITY FACILITIES & ESSENTIAL SERVICES USES													
Community Facilities													
Auditoriums & Performing Arts						S	S	S	S	S			3.205.1
Churches / Places for Worship - Large Facility	C	C	C	C	C	C	C	C	C	C	C	C	3.205.1
Churches / Places for Worship - Small Facility	C	C	S	S	S	S	S	S	S	S	C	C	N/A
Civic Clubs, Civic Halls & Civic Lodges	C	C	C	C	C	S	S	S	S	S	S	S	3.205.3
Libraries, Museums, and Fine Arts Centers	S	S	C	C	C	S	S	S	S				3.205.1
Essential Services													
Campground	C	C											3.206.13
Cemeteries	S	S	S	S	S	S	S	S	S	S			3.205.2
Correctional Facilities													2.406
Fire & Police Station	S	S	S	S	S	S	S	S	S	S	S	S	N/A
Government Offices, including Post Offices	S	S	S	S	S	S	S	S	S	S	S	S	N/A
Health Care, Hospital, Clinic, Rehab Facility	S	S	S	S	S	S	S	S	S	S			3.205.5
Institutional Care, Substance Abuse Rehab Facility	C	C				S	S	S	S	S	S	S	3.203.4
Public Works/Road Maintenance Yards	C	C	C	C	C	C	C	S	S	S	S	S	N/A
Schools Pre-School, Elementary, Non-Elementary	C	C	C	C	C	S	S	S	S	C			3.205.4
Career Center/College, Universities	C	C	C	C	C	C	C	S	S	S	C	C	3.205.4

P = Permitted Use by Zoning approval
C = Conditional Uses subject to BZA approval and Site Plan Approval

S = A Permitted Use Subject to BOCC approval of Site Plan Review
Shaded Areas = Prohibited
E = Exempt from zoning

SEC 2.205 TABLE OF USES BY ZONING DISTRICT

Use Specific Zones shall follow the standards of the zoning district.

LAND USES	ZONING DISTRICTS												Use Specific Standards
	RU & R1A	R1	R1B	R2	R3	B1	B2	B3	B4	B5	I1	I2	
Other Towers	P	P	P	P	P	P	P	P	P	P	P	P	3.205.6
Telecommunications Facility Small Cell Towers	P	P	P	P	P	E	E	E	E	E	E	E	3.205.7 (B)
Telecommunications Facility Towers	S	S	S	S	S	E	E	E	E	E	E	E	3.205.7 (A)
Wind Energy Conversion System, Large Wind Farms	C	C									C	C	3.209.7(B)
COMMERCIAL BUSINESS AND SERVICES USES													
Automotive Repair, Service, Sales and Rentals													
Automobile Body Repair Shop						C	C	C		S	S	S	3.206.2(B)
Automobile Fueling Station						C	S	S	S	S	S	S	3.206.3
Automobile General Repair						C	S	S	S	S	S	S	3.206.2(A)(B)
Automobile Oil Change, Lube, Light Service						C	S	S	S	S	S	S	3.206.2(A)
Automobile Sales							S	S		S	S		3.206.2(A)(C)
Automobile Washing Facility						C	S	S	S	S	S	S	3.206.2(A)(E)
Truck Stop							C	S		S	S	S	3.206.2(A) & 3.206.3
Entertainment and Recreation													
Bar, Brewpub, Cocktail Lounge, Night Club						S	S	S	S	S			3.206.4
Casino									S	S	S	S	3.206.16 (F)
Commercial Amusement, Indoor						S	S	S	S	S			3.206.15
Commercial Amusement-Outdoor						C	C	C	C	C			3.206.16
Cinema							S	S	S	S			3.206.9

P = Permitted Use by Zoning approval
 C = Conditional Uses subject to BZA approval and Site Plan Approval

S= A Permitted Use Subject to BOCC approval of Site Plan Review
 Shaded Areas = Prohibited E = Exempt from zoning

SEC 2.205 TABLE OF USES BY ZONING DISTRICT

Use Specific Zones shall follow the standards of the zoning district.

LAND USES	ZONING DISTRICTS												Use Specific Standards
	RU & R1A	R1	R1B	R2	R3	B1	B2	B3	B4	B5	I1	I2	
Golf Driving Range or Miniature Golf	C					S	S	S	S	S			3.206.16 (D)
Health/Fitness Club, Gym or Spa						C	S	S	S	S			3.205.1 (A)
Internet Sweepstakes Establishment													N/A
Racetracks										S	S	S	3.206.16 (F)
Sexually Oriented Businesses											C	S	3.206.11
Shooting Range						C	C	C	C	C	C	C	3.205.8
Lodging													
Bed and Breakfast	C	C	C	C	C	S	S	S	S	S			3.206.5
Country Inn	C	C											3.206.8
Hotels / Motels							S	S	S	S			3.206.7
Services													
Animal Hospital or Veterinary Clinic	C	C	C	C	C	S	S	S	S	S	S	S	3.206.1
Barber, Beauty Shop & Personal Care Salon						S	S	S	S	S			3.207.3
Commercial Service Provision	C					S	S	S	S	S	S	S	3.206
Conference Training Center	C						S	S	S	S			3.206.12
Day Camp, Boarding Camp, Retreat Facility	C	C	C	C	C								3.206.13
Day Care Center	C	C	C	C	C	S	S	S	S	S	S	S	3.206.14 & 3.205.1(B)
Funeral Parlor, Crematory or Mortuary	C	C	C	C	C	S	S	S					3.206.6
Landscaping Service	C					P	P	P	P	P	P	P	3.206

P = Permitted Use by Zoning approval
 C = Conditional Uses subject to BZA approval and Site Plan Approval

S= A Permitted Use Subject to BOCC approval of Site Plan Review
 Shaded Areas = Prohibited
 E = Exempt from zoning

SEC 2.205 TABLE OF USES BY ZONING DISTRICT

Use Specific Zones shall follow the standards of the zoning district.

LAND USES	ZONING DISTRICTS												Use Specific Standards
	RU & R1A	R1	R1B	R2	R3	B1	B2	B3	B4	B5	I1	I2	
Laundromat and Dry Cleaner						S	S	S					3.206
Moving Truck & Trailer Rental						S	S	S		S	S		3.206
Printing or Copying Shop						S	S	S	S				3.206
Recreational Facility – Indoor	C	C	C	C	C	S	S	S	S	S	S	S	3.206.15
Recreational Facility – Outdoor Active	C	C	C	C	C	S	S	S	S	S	S	S	3.206.16
Recreational Facility – Outdoor Passive	S	S	S	S	S	S	S	S	S	S	S	S	3.206.16
Self-Storage Facility							S	S		S	S	S	3.208.3
Tattoo & Body Piercing Parlor							S	S		S			3.206 & 3.207.3
Wedding Facility, Event Center	C	C				S	S	S					3.206.17
Retail													
Convenience Mart-Carry-Out Store					C	C	S	S	S	S	S	S	3.206
Farm Machinery and Small Engine Sales, Rentals & Repairs	C					S	S	S	S	S	S	S	3.206
Garden Center	C					S	S	S	S	S			3.206
Gunsmith & Firearms Dealer						C	C	C	C	C			3.206
Hardware, Home Improvement, Building Materials & Supplies Store							S	S					3.206
Large Scale Retail (Big Box) Stores							C	C		S			3.206.9
Retail Stores - General						S	S	S					3.206
Wholesale Business								C	S	S	S	S	3.206

P = Permitted Use by Zoning approval
C = Conditional Uses subject to BZA approval and Site Plan Approval

S= A Permitted Use Subject to BOCC approval of Site Plan Review
Shaded Areas = Prohibited
E = Exempt from zoning

SEC 2.205 TABLE OF USES BY ZONING DISTRICT

Use Specific Zones shall follow the standards of the zoning district.

LAND USES	ZONING DISTRICTS												Use Specific Standards
	RU & R1A	R1	R1B	R2	R3	B1	B2	B3	B4	B5	I1	I2	
Restaurant Full Service						S	S	S	S	S			3.206.10
Restaurant, Fast-Food						C	S	S	S	S			3.206.10
Retail Small-Scale/Light Manufacturing						S	S	S	S	S	S	S	3.206
Professional Office													
Administrative, Business and Professional Offices						S	S	S	S	S	S	S	3.206
Banks and Financial Institutions						S	S	S	S	S			3.207.4
Office with Warehousing							S	S	S	S	S	S	3.208
Radio, TV or Other Broadcast Studio						S	S	S	S	S	S	S	N/A
Recording Studio						S	S	S	S	S	S	S	3.207.2
INDUSTRIAL MANUFACTURING, RESEARCH AND SUPPLY/SERVICES USES													
Manufacturing													
Acid, Chemicals, Inflammable Liquids or Gases Manufacturing & Storage											C	S	3.208
Animal Rendering Fertilizer or Glue Manufacture												S	3.208
Asphalt or Concrete Batch Plant or Products Manufacturing												S	3.208
Bakery or Candy Making Facility									C	S	S	S	3.208
Building Trusses Manufacture or Wood Milling Facility										C	S	S	3.208
Ceramic, Glass or Similar Product Manufacture											S	S	3.208
Cosmetics Manufacture											S	S	3.208

P = Permitted Use by Zoning approval
C = Conditional Uses subject to BZA approval and Site Plan Approval

S= A Permitted Use Subject to BOCC approval of Site Plan Review
Shaded Areas = Prohibited
E = Exempt from zoning

SEC 2.205 TABLE OF USES BY ZONING DISTRICT

Use Specific Zones shall follow the standards of the zoning district.

LAND USES	ZONING DISTRICTS												Use Specific Standards
	RU & R1A	R1	R1B	R2	R3	B1	B2	B3	B4	B5	I1	I2	
	Electrical Device or Component Manufacture or Assembly											S	
Explosives or Flammable Components Manufacture or Storage												S	3.208
Furniture Making, Wood Products & Upholstering										S	S	S	3.208
Heating /AC /Sheet Metal Manufacturing										S	S	S	3.208
Light Manufacturing										S	S	S	3.208
Metal Casting, Cutting, Dyeing, Milling, Plating, Punching, Rolling, Stamping or Screw Making												S	3.208
Music Instrument Novelty or Toy Manufacture										S	S	S	3.208
Pharmaceuticals Manufacture											S	S	3.208
Plastic & Rubber Products Manufacture											S	S	3.208
Pre-Made Parts & Materials Processing or Assembly									C	C	S	S	3.208
Sheet Metal & Machine Shops										S	S	S	3.208
Signs, Lighting, Outdoor Advertising & Manufacturing									C	S	S	S	3.208
Industrial Food Services Processing													
Creamery, Bottling, Ice Making or Cold Storage Plant										S	S	S	3.208
Food Production, Processing or Packaging Plant										C	S	S	3.208
Slaughterhouse and Stockyards												S	3.208
Industrial Services													

P = Permitted Use by Zoning approval
 C = Conditional Uses subject to BZA approval and Site Plan Approval

S= A Permitted Use Subject to BOCC approval of Site Plan Review
 Shaded Areas = Prohibited
 E = Exempt from zoning

SEC 2.205 TABLE OF USES BY ZONING DISTRICT

Use Specific Zones shall follow the standards of the zoning district.

LAND USES	ZONING DISTRICTS												Use Specific Standards
	RU & R1A	R1	R1B	R2	R3	B1	B2	B3	B4	B5	I1	I2	
Carpet/Rug Cleaning or Uniform Service Plant										S	S	S	3.208
Container / POD Storage Facility										S	S	S	3.208
Enameling, Lacquering, or Japanning												S	3.208
Industrial Printer										S	S	S	3.208
Heating/AC/, Building Exterior Trim & Roofing Repair, Supply or Service Shop							S	S	S	S	S	S	3.208
Mover Storage Facility										S	S	S	3.208.3
Paint Mixing or Spraying Facility											S	S	3.208
Petroleum or Related Products Refining or Distributer Depot											S	S	3.208
Research and Development,							C	C	S	S	S	S	3.208
Truck Terminals and Distribution Facilities										S	S	S	3.208.4
Warehousing/ Depot										S	S	S	3.208.4
Welding Shop						C	C	C	C	S	S	S	3.208

SEC 2.205 TABLE OF USES BY ZONING DISTRICT

Use Specific Zones shall follow the standards of the zoning district.

LAND USES	ZONING DISTRICTS						Applicable Use Specific Standards
	I1	I2	ME	SD	ST	SY	
Batching Plant (Concrete or Asphalt)			C				3.208.1
Central Processing Facility for Solid Waste Transfer, Materials Resource Recovery and/or Recycling				S	S		3.209.6
Class I Composting Facility				S			3.209.6
Class II Composting Facility				S	S		3.209.6
Class III ** Composting Facility				S	S		3.209.6
Class IV ** Composting Facility	S	S		S	S		3.209.6
Construction and Demolition Debris Disposal Facility		S		S	S		3.209.1
Energy Recycling Plant	S	S					3.209.2
Hazardous Waste Collection Site				S	S		3.209.2
Mineral Extraction and Surface Mining			S				3.209.4
Incinerator for the Burning of Solid Wastes				S			3.209.2
Methane Recovery Facility associated with soil removal				S	S		3.209.2
Sanitary Landfill				S			3.209.6
Solid Waste Disposal Facility				S			3.209.6
Junk & Wrecked Vehicle Salvage Yard Facility						S	2.404
Motor Vehicle Impound Lot	S	S				S	3.209.3
Salvage Motor Vehicle Auction or Pool Facility						C	2.404
Recycling and Salvage Center	S	S				S	3.209.5