

ORDINANCE NO. 4-13  
CITY OF CENTERVILLE, OHIO

SPONSORED BY COUNCILMEMBER Paul Gresham ON THE 20<sup>th</sup> DAY OF May, 2013.

AN ORDINANCE AMENDING ORDINANCE 14-08, CHAPTER 1216 OF THE CENTERVILLE MUNICIPAL CODE, THE UNIFIED DEVELOPMENT ORDINANCE FOR THE CITY OF CENTERVILLE, OHIO, TO AMEND THE PUBLIC HEARING REQUIREMENTS, TO ESTABLISH STANDARDS FOR FOOD VENDING INCLUDING MOBILE FOOD VEHICLES AND TO CLARIFY THE LANGUAGE OF VARIOUS SECTIONS OF THE UNIFIED DEVELOPMENT ORDINANCE

**PREAMBLE**

**WHEREAS**, on the 15th day of December, 2008, the City of Centerville enacted the Unified Development Ordinance (UDO) to establish zoning regulations and to provide for its administration enforcement and amendment; and

**WHEREAS**, the City Council has determined it to be necessary to amend the public hearing sections of the UDO to consolidate these regulations into a single location for purposes of clarity and to simplify the public hearing notification requirements; and

**WHEREAS**, the City of Centerville has determined that it is necessary for the purpose of protecting the public health, safety and general welfare to establish appropriate licensing and regulations governing the operation of a Mobile Food Vehicle; and

**WHEREAS**, all requirements of Chapter 713 of the Ohio Revised Code, regarding the regulation of a Mobile Food Vehicle have been met.

**WHEREAS**, all requirements of Chapter 713 of the Ohio Revised Code, with regard to the adoption of the UDO and/or amendments thereto by the Planning Commission and subsequent action of the City Council have been met.

**NOW, THEREFORE**, the Municipality of Centerville hereby ordains:

**Section 1.** Ordinance Number 14-08, Chapter 1216 of the Centerville Municipal Code, passed on the 15<sup>th</sup> day of December, 2008 and as subsequently amended, be, and the same hereby is revised as follows with new language to be added in *italics* and text to be deleted in ~~strikeout~~ as provided in Section 5.02 of the Centerville Charter:

By amending Article 5, Development Procedures as follows:

**5.06 Public Hearings and Notice**

**A. Clerk of Council to Set Public Hearings**

*The City Clerk of Council or his or her designee shall set the time, date, and place for each public hearing.*

**B. Notice of a Public Hearing**

*A notice of a public hearing shall include the time, date, place, and a brief summary of the issue to be heard.*

**C. Public Hearing for a Rezoning or Amendment to the Zoning Ordinance**

**1. Planning Commission Public Hearing and Notice:**

- a. *Within 10 business days of determining that an application contains all the necessary and required information, the City Clerk of Council shall place the application on a Planning Commission agenda and schedule a public hearing on the proposed amendment.*
- b. *Notice of the hearing shall be provided at least once in one or more newspapers of general circulation in the City.*
- c. *The notice shall be published at least seven (7) business days before the date of the hearing.*
- d. *The notice shall state the time, date, place of the hearing and a brief summary of the proposed amendment. The text of the proposed amendment and maps shall be on file for public examination in the office of the Clerk of Council;*
- e. **Rezoning Notice to Property Owners:**
  - i. *The Clerk of Council shall provide written notice of a public hearing for any rezoning where such application intends to rezone ten (10) or fewer parcels of land as listed on the County Auditor's current tax lists.*
  - ii. *The public hearing notice shall be provided to all property owners of property within 500 feet of the area proposed to be rezoned. The applicant shall provide a list, based upon the County Auditor's current tax lists, of all property owners within 500 feet of the area proposed to be rezoned.*
  - iii. *The City Clerk shall send such notice, by first class mail, at least seven (7) business days before the date of the hearing addressed to the owners appearing on the County Auditor's current tax list and to such other list verified by staff.*
  - iv. *The failure of delivery of such notice shall not invalidate any such ordinance, measure, or regulation.*

**2. City Council Public Hearing and Notice:**

- a. *City Council shall introduce the rezoning or amendment by ordinance after the Planning Commission recommends action to the Council in accordance with Section 5.03 of the Centerville Charter.*
- b. *The Clerk of Council shall publish a notice of the public hearing at least 30 days prior to the date of the public hearing.*
- c. *The public hearing notice shall be placed in a newspaper of general circulation in the City.*
- d. *The notice shall state the time, date, place of the hearing and a brief summary of the proposed amendment. The text of the proposed amendment and/or maps shall be on file for public examination in the office of the Clerk of Council;*
- e. *Rezoning Notice to Property Owners:*
  - i. *The Clerk of Council shall provide written notice of a public hearing for any rezoning where such application intends to rezone ten (10) or fewer parcels of land as listed on the County Auditor's current tax lists.*
  - ii. *The public hearing notice shall be provided to all property owners of property within 500 feet of the area proposed to be rezoned. The applicant shall provide a list, based upon the County Auditor's current tax lists, of all property owners within 500 feet of the area proposed to be rezoned.*
  - iii. *The City Clerk shall send such notice, by first class mail, at least twenty (20) days before the date of the hearing addressed to the owners appearing on the County Auditor's current tax list and to such other list(s) verified by staff.*
  - iv. *The failure of delivery of such notice shall not invalidate any such ordinance, measure, or regulation.*

**D. *Public Hearing for a Development Plan, Conditional Use, Variance, Appeal, Landmark, or Council Review of a Major Site Plan***

- 1. *Public Hearing and Notice by City Clerk of Council: Within 10 business days of determining that an application contains all the necessary and required information, the City Clerk of Council shall place the application on the agenda and schedule a public hearing. Notice of the hearing shall be provided at least once in one or more newspapers of general circulation in the City. The notice shall be published at least seven (7) business days before the date of the hearing. The notice shall state the time, date, place of the hearing and a brief summary of the proposal. All documentation including any maps and plans shall be on file for public examination in the office of the City Planner and Clerk of Council.*
- 2. *Notice to Property Owners: Written notice of the public hearing shall be provided to all owners of property within 500 feet of the subject parcel. The City Clerk shall send such notice, by first class*

mail, at least seven (7) business days before the date of the hearing addressed to the owners appearing on the County Auditor's current tax list and to such other list or lists as verified by staff.

## 5.07 UDO Text and Official Zoning Map Amendments

### D. Amendment Step Process

4. ~~Public Hearing and Notice: Within 10 business days of determining that an application contains all the necessary and required information, the City Clerk of Council shall place the application on a Planning Commission agenda and schedule a public hearing on the proposed amendment. Notice of the hearing shall be provided at least once in one or more newspapers of general circulation in the City. The notice shall be published at least 7 business days before the date of the hearing. The notice shall state the time and place of the hearing and a summary of the proposed amendment. The text of the proposed amendment, maps, and plans (if applicable) shall be on file for public examination in the office of the Clerk of Council; See Article 5.06~~
5. ~~Notice to Property Owners: If the proposed amendment intends to rezone parcel, a written notice of the public hearing shall be provided to all property owners of property within 500 feet of the area proposed to be rezoned. The applicant shall provide to the City Planner a list, based upon the County Auditor's current tax lists, of all property owners within 500 feet of the area proposed to be rezoned. The City Planner shall send such notice, by first class mail, at least 20 days before the date of the hearing addressed to the owners appearing on the County Auditor's current tax list and to such other list verified by staff; See Article 5.06~~
6. ~~Planning Commission Public Hearing: The Planning Commission shall review the application at a public hearing and recommend action to the City Council;~~
7. ~~Planning Commission Recommendation: The Planning Commission may recommend that the amendment be approved as requested; approved with modifications by the Planning Commission; or be denied. Planning Commission shall indicate the specific reasons(s) for its recommendation. A recommendation for approval or approval with modifications shall be forwarded to the City Council in ordinance form;~~
8. ~~Notice by City Council and Public Hearing: Following receipt of the recommendation from Planning Commission, the City Council shall introduce the proposed ordinance at a regular or special meeting in accordance with the provisions of the City Charter. The City Clerk shall schedule a public hearing on the proposed amendment; See Article 5.06~~
9. ~~Notice to Property Owners by City Council: Notice of the public hearing shall be published at least 30 days before the public hearing date;~~
10. ~~9. Action by City Council: After the public hearing, the City Council shall adopt by a majority vote of the full membership of City Council the Planning Commission's recommendation; deny the recommendation; or adopt some modification thereof; and,~~

10. **10. Effective Date:** The amendment shall be effective 30 days following approval by the City Council unless otherwise indicated by emergency legislation.

**E. Submittal Requirements:** The following information shall be submitted:

~~7. A list of the names and mailing addresses of all property owners within 500 feet of the subject parcel(s) including any properties located in adjoining communities;~~

7. *The applicant shall provide a list (available from the County Auditor's current tax list) of all property owners within 500 feet of the subject property including any property owner located in an adjoining community;*

#### **5.09 Development Approvals: Categories and Criteria**

**F. Conditional Use:**

~~2. The Planning Commission and City Council shall each hold a public hearing on a Conditional Use in accordance with Section 5.07 D 4 and 5 of this UDO.~~

2. *The Planning Commission and City Council shall each hold a public hearing on a Conditional Use in accordance with Section 5.06 D of this UDO.*

**G. Development Plan:**

~~2. The Planning Commission and City Council shall each hold a public hearing on a Development Plan in accordance with Section 5.07 D of this UDO.~~

2. *The Planning Commission and City Council shall each hold a public hearing on a Development Plan in accordance with Section 5.06 D of this UDO.*

**H. Minor Modifications:** After the ~~Final Development Plan~~ *Major Site Plan* has been approved by Planning Commission or the Board of Architectural Review and prior to issuing a Certificate of Occupancy, adjustments or rearrangements of buildings, drives, parking areas, recreation areas, entrances, heights, yards, changes to the exterior façade, or similar modifications, may be requested by the applicant. The City Planner shall review such amendments to a major site plan if the change involves 25 percent or less of the original gross floor area or lineal dimension, or 1,000 square feet whichever is less. Amendments to a major site plan greater than this requirement shall be reviewed by the Planning Commission.

**T. Landmarks:**

~~4. Public Hearing Required: A Public Hearing shall be required to designate a Landmark or to rescind Landmark Status.~~

~~a. The City Clerk of Council or his/her appointed designee shall set the time, date and place for each public hearing.~~

~~b. A notice of a public hearing shall include the time, date and place thereof and a brief summary of the issue to be heard.~~

~~c. A public hearing to amend this chapter shall be conducted in accordance with the procedures for public hearings for a rezoning or amendment of the UDO.~~

4. *Public Hearing Required: A Public Hearing shall be required to designate a Landmark or to rescind Landmark Status. A public hearing to amend this chapter shall be conducted in accordance with Article 5.06 C, Public Hearing for a Rezoning or Amendment to the Zoning Ordinance of the UDO.*

## 5.13 Development Approvals

### G. Development Plan

c. Proposed site plan as determined by the City Planner indicating pavement, structures, service areas, loading areas, parking circulation, trash dumpsters, setbacks, vegetation to remain, points of access, proposed grading required screens and buffers, and related site improvements. This plan shall include the location of existing contiguous properties and their structures;

## 5.17 Variance Procedure

~~4. Variance Public Hearing and Notice by City Clerk of Council: Within 5 days of determining that an application contains all the necessary and required information, the City Clerk of Council shall place the application on the agenda and schedule a public hearing on the proposed variance. Notice of the hearing shall be provided at least once in 1 or more newspapers of general circulation in the City. The notice shall be published at least 5 days before the date of the hearing. The notice shall state the time and place of the hearing and a summary of the proposed Variance. All documentation including any maps and plans shall be on file for public examination in the office of the City Planner.~~

~~5. Notice to Property Owners: Written notice of the public hearing shall be provided to all owners of property within 500 feet of the subject parcel. The applicant shall provide a list (available from the County Auditor's current tax list) of the owners within 500 feet of the property for which the variance is requested to the City Planner. Such notice shall be sent, by first class mail, at least 10 days before the date of the hearing addressed to the owners appearing on the County Auditor's current tax list and to such other list or lists as verified by staff.~~

~~6. Planning Commission Hearing: The Planning Commission shall conduct a public hearing and review the application.~~

4. *Planning Commission Hearing: The Planning Commission shall conduct a public hearing in accordance with Article 5.06 D of the UDO.*

- 7- 5. Planning Commission Action: The Planning Commission may approve the variance as requested; approve with modifications by the Planning Commission; or deny the variance. The Planning Commission shall indicate the specific reasons(s) for its recommendation.
- 8- 6. Additional Conditions and Safeguards: The Planning Commission may further prescribe any conditions and safeguards that it deems necessary to ensure that the objectives of the regulations or provisions to which the variance applies will be met.

## 5.19 Appeals Procedure

**B. Appeals to the Planning Commission:** The following outlines the appeals process and notification requirements for appeals to the Planning Commission from an administrative decision:

- ~~1. An appeal to the Planning Commission may be taken by any person aggrieved or by a decision of the zoning officer, City Planner, department, board or commission of the City affected by any decision of the City Planner or a designated representative. Such appeal shall be made within 10 days from the date of the action appealed from, by filing a notice of appeal with the City Clerk of Council. The City Planner shall transmit to the Planning Commission all the papers constituting the record upon which the action appealed from was taken.~~
- 1. *An appeal to the Planning Commission may be taken by any person aggrieved or by a decision of the zoning officer, City Planner, department, board or commission of the City affected by any decision of the City Planner or a designated representative. Such appeal shall be made within 10 days from the date of the action appealed from, by filing a notice of appeal with the City Clerk of Council. The City Planner shall transmit to the Planning Commission all the papers constituting the record upon which the action appealed from was taken.*
- ~~2. Upon the filing of the appeal, the City Clerk of Council shall give notice by publication in a newspaper of general circulation at least 10 days before the date of the hearing and shall give notice of the hearing to the parties in interest.~~
- 2. *Planning Commission Hearing: The Planning Commission shall conduct a public hearing in accordance with Article 5.06 D of the UDO.*

**C. Appeals to City Council:** The following outlines the appeals process and notification requirements for appeals from a Planning Commission or a Board of Architectural Review decision (BAR) to City Council:

- 1. No decision of the Planning Commission or the BAR shall take effect until the expiration of 15 consecutive calendar days from the date of the meeting at which such decision is announced. Any person or persons, jointly or severally aggrieved by any decision of the Planning Commission, BAR, or any officer, department, board or bureau of the City, may appeal such decision to the City Council. Such appeal shall be taken within 15 days after the final action of the Planning Commission or BAR by filing a written notice of such appeal with the City Clerk of Council.

2. ~~Within 5 working days of determining that a written notice of appeal filed with the City Clerk of Council contains all the necessary and required information, the City Clerk of Council shall place the written notice on the Council agenda and schedule a public hearing on the proposed appeal. Notice of the hearing shall be provided at least once in one or more newspapers of general circulation in the City. The notice shall be published at least 5 days before the date of the hearing. The notice shall state the time and place of the hearing and a summary of the proposed appeal. Maps and plans (if applicable) shall be on file for public examination in the office of the City Clerk of Council.~~
3. ~~Written notice of the public hearing shall be provided to all owners of property within 500 feet of the subject site. The applicant shall provide a list (available from the County Auditor's current tax list) of the owners within 500 feet of the area subject to appeal to the City Clerk of Council. The list shall be verified by the City Clerk. Such notice shall be sent, by the City Clerk of Council by first class mail, at least 10 days before the date of the hearing addressed to the owners appearing on the County Auditor's current tax list and to such other list or lists that may be specified by the Planning Commission or City Clerk of Council.~~
2. *City Council Hearing: The City Council shall conduct a public hearing in accordance with Article 5.06 D of the UDO.*
4. 3. A proper permit may be issued for construction before the expiration of the 15 day waiting period provided all of the following conditions exist:
  - a. Required notices have been given and not dispensed with by the Planning Commission;
  - b. There are no written objections filed by any person aggrieved by the decision;
  - c. There are no objections stated at the hearing of the Planning Commission by any person aggrieved by the decision;
  - d. No appeal to Council has been filed with the Clerk of Council by any person aggrieved by the decision of the Planning Commission prior to the issuance of the permit; and
  - e. The applicant has filed a hold harmless application for the waiver of the 15 day waiting period specifically acknowledging the rights of anyone appealing the decision of the Planning Commission or BAR and that the applicant understands he proceeds at his peril.

By amending Article 7, Zoning Districts as follows:

#### **7.25 Landmark Designations (Optional)**

- A. LM, Landmarks that were designated under Chapter 1206 of the Centerville Municipal Code are hereby adopted as Landmarks as a part of the UDO. Table 7-1 details those properties by the ordinance number for the original designation, historical name and address or location. The map symbol, LM and the Ordinance Number shall be placed on the Official Zoning Map.



<b>Ordinance No.</b>	<b>Historical Name</b>	<b>Address or Location</b>	<b>Map Symbol</b>
15-93	Ebenezer Andrew House	6239 Wilmington Pk.	• LM 15-93
27-96	General Edmund Munger House	9955 Yankee St.	• LM 27-96
27-96	Milton Munger House	(9731 Tibbals Ct.) 9679 Yankee St.	• LM 27-96
06-97	Asher Tibbals House	9505 Yankee St.	• LM 06-97
27-98	Wilson - Weller House	(1200 Forest Walk Dr.) 7520 Clys Rd.	• LM 27-98
12-98	Henry Opdyke-Eleezer Williamson House	7155 Wilmington-Dayton Pk.	• LM 12-98
07-99	Peter Sunderland House	595 E. Alex-Bell Rd.	• LM 07-99
31-00	Aaron Nutt Jr. House	650 E. Alex-Bell Rd.	• LM 31-00
42-01	James McCracken House	5285 Wilmington Pk.	• LM 42-01
43-01	John Archer - Robert McEwen House	8661 Lebanon Pk.	• LM 43-01

By amending Article 9, Development Standards as follows:

**9.05 Base Zoning Districts**

**A. Dimensional and Density Regulations**

**10. Mobile Food Vehicle Vendors**

- a. *A Mobile Food Vehicle may operate as a temporary use in accordance with all requirements, contained in Chapter 836 of the Centerville Municipal Code.*
- b. *License Required. Any person desiring to operate a Mobile Food Vehicle shall make a written application for such License to the City Manager's Office in accordance with the licensing requirements contained in Chapter 836 of the Centerville Municipal Code.*
- c. *License Fee. All vendors licensed under this Chapter shall pay an annual license fee. The amount shall be in accordance with Chapter 1214.02 Unified Development Ordinance Schedule of Fees of the Municipal Code.*
- d. *A Mobile Food Vehicle may operate on private property provided:*
  - 1) *Temporary Use: A Mobile Food Vehicle is a temporary use to the premises as Defined by the UDO. A Mobile Food Vehicle shall not be permitted as a principal use on a premises.*
  - 2) *Industrial Uses: A Mobile Food Vehicle may be temporarily parked on the premises of an industrial use or a premises zoned I-1 or I-PD to serve the employees of said premises and limited to a maximum of 1 hour per day during normal business hours of the industrial use.*
  - 3) *Sidewalk Sale: A Mobile Food Vehicle may be placed on the premises in conjunction with a sidewalk sale in accordance with the provisions contained in Article 9.05 of the UDO and the following:*
    - i. *A Mobile Food Vehicle shall operate only during the dates and times when the Sidewalk Sale occurs.*

- ii. *A Mobile Food Vehicle shall not be located on or within 100 feet of a business premises that dispenses gasoline or other fuel, or a restaurant.*
  - iii. *A Mobile Food Vehicle shall not be located on or within 100 feet of a residential premises.*
  - iv. *A Mobile Food Vehicle shall be legally parked within a parking lot having the capacity of at least 30 parking spaces.*
  - v. *A License shall be required in accordance with part c. License Required, of this section.*
  - vi. *The licensee shall make application with the City and submit all necessary documentation, including a site plan, to demonstrate all requirements will be met.*
  - vii. *An affidavit from the property owner and business owner of the premises where the owner/operator of the Mobile Food Vehicle intends to conduct business stating that the owner/operator has permission to conduct business there.*
- 4) *Public Parks: A Mobile Food Vehicle may operate in a public park in accordance with this ordinance, the Centerville Municipal Code and with the permission or license of the owner of the public park.*
- 5) *Community Event: A Mobile Food Vehicle may be parked on a premises in conjunction with a sidewalk sale per Article 9.03 A 9 of the Centerville Unified Development Ordinance (UDO) or as part of a community event may be placed on the premises of such sidewalk sale or community event.*
- i. *Shall operate only during the dates and times when the event occurs.*
  - ii. *Shall not be located within 100 feet of a business that dispenses gasoline or other fuel.*
  - iii. *Shall not be located within 100 feet of a residential premises.*
  - iv. *Shall be legally parked within a parking lot having the capacity of at least 30 parking spaces.*
  - v. *The licensee shall make application with the City and submit all necessary documentation, including a site plan, to demonstrate all requirements will be met.*
- 6) *Sound emanating from a Mobile Food Vehicle shall be in accordance with the Sound requirements contained in UDO Article 9.53.*
- e. *Suspension and Revocation. See Chapter 836 of the Centerville Municipal Code.*
- f. *Closure for Operation without a License. See Chapter 836 of the Centerville Municipal Code.*

~~10~~ 11. Commercial Alternative Energy Production

**B. Uses**

Table 9.1, Permitted Land Uses in the Base Zoning Districts





Table 9.0 Table of Minimum Standards (Footnotes are listed on the on the following page)

Zoning District	Minimum Lot										Minimum Building Setback				Minimum Floor Zoning Area of a Building				Minimum Setback of Parking or Paving			
	Area (Square Feet unless otherwise stated)	Front (feet)		Side (feet)		Rear (feet)		Other (feet)		Other (feet)		Minimum Building Height (feet)	Maximum Density (Units per Acre)	Front Lot Line (feet)	Side Lot Line (feet)	Rear Lot Line (feet)	Minimum Setback to Non-Residential Use	Minimum Setback to Residential Use	Minimum Setback to Non-Residential Use	Minimum Setback to Residential Use		
		Arterial Street	Other Street	Arterial Street	Other Street	Arterial Street	Other Street	Arterial Street	Other Street	Arterial Street	Other Street											
A Agriculture	3 acres	150	150	60	60	70	70	70	70	70	70	0.2	-	-	-	-	-	-	-	-		
A Single-Family Use	40,000	150	150	60	60	70	70	70	70	70	70	1.0	-	-	-	-	-	-	-	-		
R-1a Single-Family	40,000	150	150	50	50	70	70	70	70	70	70	1.0	-	-	-	-	-	-	-	-		
R-1b Single-Family	30,000	140	140	40	40	60	60	60	60	60	60	1.5	-	-	-	-	-	-	-	-		
R-1c Single-Family	20,000	120	120	35	35	50	50	50	50	50	50	2.0	-	-	-	-	-	-	-	-		
R-1d Single-Family	12,000	100	100	30	30	30	30	30	30	30	30	3.0	-	-	-	-	-	-	-	-		
R-1e Single-Family	10,000	80	80	25	25	30	30	30	30	30	30	4.0	-	-	-	-	-	-	-	-		
R-1a thru R-1e Districts																						
Non-Residential Use excluding a Major Use	2 acres	150	150	100	100	40	40	40	40	40	40	45	-	25	10	25	10	25	10	25		
Major Use	5 acres	150	150	100	100	40	40	40	40	40	40	45	-	25	10	100	10	100	10	100		
R-2 Two-Family	7,260'	100	100	30	30	30	30	30	30	30	30	6.0	-	-	-	-	-	-	-	-		
R-3 Multi-Family		100	100	30	30	30	30	30	30	30	30	6.0	-	-	-	-	-	-	-	-		
Efficiency Unit																						
1 Bedroom Unit																						
2 Bedroom Unit																						
3 or More Bedrooms																						
Non-Residential Use excluding a Major Use	2 acres	150	150	100	100	40	40	40	40	40	40	45	-	25	10	25	10	25	10	25		
Non-Residential Major Use	5 acres	150	150	100	100	40	40	40	40	40	40	45	-	25	10	100	10	100	10	100		
Residential Planned Dev.	5 acres	300	300	50	50	30	30	30	30	30	30	45 feet	-	25	10	25	10	25	10	25		
Efficiency Unit																						
1 Bedroom Unit																						
2 Bedroom Unit																						
3 or More Bedrooms																						
Non-Residential Use excluding a Major Use	2 acres	150	150	100	100	40	40	40	40	40	40	45	-	25	10	25	10	25	10	25		
Non-Residential Major Use	5 acres	150	150	100	100	40	40	40	40	40	40	45	-	25	10	100	10	100	10	100		
Office Service	20,000	150	120	50	50	20	20	20	20	20	20	35 or 2 1/2	-	10	10	25	10	25	10	25		
Office Planned Dev.	10 acres	300	300	50	50	35	35	35	35	35	35	45	-	20	20	100	20	100	20	100		
Neighborhood Business	20,000	150	120	50	50	20	20	20	20	20	20	35 or 2 1/2	-	10	10	25	10	25	10	25		
General Business	20,000	150	120	50	50	20	20	20	20	20	20	45	-	10	10	25	10	25	10	25		
Business Planned Dev.	10 acres	300	300	50	50	35	35	35	35	35	35	45	-	20	20	100	20	100	20	100		
Light Industrial	20,000	150	120	50	50	20	20	20	20	20	20	45	-	10	10	25	10	25	10	25		
Industrial Planned Dev.	10 acres	300	300	50	50	35	35	35	35	35	35	45	-	20	20	100	20	100	20	100		
Architectural Preservation	See Section 9.33 D.													Not Permitted								

*Table 9.0 Table of Minimum Standards, continued*

- <sup>1</sup> *Average Depth of Front Yard: In Agricultural and Residential Base Zoning Districts, where the average depth of at least 2 neighboring front yards on lots within 100 feet of a lot in question and within the same block front is less or greater than the least front yard depth prescribed in the table above, the required front yard on such lot shall be modified. In such case, the depth of the front yard shall not be less than the average depth of the neighboring front yards. However, the required front yard shall be a minimum of 10 feet and not required to exceed 60 feet.*
- <sup>2</sup> *The minimum rear yard in the R-1c District may be modified as follows: Draw a line 100 feet from the front lot line in the same manner as determining the minimum front yard. Any portion of this line that is at least 30 feet but less than 50 feet from the rear lot line shall define the rear yard building setback.*
- <sup>3</sup> *Per Dwelling Unit*
- <sup>4</sup> *A 100 foot minimum building setback is required for any non-residential use and any residential building that is greater than 150 feet in width, 6,000 square feet in gross floor area and greater than one story in height.*
- <sup>5</sup> *Refer to Section 9.15 C. for subdivision requirements.*
- <sup>6</sup> *The minimum side or rear yard building setback when abutting a single-family residential zoning district shall be 50 feet plus a 5 foot additional setback for every 1 additional foot of building height for a principal building that is greater than 35 feet in height.*
- <sup>7</sup> *The Building Ground Floor Area may be increased up to 10,000 square feet subject to the following:*
  - 1. The parcel is contiguous to a non-residential or multi-family zoning district, and*
  - 2. The parcel is contiguous to a single-family zoning district or use and the principal building has a setback of 75 feet or greater from the single-family zoning district or use.*
- <sup>8</sup> *A single-family dwelling may have a driveway for parking of the owners or guest vehicle in the front yard.*
- <sup>9</sup> *The minimum building and parking or paving setbacks established for the Planned Development Zoning Districts by this table apply to the perimeter of the Development Plan as approved by City Council. The minimum building and parking or paving setbacks for any internal lot line are established in the following manner:*
  - 1. The R-3 zoning district standards shall apply to the R-PD zoning district, and*
  - 2. The O-S zoning district standards shall apply to the O-PD zoning district, the B-2 zoning district standards shall apply to the B-PD zoning district, and the I-1 zoning district standards shall apply to the I-PD zoning district where a non-residential land use is proposed to be adjacent to another non-residential use. The Planned Development district standards shall apply where a non-residential land use is proposed to be adjacent to a residential use.*

**Table 9.11: Permitted Land Uses in the Base Zoning Districts**

Land Use Type	Type of Use (Site Plan Requirements)										Land Uses									
	A	R-1a	R-1b	R-1c	R-1d	R-1e	R-1f	R-2	R-3	R-3D	O-S	O-PD	B-1	B-2	B-PD	I-1	I-PD	APD		
<b>Accessory Uses</b>	AU (Min)	AU (Min)	AU (Min)	AU (Min)	AU (Min)	AU (Min)	AU (Min)	AU (Min)	AU (Min)	AU (Min)	AU (Min)	AU (Min)	AU (Min)	AU (Min)	AU (Min)	AU (Min)	AU (Min)	AU (Min)		
Accessory Structures	AU (Min)	AU (Min)	AU (Min)	AU (Min)	AU (Min)	AU (Min)	AU (Min)	AU (Min)	AU (Min)	AU (Min)	AU (Min)	AU (Min)	AU (Min)	AU (Min)	AU (Min)	AU (Min)	AU (Min)	AU (Min)		
Bed & Breakfast	AU (Min)	AU (Min)	AU (Min)	AU (Min)	AU (Min)	AU (Min)	AU (Min)	AU (Min)	AU (Min)	AU (Min)	AU (Min)	AU (Min)	AU (Min)	AU (Min)	AU (Min)	AU (Min)	AU (Min)	AU (Min)		
Home Sales	AU (Min)	AU (Min)	AU (Min)	AU (Min)	AU (Min)	AU (Min)	AU (Min)	AU (Min)	AU (Min)	AU (Min)	AU (Min)	AU (Min)	AU (Min)	AU (Min)	AU (Min)	AU (Min)	AU (Min)	AU (Min)		
<b>Outdoor Display or Storage of Materials, Goods, Supplies, or Equipment</b>	AU (Min)	AU (Min)	AU (Min)	AU (Min)	AU (Min)	AU (Min)	AU (Min)	AU (Min)	AU (Min)	AU (Min)	AU (Min)	AU (Min)	AU (Min)	AU (Min)	AU (Min)	AU (Min)	AU (Min)	AU (Min)		
<b>Mobile Food Vehicle - See Article 9.03 A.1b.</b>	AU (Min)	AU (Min)	AU (Min)	AU (Min)	AU (Min)	AU (Min)	AU (Min)	AU (Min)	AU (Min)	AU (Min)	AU (Min)	AU (Min)	AU (Min)	AU (Min)	AU (Min)	AU (Min)	AU (Min)	AU (Min)		
<b>Pet Shelters</b>	AU (Min)	AU (Min)	AU (Min)	AU (Min)	AU (Min)	AU (Min)	AU (Min)	AU (Min)	AU (Min)	AU (Min)	AU (Min)	AU (Min)	AU (Min)	AU (Min)	AU (Min)	AU (Min)	AU (Min)	AU (Min)		
Playhouses	AU (Min)	AU (Min)	AU (Min)	AU (Min)	AU (Min)	AU (Min)	AU (Min)	AU (Min)	AU (Min)	AU (Min)	AU (Min)	AU (Min)	AU (Min)	AU (Min)	AU (Min)	AU (Min)	AU (Min)	AU (Min)		
Solar Energy Device - Roof Mounted <sup>1</sup>	AU (Min)	AU (Min)	AU (Min)	AU (Min)	AU (Min)	AU (Min)	AU (Min)	AU (Min)	AU (Min)	AU (Min)	AU (Min)	AU (Min)	AU (Min)	AU (Min)	AU (Min)	AU (Min)	AU (Min)	AU (Min)		
Solar Energy Device - Freestanding or Wall Mounted <sup>1</sup>	AU (Min)	AU (Min)	AU (Min)	AU (Min)	AU (Min)	AU (Min)	AU (Min)	AU (Min)	AU (Min)	AU (Min)	AU (Min)	AU (Min)	AU (Min)	AU (Min)	AU (Min)	AU (Min)	AU (Min)	AU (Min)		
Swimming Pools and Hot Tubs, Private	AU (Min)	AU (Min)	AU (Min)	AU (Min)	AU (Min)	AU (Min)	AU (Min)	AU (Min)	AU (Min)	AU (Min)	AU (Min)	AU (Min)	AU (Min)	AU (Min)	AU (Min)	AU (Min)	AU (Min)	AU (Min)		
Tennis Courts, Private	AU (Min)	AU (Min)	AU (Min)	AU (Min)	AU (Min)	AU (Min)	AU (Min)	AU (Min)	AU (Min)	AU (Min)	AU (Min)	AU (Min)	AU (Min)	AU (Min)	AU (Min)	AU (Min)	AU (Min)	AU (Min)		
Wind Energy Device <sup>2</sup>	AU (Min)	AU (Min)	AU (Min)	AU (Min)	AU (Min)	AU (Min)	AU (Min)	AU (Min)	AU (Min)	AU (Min)	AU (Min)	AU (Min)	AU (Min)	AU (Min)	AU (Min)	AU (Min)	AU (Min)	AU (Min)		
Wireless Telecommunications Antennae (Co-Location)	AU (Min)	AU (Min)	AU (Min)	AU (Min)	AU (Min)	AU (Min)	AU (Min)	AU (Min)	AU (Min)	AU (Min)	AU (Min)	AU (Min)	AU (Min)	AU (Min)	AU (Min)	AU (Min)	AU (Min)	AU (Min)		
<b>Agricultural Uses</b>	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)		
Agriculture <sup>3</sup>	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)		
Beef Keeping <sup>4</sup>	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)		
Stable (Commercial)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)		
Stable (Private)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)		
Wholesale or Commercial Plant Nursery	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)		
<b>Commercial Use</b>	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)		
Amusement Arcades	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)		
Animal Hospital/Clinics	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)		
Bakeries (Retail)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)		
Banks	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)		
Banquet Hall	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)		
Barbers Shops & Beauty Parlors	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)		
Bars, Taverns	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)		
Big-Box Retail	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)		
Book Store	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)		
Camera/Photography Store	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)		
Car Wash	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)		
Clothing Store	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)		
Commercial Entertainment	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)		
Convenience Store	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)		
Corporate Data Centers	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)		
Department Stores	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)		
Drive-through Stores	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)		

1 Refer to Article 9.39 of the UDO for additional regulations pertaining to Accessory Uses and Buildings. Some Accessory Uses and Buildings that, because of their size, location, or intensity of activity, may have an impact on adjacent property would require Major Site Plan approval.  
 2 Refer to Article 9.57 of the UDO for additional regulations for Alternative Energy Systems including a solar energy and wind energy device.  
 3 A minimum of 5 acres is required to establish an agricultural use.  
 4 Refer to Article 9.39, (c), Backspacing of the UDO for additional regulations.  
 5 Drive-up Windows shall be placed in the side or rear yard only.

**Table 9.1, Permitted Land Uses  
in the Base Zoning Districts**

Land Use Type	Type of Use (Site Plan Requirement)										Land Uses						
	A	R-1a	R-1b	R-1c	R-1d	R-1e	R-2	R-3	R-PD	O-S	O-PD	B-1	B-2	B-PD	I-1	I-PD	APD
<b>Commercial Use, Continued</b>																	
Drive-up Windows <sup>3</sup>	-	-	-	-	-	-	-	-	-	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)
Dry Cleaning Shops	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Flea Markets	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Florist Shops	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Fueling Station <sup>4</sup>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Funeral Home	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
General Merchandise Store	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Grocery Stores	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Hardware Stores	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Hobby Shops	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Hotel - Motel	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Kennels	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Laundromats	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Liquor Stores	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Living Range	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Music Stores	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Night Clubs	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Officer/Business Service Uses	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Pet Store	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Pharmacy	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Photography Studio	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Plant Nursery/Garden Supply	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Restaurant, Class 1 - Sit Down	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Restaurant, Class 2 - Sit Down	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Restaurant, Class 3 - Sit Down, Drive-up	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Restaurant, Class 4 - Drive-up, Food Kiosk	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Retail Sales and Services (Generally, not otherwise enumerated)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Sexually Oriented Business	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Shopping Center	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Theaters	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Vehicle Sale and Service	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Institutional, Civic, Recreational</b>																	
Adult Day Care	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Animal Shelter	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Campgrounds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Cemetery	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Club or Lodge	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Convention Center	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Cultural (Museum, Art Gallery)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Apparatus Required for District



Table 9.1, Permitted Land Uses in the Base Zoning Districts	Type of Use (SUE/PLM Requirement)							Land Uses														
	P	Not Permitted Use	A	R-1 (A-C)	R-2	R-3	R-1B	R-1E	R-1F	R-2	R-3	R-PD	O-S	O-PD	B-1	B-2	B-PD	I-1	I-PD	APD		
	Permitted Use	Not Permitted Use	Agricultural	Single-Family Residential	Two-Family Residential	Multi-Family Residential	Residential Planned Development	Office-Service	Office Planned Development	Neighborhood Business	General Business	Business Planned Development	Light Industrial District	Industrial Planned District	Architectural Preservation District							
Specific Use Type	Approval Required by District																					
Land Use Type	A	R-1a	R-1b	R-1E	R-1F	R-1F	R-2	R-3	R-PD	O-S	O-PD	B-1	B-2	B-PD	I-1	I-PD	APD					
<b>Institutional, Civic, Recreational, Continued</b>																						
Day Care Center	-	-	-	-	-	-	-	-	-	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	-	-	P (Maj)					
Entertainment Public	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-					
Family Day Care, Type A	-	-	-	-	-	-	-	-	C (Maj)	C (Maj)	-	-	P (Maj)	P (Maj)	-	-	P (Maj)					
Family Day Care, Type B <sup>1</sup>	-	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	-	-	-	-	-	-	-	P (Maj)					
Fitness Club Golf/Tennis/Swim	-	-	-	-	-	-	-	-	-	-	-	C (Maj)	P (Maj)	P (Maj)	-	-	-					
Golf Course	-	-	-	-	-	-	-	-	-	P (Maj)	P (Maj)	-	-	-	-	-	-					
Hospital	-	-	-	-	-	-	-	-	-	-	P (Maj)	-	-	-	-	-	-					
Indoor Recreational Club	-	-	-	-	-	-	-	-	-	-	C (Maj)	C (Maj)	P (Maj)	P (Maj)	-	-	P (Maj)					
Natural Preserve Areas	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)					
Out Patient Surgery Center	-	-	-	-	-	-	-	-	-	-	-	C (Maj)	-	-	-	-	-					
Parks, Open Space	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)					
Public Library	-	-	-	-	-	-	-	-	-	-	-	-	P (Maj)	P (Maj)	P (Maj)	-	-	P (Maj)				
Religious Institutions and Places of Worship (Large 150+ capacity)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	-	-	P (Maj)				
Religious Institutions and Places of Worship (Small 1-150 capacity)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	-	-	P (Maj)				
School, College	-	-	-	-	-	-	-	-	-	-	-	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)					
School, Primary	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	-	-	P (Maj)				
Swimming Pools (Not Private Residential)	-	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	P (Maj)	P (Maj)	P (Maj)	-	-	P (Maj)				
Zoo	C (Maj)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-					
<b>Industrial, Manufacturing, Research, and Wholesale Use</b>																						
Artisan/Craft Product Workshop	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C (Maj)	C (Maj)	C (Maj)	P (Maj)	P (Maj)	C (Maj)		
Automobile or truck repairs, including body work	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P (Maj)	P (Maj)	-		
Bakeries (Factory or Distribution)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P (Maj)	P (Maj)	-		
City Service Yards and Garages	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P (Maj)	P (Maj)	-		
Construction trades and contractor offices and shops	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P (Maj)	P (Maj)	-		
Food Processing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P (Maj)	P (Maj)	-		
Heavy equipment rental, sales, service and storage	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P (Maj)	P (Maj)	-		
Industrial Park	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P (Maj)	-		
Junkyards/Salvage Yards	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C (Maj)	-		
Light Manufacturing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P (Maj)	P (Maj)	-		
Machine Shop	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P (Maj)	P (Maj)	-		
Media Production	-	-	-	-	-	-	-	-	-	-	C (Maj)	C (Maj)	-	C (Maj)	C (Maj)	P (Maj)	P (Maj)	-	-	-		
Printing Services	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P (Maj)	P (Maj)	-		
Research and Development, Information Technologies	-	-	-	-	-	-	-	-	-	-	-	C (Maj)	P (Maj)	-	C (Maj)	C (Maj)	P (Maj)	P (Maj)	-	-		
Research and Development, Laboratories	-	-	-	-	-	-	-	-	-	-	-	C (Maj)	C (Maj)	-	C (Maj)	C (Maj)	P (Maj)	P (Maj)	-	-		
Research and Development, Medical Technologies	-	-	-	-	-	-	-	-	-	-	-	C (Maj)	P (Maj)	-	C (Maj)	C (Maj)	P (Maj)	P (Maj)	-	-		
Retail uses which have an industrial character	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P (Maj)	P (Maj)	-		
Veterinary offices with fully enclosed runs, pens, or kennels	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C (Maj)	C (Maj)	P (Maj)	P (Maj)	-
Warehouses and Mini-Warehouses	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P (Maj)	P (Maj)	-	
Warehousing and Distribution	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P (Maj)	P (Maj)	-	
Wholesaling and Storage Facilities	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P (Maj)	P (Maj)	-	

<sup>1</sup> Residential Family-Home, Type B Permitted as a Home Occupation

**Table 9.1. Permitted Land Uses in the Base Zoning Districts**

Land Use Type	Type of Use (See Table Requirements)												Land Uses					
	A	R-1A	R-1B2	R-1B3	R-1B	R-1E	R-2	R-3	R-PD	O-S	O-PD	B-1	B-2	B-PD	I-1	I-PD	APD	
<b>Office Use</b>																		
Government Offices	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	
Medical and Dental Offices	-	-	-	-	-	-	-	-	-	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	
Office Park	-	-	-	-	-	-	-	-	-	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	
Office Uses	-	-	-	-	-	-	-	-	-	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	
Research and Development, Offices	-	-	-	-	-	-	-	-	-	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	
<b>Residential Uses</b>																		
Dormitory	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Dwelling, Multi-Family and Apartment Building	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Dwelling, Single-Family	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)
Dwelling, Duplex	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Mixed-Use Building	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Nursing and Convalescent Homes	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Residence Family Home	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)
Residential Cluster Development	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)
Residential Group Home	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Senior Citizen Residential Community	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Satellite Dishes (Less than 1 meter in diameter)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)
Telecommunications Cabinet	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)
Television Antennae (Residential)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Wireless Communication Tower	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Wireless Communication Antennae	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Temporary Uses</b>																		
Carnival/Outdoor Amusement Use	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Seasonal Outdoor Sale of Farm Produce or Plants	P (Min)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)
Seasonal Outdoor Sale of Landscaping Materials	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Sidewalk Sales	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Temporary Construction Buildings	AU (Min)	AU (Min)	AU (Min)	AU (Min)	AU (Min)	AU (Min)	AU (Min)	AU (Min)	AU (Min)	AU (Min)	AU (Min)	AU (Min)	AU (Min)	AU (Min)	AU (Min)	AU (Min)	AU (Min)	AU (Min)
Transportation, Aviation or Surface Heliport	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Public transit stations, including bus stops or park and ride lots	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)
Transport Uses, Taxi, Limousine and EMS	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Utility Uses</b>																		
Solar Power Plant	C (Min)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)
Wind Power Plant	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)
Utility	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)

3 Residential uses permitted alongside those otherwise permitted in district in which it is located.

4 A 10-foot shall be set back a minimum of 100 feet from any property line.



Table 9.8: Minimum Number of Parking Spaces Required

Minimum Number of Parking Spaces Required	Minimum Number of Parking Spaces Required										Minimum Number of Parking Spaces Required		Minimum Number of Parking Spaces Required		Minimum Number of Parking Spaces Required		Minimum Number of Parking Spaces Required			
	1-10	11-20	21-30	31-40	41-50	51-60	61-70	71-80	81-90	91-100	101-150	151-200	201-250	251-300	301-350	351-400	401-450	451-500	501-550	551-600
Commercial Use	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
Animal Hospital or Veterinary Clinic	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
Bank or Credit Union	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
Barber or Haircut Shop	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
Beauty Shop, Hair or Tanning Salons	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
Cleaning Service	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
Commercial School or Studio	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
Convention Center	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
Convenience Store	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
Drive-Inn Stores	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
Funeral Home	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
Game Room	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
General Merchandise Store	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
Grocery Store	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
Home Improvement: Hardware Stores	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
Hotel-Motel	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
Kennel	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
Landscapers	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
Large Format Retail: GFA < 100,000 sq. ft.	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
Large Format Retail: GFA > 100,000 sq. ft.	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
Plant Nursery or Garden Supply Store	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
Pet Store	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
Restaurant, Class 1 - Sit Down Full	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
Restaurant, Class 2 - Sit Down Full	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
Restaurant, Class 3 - Sit Down, Drive-Through	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
Restaurant, Class 4 - Drive-Through Food Kiosk	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
Shopping Center: GFA < 100,000 sq. ft. or less	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
Shopping Center: GFA > 100,000 sq. ft.	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
Specialty Retail (Not otherwise enumerated)	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
Tennis, Racquet or Racket Club	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
Vehicle Sales or Leasing	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
Vehicle Filing Station	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
Vehicle Washing Facility - Multiple Bay	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
Vehicle Washing Facility - Single Bay	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
Industrial, Manufacturing, Research, and Wholesale Use	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
Vehicle Repair, Painting and Body Shop	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
Bakeries (Factory or Distribution)	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
City Service Yards and Garages	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
Construction trades contractors office or shop	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
Landscape Dry Cleaning Plant	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
Light manufacturing	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
Lumberyard or Building Materials Sale	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
Mechanics Shop	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
Printing or Publishing Services	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
Recycling Center	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
Warehouse and mini-warehouse	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
Warehousing and Distribution	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
Wholesaling and storage facilities	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0

1. Additional guest parking space shall be required within 150 feet of a dwelling unit where a street in front of the dwelling unit is less than 24 feet in width.

- 99 At Capacity.
- 993 Not less than 5 parking spaces per residential.
- 9933 Minimum of 15 Parking Spaces.
- 99333 A maximum of 4 garage spaces shall be permitted.

(Footnotes are listed on the on the following page)

Table 9-1: Minimum Number of Parking Spaces Required	Building Use										Parking Spaces Required									
	Residential			Other Floor Area							Lot or Area			Person			Vehicles*			
	Active Driveway Spaces	Garage Space	Dwelling Unit	Per Sq. Ft.				Per 1,000 sq. ft.	Per 1,000 sq. ft. of Area	Per 1,000 sq. ft. of Area	Per 1,000 sq. ft. of Area	Per 1,000 sq. ft. of Area	Per 1,000 sq. ft. of Area	Per 1,000 sq. ft. of Area	Per 1,000 sq. ft. of Area	Per 1,000 sq. ft. of Area	Per 1,000 sq. ft. of Area	Per 1,000 sq. ft. of Area	Per 1,000 sq. ft. of Area	Per 1,000 sq. ft. of Area
				Per 200 sq. ft.	Per 250 sq. ft.	Per 300 sq. ft.	Per 400 sq. ft.													
<b>Residential Uses</b>																				
Single-Family Dwelling	2.0	2.0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Two, Three or Four Family Dwelling	2.0	2.0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Townhouse Dwelling	2.0	2.0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Garden Style Dwelling - Efficiency & 1	-	-	1.5	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Garden Style Dwelling - 2 & 3 Bedroom	-	-	2.0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
<b>Group Living</b>																				
Dormitory, Convent or Monastery	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1.0	0.2	-	
Corporate Guest House	-	-	0.5	-	-	-	-	-	-	-	-	-	-	-	-	-	1.0	-	-	
Residence Group Home	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1.0	0.25	-	
Retirement Community, Senior Citizen	-	-	1.0	-	-	-	-	-	-	-	-	-	-	-	-	-	1.0	-	-	
<b>Institutional Uses</b>																				
Cemetery	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1.0	-	-	
Community Center	-	-	-	-	1.0	-	-	-	-	-	-	-	-	-	-	-	1.0	-	-	
Day Care Center <sup>1</sup>	-	-	-	0.50	-	-	-	-	-	-	-	-	-	-	-	-	1.0	-	0.2	
Family Day Care, Type A	2.0	2.0	1.0	-	-	-	-	-	-	-	-	-	-	-	-	-	1.0	-	-	
Family Day Care, Type B	2.0	2.0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1.0	-	-	
Library, Museum or Art Gallery	-	-	-	-	1.0	-	-	-	-	-	-	-	-	-	-	-	1.0	-	-	
Hospital	-	-	-	-	-	-	-	-	-	0.5	-	-	-	-	-	-	1.0	-	-	
Nursing or Personal Care Facility	-	-	-	-	-	-	-	-	-	0.2	-	-	-	-	-	-	1.0	-	-	
Place of Worship	-	-	-	-	-	-	-	0.25	-	-	-	-	-	-	-	-	1.0	-	-	
Public Office or Building	-	-	-	-	1.0	-	-	-	-	-	-	-	-	-	-	-	1.0	-	-	
School - College, University or Seminary	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1.0	-	-	
School - Elementary or Middle	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.50	0.33	1.0	-	-	
School - High School	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1.0	-	0.2	
<b>Recreational Uses</b>																				
Auditorium	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.25	-	-	
Arena or Stadium	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.25	-	-	
Bowling Alley	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5.0	-	-	
Health Club or Gymnasium	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5.0	-	-	
Golf Course	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	6.0	0.5	-	-	
Golf Course Driving Range	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1.0	1.0	-	-	
Miniature Golf	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1.5	1.0	-	-	
Outdoor Commercial Entertainment	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.5	-	0.5	
Recreation Center	-	-	-	-	1.0	-	-	-	-	-	-	-	-	-	-	-	0.5	-	-	
Recreation Center - Senior Citizens	-	-	-	-	-	-	1.0	-	-	-	-	-	-	-	-	-	0.5	-	-	
Slating Rink	-	-	-	-	-	1.0	1.0	-	-	-	-	-	-	-	-	-	0.5	-	-	
Swimming Pools (Not Private Residential)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1.0	0.5	-	-	
Tennis - Indoor, Racquetball or Handball	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	4.0	0.5	-	
Tennis - Outdoor	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2.0	0.5	-	
Theater or Concert Hall	-	-	-	-	-	-	-	0.4	-	-	-	-	-	-	-	-	0.5	-	-	
<b>Office Use</b>																				
Business or Professional Office	-	-	-	-	1.0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Information Technology	-	-	-	-	1.0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Medical or Dental Office <sup>1</sup>	-	-	-	-	-	-	-	-	3.0	-	-	-	-	-	-	-	1.0	-	-	
Research and Development, Offices	-	-	-	-	-	-	1.0	-	-	-	-	-	-	-	-	-	-	-	-	
<b>Commercial Use</b>																				
Animal Hospital or Veterinary Clinic	-	-	-	-	1.0	-	-	-	2.0	-	-	-	-	-	-	-	1.0	-	-	
Bank or Credit Union	-	-	-	-	1.0	-	-	-	-	-	-	-	-	-	-	-	1.0	-	5.0	
Banquet or Meeting Hall, Lodge or	-	-	-	-	1.0	-	-	-	-	-	-	-	-	-	-	-	1.0	-	-	
Barbers Shops, Hair or Tanning Salons	-	-	-	-	-	-	-	-	-	-	-	-	-	2.0	-	-	1.0	-	-	
Cleaning Service	-	-	-	-	1.0	-	-	-	-	-	-	-	-	-	-	-	1.0	-	1.0	

Table 9-8: Minimum Number of Parking Spaces Required

Continued	Building										Parking Spaces Required						
	Residential		Office Floor Area				Lot or Area				Prison		Vehicles				
	Driveway Space	Garage Space	Dwelling Unit	Per 200 sq ft	Per 100 sq ft	Per 100 sq ft	Per 1,000 sq ft	Per 1,000 sq ft	Per 1,000 sq ft	Per 1,000 sq ft	Per 1,000 sq ft	Per 1,000 sq ft	Per 1,000 sq ft	Per 1,000 sq ft	Per 1,000 sq ft	Per 1,000 sq ft	
Commercial Use, continued																	
Commercial School or Studio																	
Convention Center																	
Convenience Store																	
Drive-thru stores																	
Funeral Home																	
Game Room																	
General Merchandise Store																	
Grocery Store																	
Home Improvement, Hardware Stores																	
Hotel or Motel																	
Kennel																	
Landscapes																	
Large Format Retail: GFA < 100,000 sq ft																	
Large Format Retail: GFA > 100,000 sq ft																	
Plant Nursery or Garden Supply Store																	
Pet Store																	
Restaurant, Class 1 - Sit Down <sup>1</sup>																	
Restaurant, Class 2 - Sit Down <sup>2</sup>																	
Restaurant, Class 3 - Sit Down, Drive-up <sup>3</sup>																	
Restaurant, Class 4 - Drive-up, Food																	
Shopping Center: GFA 100,000 sq ft or less																	
Shopping Center: GFA Greater than 100,000 sq ft																	
Specialty Retail (Not otherwise specified)																	
Tavern, Bar or Night Club																	
Transport Uses, Taxi, Limousine and Vehicle Sales or Leasing																	
Vehicle Fueling Station																	
Vehicle Washing Facility - Multiple Bay																	
Vehicle Washing Facility - Single Bay																	
Industrial, Manufacturing, Research, and Wholesale Use																	
Vehicle Repair, Painting and Body Shop																	
Bakeries (Factory or Distribution)																	
City Service Yards and Garages																	
Construction Trades, contractors office or yard																	
Laundry or Dry Cleaning Plant																	
Light manufacturing																	
Lumberyard or Building Materials Sale																	
Machine Shop																	
Printing or Publishing Services																	
Recycling Center																	
Warehouse and mini-warehouse																	
Warehousing and Distribution																	
Wholesaling and storage facilities																	

1 One (1) additional guest parking space shall be required within 150 feet of a dwelling unit where a street in front of the dwelling unit is less than 24 feet in width.  
 2 At Capacity.  
 3 Not less than 5 parking spaces per practitioner.  
 4 Minimum of 15 Parking Spaces.  
 5 The number of parking spaces that is the greater between GFA and person shall apply.  
 6 A maximum of 4 garage spaces shall be permitted.

By amending Article 11, Definitions as follows:

**11.02 Definitions** (to be placed in alphabetical order)

**F**

*Flag - A piece of cloth or similar material, typically oblong or square, attachable by one edge to a pole or rope and used as the symbol or emblem of a country, political subdivision including a state or city.*

**M**

*Mobile Food Vehicle - A commercially manufactured, self-propelled, self-contained, vehicle currently licensed by the Ohio Department of Motor Vehicles in which ready-to-eat food is cooked, wrapped, packaged, processed or portioned for service, sale or distribution.*

**Section 2:** Cross References

Chapter 836 – Peddlers and Solicitors

Chapter 1062 – Parks and Recreation

**Section 3:** This Ordinance shall become effective at the earliest date allowed by law.

PASSED THIS 20<sup>th</sup> DAY OF May, 2013.


C. Mark Keiper  
Mayor of the City of Centerville, Ohio

ATTEST:

Debra A. James  
Clerk of Council, City of Centerville, Ohio

**CERTIFICATE**

The undersigned, Clerk of Council of the City of Centerville, Ohio, hereby certifies the foregoing to be a true and correct copy of Ordinance No. 4-13, passed by the Council of the City of Centerville, Ohio on the 20~~th~~ day of May, 2013.

  
\_\_\_\_\_  
Clerk of Council

Approved as to form and consistency with existing ordinances, the charter and constitutional provisions.

Department of Law  
Scott Liberman  
Municipal Attorney