ORDINANCE NO. $\frac{7}{-11}$ CITY OF CENTERVILLE, OHIO

SPONSORED BY COUNCILMEMBER Doug Cline ON THE 18th DAY OF April , 2011.

AN ORDINANCE AMENDING ORDINANCE 14-08, THE UNIFIED DEVELOPMENT ORDINANCE FOR THE CITY OF CENTERVILLE, OHIO.

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 directed the City Manager to conduct an annual review of the UDO, assuring consistency with previous ordinances, and current policies; to eliminate duplicity, correct omissions; and addressing any clerical errors within the document; and

WHEREAS, the Unified Development Ordinance establishes zoning regulations for land uses including a Residence Family Home and Residential Group Home; and

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 passed on the 15th 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:

5.19 Appeal Procedure

A. Appeals to City 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 applicant the City Clerk of Council by first class certified 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.

By amending Article 9, Development Standards as follows:

9.05 Base Zoning Districts

A. Dimensional and Density Regulations

- 8. Temporary seasonal outdoor retail sale of garden and landscaping plants and materials including bagged soil, fertilizer, and mulch (Temporary Garden Center). Natural holiday decorations such as Christmas trees are included in this use. The sale may be conducted on a premises for a period of time not to exceed 3 months per evenly-divided half of a calendar year.
 - a. A maximum of one (1) Temporary Garden Center may be conducted on a premises at any one time and a maximum of two (2) Temporary Garden Centers may be permitted in any calendar year.
 - b. A Temporary Garden Center may be conducted on a premises for a period of time not to exceed 90 consecutive days at which time this temporary use must be removed and the premises restored.
 - c. A second Temporary Garden Center may be conducted after sixty (60) days has lapsed from the first Temporary Garden Center.

Table 9.0 Table of Minimum Standards

Part		AND THE REAL PROPERTY.			A PER US			Agri	cultural and R	esidential Base	Zonleg Dutri	cti							E31,761,81
Acade Wide Gel) Proof Verd Gel) Proof Verd Gel) Raw Verd Gel) Color Colo	16		N	linimum Lot				Minimum I	Sullding Selbic					Marlmun		Minimum S	ietback of Parki	ing or Paving	Maria de
Single Family 10,000 129 120 135 150			Area	Wide	(feel)	Front Ya	urd (feet)*	Rênt Y	ard (feel)	Side Ye	nd (feet)	Living	Building	Gross		Side Lot	Line (feet)	Rear Lot	Line (feet)
Single Family Use		Zoning District	unless otherwise					Adjacent to a Non- Residential	Adjacent to a Residential	a Non- Residential	n Residential	Dwelling Unit (square	(feet or	Units per	(feet)	a Non- Residential	a Residential	a Non- Residential	Adjacent to a Residential Use
R-1a Single-Family 40,000 150 150 50 50 70 70 70 20 20 1,600 35 or 2 15 10	A	Agriculture	5 acres	150	150	60	60	70	70	20	20	1,600	35 or 2 1/2	0.2	-				
R-16 Single-Family 30,000 140 140 40 40 40 60 60 15 15 15 15, 1,500 35 or 2 ½ 1.5	-000000000	Single Family Use	40,000	150	150	60	60	70	70	20	20	1,600	35 of 2 1/2	1.0			-		
R-1c Single-Family 20,000 120 120 33 35 35 30** 50** 12 12 12 1,1,400 35 or 2 \frac{1}{2}\$ 2.0	R-la	Single-Family	40,000	150	150	50	50	70	70	20	20	1,600	35 or 2 ½	1.0			T	-	-
R-1a Single-Family 12,000 100 100 30 30 30 30 30	R-16	Single-Family	30,000	140	140	40	40	60	60	15	15	1,500	35 or 2 1/2	1.5			-	-	
R-1e Single-Family 10,000 80 80 25 25 30 30 30 8 8 1,400 35 or 2½ 40	R-1c	Single-Family	20,000	120	120	35	35	50**	50**	12	12	1,400	35 or 2 1/2	2.0			-		
R-1s thru R-1e Districts	R-1d	Single-Family	12,000	100	100	30	30	30	30	10	10	1,300	35 or 2 1/2	3.0	-			*	-
Non-Residential Use excluding a Major Use 2 acres 150 150 100 100 40 40 40 40 40	R-1e	Single-Family	10,000	80	80	25	25	30	30	8	8	1,400	35 or 2 1/4	4.0					
Najor Use Sacres 150 150 100 100 40 40 40 40 40	R-latt	ru R-1e Districts						1											
R-2 Two-Family 7,260*** 100 100 30 30 30 10 30 10 10 1,000 35 or 2 1/5 60			2 acres	150	150	100	100	40	40	40	40		45		25	10	25	to	25
R-3 Multi-Family		Major Use	5 acres	150	150	100	100	40	40	40	40	•	45	-	25	10	100	10	100
Efficiency Unit I Bedroom Unit Section Uni	R-2	Two-Family	7,260***	100	100	30	30	30	30	to	10	1,000	35 or 2 1/5	6.0		-	-		
Bedroom Unit	R-3	Multi-Family	- 5	100	100	30	30	30	30	10	10		45 feet	6.0	25	10	25	10	25
2 Bedroom Unit 3 or More Bedrooms Non-Residential Use excluding a Major Use Non-Residential Major Use Non-Residential Major Use Sacres 150 150 100 100 40 40 40 40 40 40 40 40 40 40 40 40 4		Efficiency Unit									-	400							
3 or More Bedrooms Non-Residential Use excluding a Major Use Non-Residential Flanred Dev. 8-PB Residential Planned Dev. 1 Bedroom Unit 1 Bedroom Unit 2 Bedrooms 3 or More Bedrooms 1,000 1,	*********	I Bedroom Unit										600							
Non-Residential Use excluding a Major Use 2 acres 150 150 100 100 40 40 40 40 40	COUNTRY	2 Bedroom Unit						1				800							
Company Comp		3 or More Bedrooms			i			1				1,000		TWO INCOME.	errore en la companya de la companya				
R-PD Residential Planned Dev.			2 acres	150	150	100	100	40	40	40	40	•	45	-	25	, - 10	25	10	25
Efficiency Unit		Non-Residential Major Use	5 acres	150	150	100	100	40	40	40	40	-	45		25	10	100	10	100
Efficiency Unit	R-PD	Residential Planned Dev.	*****	300	300	50	30	30	30****	20	20****		45 feet	6.0	25	10	25	10	25
2 Bedroom Unit 800 3 or More Bedrooms 1,000 Non-Residential Use 2 2 2 2 40 40 40 40 45 75 10 75 10		Efficiency Unit										400				•			
3 or More Bedrooms 1,000		Bedroom Unit					100					600	100 100						
Non-Residential Use		2 Hedroom Unit										800							
		3 or More Bedrooms										1,000							
			2 acres	150	150	100	100	40	40	40	40		45		25	10	25	10	25
Non-Residential Major Use 5 acres 150 150 100 100 40 40*** 40*** 40 - 45 - 25 10 100 10		Non-Residential Major Use		150	150	100	100	40	40****	40****	40		45		25	10	100	10	100

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 notified. 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

^{**} 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.

Per Dwelling Unit

^{....} A-100 foot minimum-twikling-setback-is-required-for a Multi-Fomily-use-when edjacent to a Single-Fomily-Use, 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 gross floor area and greater than one story in height.

Refer to Section 9.15 C. for subdivision requirements. A minimum of 5 acres is required to establish a Residential Planned Development zoning district.

						PARTS	Offic	e, Basladie, da	d Industrial B	idse Zanlag Di	litriciti 💮	All State				學的世界	A BUTTO	
		м	inimum Lot				Mielmum E	hallding Sethec	¥			Maximum Ground			Minimum Se	thack of Parkin	ig or Paving	
	Zoning District	Area	Width	(feet)	Front Y	erd (feet)	Rear Ye	rd (feci)	Side V	ard (feel)	Maximim Lot	Floor Area	Maximum Huilding Height	Front Lot	Side Lot I	Line (feet)	Rear Lot	Line (feet)
		(square feet unless otherwise stated)	Aiterial Street	Other Street	Arterial Street	Other Street	Adjacent to a Non- Residential Use	Adjacent to a Residential Use	Adjacent to a Non- Residential Use	Adjacent to Residential	Coverage (Buildings)	Individual Building (square feet)	(fect or stories)	(feet)	Adjacent to a Non- Residential Use	Adjacent to a Residential Use	Adjacent to a Non- Residential Use	Adjacent to a Residential Use
0.5	Office-Service	20,000	150	120	50	35	20	50	20	50	50%	7,500**	35 or 2 1/5	10	10 ,	25	10	25
O-PD	Office Planned Dev.		500	300	50	35	35	100	35	100	50%		45	20	20	100	20	100
B-1	Neighborhood Business	20,000	150	120	50	35	20	50	· 20	50	50%	7,500**	35 or 2 %	10	10	25	10	25
B-2	General Business	20,000	150	120	50	35	20	, 50	20	50	50%	50,000	45	10	10	25	10	25
B-PD	Business Planned Dev.	••••	500	300	50	35	35	100	35	100	50%		45	20	20	100	20	100
1-1	Light Industrial	20,000	150	120	50	35	20	50	20	50	50%		45	10	10	25	10	25
1-PD	Industrial Planned Dev.	****	500	300	50	35	35	100	35	100	50%		45	20	20	100	20	100
APD	Architectural Preservation	See Section 9	9.53 D, Supp	emental Rec	quirements for	the APD	50	50	3	3		5,000	32	Not Permitted***	5	5	10	10

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. 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.

A single-family dwelling may have a driveway for parking of the owners of guest vehicle in the front yard

Refer to Section 9.15 C. for subdivision requirements. A minimum of 10 acres is required to establish an Office, Business, or Industrial Planned Development zoning district.

-Table 9.1, Permitted Land Vices in the Base Zouing Districts	# A G (Maj) (Min)	Permittéd L Not Permit Absorbery Conditional Major Sité Minor Site	ad Liće Jos Lijse Plan			*	A R (a - s) R 3 R PD G-S	Milli Fami	ily Residential Hasidential I Residential Planned Deve	Carrier States			0-PD 8-1 8-2 8-PD 1-1 1-PD APD	Neighborho General Dus Business Pla Light Industrial P	iness inned Develop	quent	
。 1952年2月1日中央大学的基础的基础的基础的基础的基础。	ArAgri	H-la	10 R-16 10	R-14-122	Mark-1d M	R-to	TRASE	R.J	R-PD	0-6	O-PD	B-1	B-1 = 1	B-PD	等/4 图	(I-M)	APD
Agriculture	Ι.										-	-	2			2	
Agriculture	į į	P	p	P	ħ	P	p	P	b	pt .	p	P	P	Į1	þ	bi	h
Seasonal Sale of Form-Produce or Plants	P(Min)	G(Maj)	G(Maj)	G-(Maj)	G(Maj)	G(Maj)	G(Maj)	G-(Maj)	C(Maj)	G(Maj)	G (Maj)	C-(Maj)	(2-(Maj)		-	2	C-(Maj)
Stable (Commercial)	P (Mai)	C(Mai)	C(Maj)	G(Mai)	G(Mei)	G (Mai)	G(Mai)	C(Mai)	C(Maj)			-	-				-
Stable (Private)	P (Min)	C(Maj)	C(Maj)	G(Maj)	G(Maj)	G(Maj)	G(Maj)	C(Maj)	G(Maj)			_		-	-		-
Wholesals or Commercial Plant Nursery	P-(Afaj)						-		-	-	•	-	-			-	-
Group-Living			_		-			-	140								
Adult-Day-Care			-			-		G(Maj)	-			-		-			-
Boarding-Lodging or Tourist Home		-	-			-		G(Maj)	(F)		_	-					P-(Maj)
Dormitory						2		G(Mai)	G-(Maj)		-			-		-	-
Group Home						-		G(Maj)	G(Maj)		-		-	-			2
Nursing and Convalescent Homes			-	-				C(Maj)	-	-	-	-				2	
Residence Family Home	G(Maj)	G(Maj)	G(Maj)	C-(Maj)	G(Mnj)	C-(Maj)	G(Maj)	G(Maj)	C-(Maj)	-	-	-		-	-		E (Maj)
Residential-Group-Home	-					-	-	G(Maj)		-			-			-	-
Retirement-Living				-	-			G(Maj)	C-(Maj)		-	-					-
Senior Citizen Residential Community	*	-		-	-		-	-	(L(Maj)		-	-	-			-	-
Household-Living					3								-		-		
Accessory Dwelling Unit	A	A	Λ	A	A	A	A	Α	A	-		1 -		-	-	-	A
Red & Breekfast	A	A	A	A	A	A	A	A	A							-	A
Caretaker-Residence	P-(Maj)		-			-			T A		-						-
Dwelling , Multi-Family and Apartment Building	-		-					P(Maj)	P-(Maj)	-		-	-				P-(Maj)
Dwelling, Garden-Apartment					-		-	-	_	-	1.0	-	-				P (Maj)
Dwelling, Quadraples									-						-	-	P-(Maj)
Dwelling, Single Family	P-(Maj)	P(Maj)	P-(Maj)	P-(Maj)	P.(Maj)	P-(Maj)	(Maj)	P (Maj)	P.(Maj)					-		~	P (Alaj)
Dwelling-Townhouse	. ,,,,	. ()	- (way)	, (way)	- (///////		1 (11,10)		. (-		P (Maj)
Dwelling Two Family Dwelling	-		-:-		1-3-		[L(Maj)	P-(Maj)	P-(Maj)	-	-					-	It (Mai)
Mixed-Use Building	+ :-		1				(-(mm))	f-fistal)	P (Maj)		-				-		P-(Maj)
Residential Chister Development	-P-(Maj)	P-(Maj)	P-(Maj)	(L(Maj)	P-(Mai)	P (Maj)	P-(Mai)	P.(Mai)	P-(Maj)		-	1		-			P-(Maj)
Senior-Citizen-Residential-Community	-1-(minj)	- (maj)	- (reinj)	-(1410))	- (1410)	- (many)	- initial	- 11441	P-(Maj)	-		-			-	-	-
Institutional, Civie, Regreational				1000		l .							4 .				
Animal Shelter	1 -		-	-	-		-	-	-				C-(Maj)		G-(Mnj)	G (Maj)	-
Campgrounds	G(Maj)	-						-		27.07			C(Mpj)		-	-	-
Gemelery	G (Maj)	G(Maj)	C-(Maj)	C(Maj)	G(Maj)	C(Maj)	G(Maj)	G(Maj)	C(Maj)						-		€ (Maj)
Club-or-Lodge	- (1110)	e-(maj)	- (ma)	O(maj)	C ((vinj)	O (may)	- Chinali	- (maj)	- (maj)			C(Maj)	P-(Maj)	P-(Maj)		4	C (Maj)
Convention Center							1			1	-	1	C(Maj)	-		_	-
Cultural (Museum, Art Gallery)				-		-		_	-	P (Maj)	P-(Alaj)	P-(Mai)	P-(Mai)	P-(Mai)	87 1		P-(Maj)

Type of Use (Site Plan Régulerment)

-Table 9.1, Permitted Land Uses In the Base Zening Districts -Continued	P A C (Maj) (Min)	Not Permit Assessory Conditional Major Site Militar Site	éd (Jip) Joe - Use Plan				A (a a) RA RAD OS	Two Family Multi-Family	ily Residential · Residential ly Standantial Plannal Deve	lopmont			6-PD 8-1 8-2 8-PD 1-1 1-1-1 1-1-1 NPD	Heighborho General Bud Budanese Ph Light Industrial Pi Industrial Pi	ánest umad Develop	_	
The special state of the state	Y-YEH.	N. la	646	H-te	, R-Id	Ria	11.1	,44	R-PD	0-5	Q-PD	新制装	## 84 TP	B-PD	14	I-PD	APD
Institutional, Civie, Recreational, Continued	1 6		-	A 6- 1		1 2		- 63	I	-	-	+-		-	-		-
Day Care Genter	-	-	-	-			-			P-(Maj)	(L(Maj)	(L(Maj)	(L(Maj)	I ^L (Maj)	-		P-(Maj)
lintertainment-Fublia				-	-								[L[Maj]	P-(Maj)		-	-
Family Day Care, Type A		-	-	-				G-(Maj)	C(Maj)	-		P-(Maj)	P(Maj)	P (Maj)			P-(Maj)
Family-Day-Care, Type H*	-	P(Maj)	P (Maj)	P-(Maj)	P-(Maj)	P(Maj)	P-(Maj)	P-(Maj)	P-(Maj)					-			II (Maj)
Fitness Glub Golf/Tennis/Swim	-	N 5		200 - 7		-	9.31			-		C(Maj)	P-(Maj)	P (Maj)			30
Golf Course					-					P-(Maj)	P(Maj)		P-(Maj)	P-(Maj)			
Government Building	G(Maj)	G(Maj)	G(Maj)	G-(Maj)	G(Maj)	G(Maj)	G(Maj)	C(Maj)	G-(Maj)	C-(Maj)	G(Maj)	P-(Maj)	P-(Maj)	It (Maj)			(L(Maj)
Health Club or Gymnasium			-				-	-				-	P-(Maj)	P-(Maj)			
Hospital		-	-	-		. •	-	-		-	G(Maj)		P-(Maj)	P-(Maj)	-		
Indon-Recreational Club		-	-	- 1	-	- 1	-			G(Maj)	G(Maj)	P (Maj)	P-(Maj)	L(Maj)			It (Maj)
Natural Preserve-Areas	P-(Min)	P-(Min)	P-(Min)	P(Min)	P (Min)	P-(Min)	P-(Min)	P-(Min)	P-(Min)	P-(Min)	(L(Min)	P-(Min)	P-(Alin)	P4Min)	P(Min)	P (Min)	It (Alaj)
Out Patient-Surgery-Center	-	-	-	-			-	-			G(Maj)		P-(Maj)	P-(Maj)			
Parks: Open Space	P-(Min)	P-(Min)	P-(Min)	P(Min)	P-(Min)	P-(Min)	P-(Min)	P-(Min)	P (Min)	P (Min)	F-(Min)	P-(Min)	P-(Min)	P-(Min)	P-(Min)	P-(Min)	(t (Maj)
Public Library	-		-	-	-		-	-	-		-	I ^L (Maj)	(L(Minj)	I ^L (Maj)		1 -	P (Maj)
Religious Institutions and Places of Worship (large 150+ capacity)	G(Maj)	C(Maj)	C-(Maj)	C(Maj)	C-(Maj)	G(Maj)	C-(Maj)	G(Maj)	G (Maj)	C-(Maj)	It (Maj)	(L(Maj)	P-(Maj)	P-(Maj)	-	-	P (Maj)
Religious Institutions and Places of Worship (Small-1-150 capacity)	G(Maj)	G-(Maj)	C(Maj)	€(Maj)	G (Maj)	G(Maj)	G(Maj)	C(Maj)	P (Maj)	P-(Maj)	P-(Maj)	It(Maj)	(L(Maj)	I ^L (Maj)			P (Maj)
School-College						100		-		P-(Maj)	P-(Maj)	P-(Maj)	It(Maj)	P-(Maj)	P (Maj)	P.(Maj)	[14 (Alaj)
School, Primary	IL(Maj)	P-(Maj)	P-(Maj)	P(Maj)	-P (Maj)	P (Maj)	P-(Maj)	P-(Maj)	P-(Maj)	P-(Maj)	P-(Maj)	P-(Maj)	Pt(Alaj)	F-(Maj)		-	P(Maj)
Swimming Pools (Not Private Residential)		G(Maj)	G(Maj)	C-(Maj)	G-(Maj)	G(Maj)	G-(Maj)	G(Maj)	G-(Maj)	G-(Maj)	G-(Maj)	P-(Maj)	P.(Mai)	P-(Maj)		diam'r.	P-(Maj)
Utilities	C(Maj)	C(Maj)	C(Maj)	C(Maj)	G(Maj)	C(Maj)	G-(Maj)	C(Maj)	C(Maj)	C-(Maj)	G(Maj)	G(Maj)	C(Maj)	G(Maj)	P-(Maj)	P (Maj)	G (Maj)
7.00	G-(Mej)		-	-	-	-				-		-	C(Maj)	G (Maj)	-	-	-
Office-Use											_						
Office Park	1									P-(Maj)	P-(Maj)		P-(Maj)	P-(Maj)	P (Maj)	P (Maj)	+
Office uses					-	-	-	-		P-(Maj)	P-(Maj)	P-(Maj)	It(Maj)	P-(Maj)	P (Maj)	(L(Maj)	P (Maj)
Research and Development, Offices				-	-		-			P-(Maj)	P (Maj)	C(Maj)	P-(Maj)	P-(Maj)	P-(Alaj)	P4(Maj)	
Telecommunication-Facilities						_		-							-		
Satellite Dishes (Less than-1-meter in diameter)	p	p	p	p	Р	B	p	p	p	p.	p	р	p	p	Þ	b	-15
Telecommunications Cabinet	R (Alin)	P (Min)	P-(Min)	P(Min)	P-(Min)	P-(Min)	P-(Alin)	P-(Min)	P (Min)	P-(Min)	P-(Min)	P (Alin)	P-(Min)	P-(Min)	P-(Min)	P-(Min)	(L(Min)
Television Antennae (Residential)	p	p	p	P	р	P	p	p	р	p	p	P	p	p	p	B	p
Wireless Communication Tower	1		-		-			-		-		-	G-(Maj)	G (Maj)	C(Maj)	G (Maj)	-
Wingless Communication Antennas		-		-		-							C-(Maj)	C(Maj)	G(Maj)	C(Maj)	-
Wireless Communication Antennae (Co-location)				-	-					-	_		A	A	Α	A	

^{*---} Permitted as a Home Occupation

	(The part of the last			Plan Réquire	nowl)	DELL'ES	Manager St.	Name and the little	THE PARTY	THE PARK STREET	White Will have been	Land Uses	Marian Street	C100 PH	.10-	THE RESERVE OF THE PERSON NAMED IN	ALC: NO.
-Table 9.1 ₇ Permitted Land-Uses in the Base Zaning Districts -Continued - -	μ A C (Maj) (Min)	Permitted 13 Mot Permitt Accessory 1 Conditional Major Site 1 Minor Site 1	ed Une José Use Plans				A R I (s - s) R-2 R-3 R-PD O-S	Two Filmily Matrix Print	Hy Handania y Residential Iy Hendential Planaed Dev				O-PD B-1 B-2 B-PD I-PD APD	Neighberhe General Bu Business Pl Light Indus Industrial P	iness anned Develo	pmiest .	
	ArAgri	R-la	R-15	ii-lâ	N-16	i i ii	N-1	h-i	R-PD	2-0	0-10	8-112	B-1 P	B-PD	PO4 P1 454	I-PD	APD
Gommereial-Use																	
Amusement-Arcades	~	-		-	-			-	-	2.		G(Mej)	P-(A-laj)	P-(Maj)			-
Animal-Hospital/Clinics			-				-			P-(Maj)	P (Maj)	P (Maj)	P-(A-laji)	P-(Maj)			P (Maj)
Artisan/Craft-Product-Workshop	14		-				-		-		-	C-(Mej)	C-(Maj)	C (Mrg)	P-(Adaj)	P-(Mnj)	C-(Maj)
Bakeries (Retail)				-			2+3		-		-	P-(Maj)	St (Mag)	P-(Maj)	-		P (Maj)
Banks	-			2 "		- 4	-			P-(Alai)	P (Maj)	P (Maj)	D (Maj)	Ft (Maj)	-	-	P-(Maj)
Hanquet-Ifall	-	-	-	-		-	-			G(Maj)	C(Maj)	P-(Maj)	P-(Maj)	P-(Maj)	-	-	P-(Maj)
Harbers Shops& Beauty Parlors	-			-					-			P(Maj)	P (Maj)	P-(Maj)	-		P (Maj)
Bars, Taverns		-			-			-	-	C(Maj)	G(Maj)	P-(Maj)	P-(Maj)	I ^L (Maj)			P (Maj)
Nig-Box-Retail			-	-		-		-	-		-	-	C(Maj)	G(Maj)		-	-
Hook-Store				-					-	1	-	P (Mni)	P-(Mai)	P (Mai)	-	-	P (Maj)
Comera/Photography-Store									-			(L(Maj)	(L(Maj)	P (Maj)	-		P (Maj)
Gar-Wash				-	100								P.(Mai)	P-(Maj)	P.(Maj)	IL (Maj)	-
Clothing Store			-		-		-		-			(Maj)	P-(Maj)	P-(Maj)	F	100	It (Maj)
Commercial-Entertainment	-			-				1 .		-			P.(Mai)	P(Mai)	-	W 1	100
Convenience Sime	-		-	-			-					P-(Maj)	P (Mai)	P-(Mai)			[L(Maj)
Gorporate Dala Genters							1	-	-	FL(Alaj)	P (Maj)		1,1,1,1,1	G(Maj)			
Department Stores		-					-	-	-	- (Neagy	1 (11119)		P (Mai)	P-(Maj)			
- 7		1			-		-				1		I ^L (Alaj)	P-(Maj)			
Drive-through stores			-	-				-	-	C(Maj)	G(Maj)	C(Maj)	C(Maj)	G(Maj)	-		C (Ma)
Drive-up Windows **					-		-	-	1000	-	and the second	P-(Maj)	[1 (Maj)	(HMnj)		-	PulMail
Dry Cleaning Shops	-	-			-			-	-	-	-		G(Mai)	G-(Maj)	G(Maj)		- (today)
Flea Markets	-	-		-	-		-		-	-					(L(Maj)		
Florist Shops			-				1 -		-		-	-	P-(Maj)	P (Maj)	.,	-	COL
Fueling Station 222	-	-	-	-			-		1			C(Maj)	R (Maj)	P-(May)		40.00	G (Maj
Funeral Home					-		-		-		G(Maj)	P-(Maj)	It (Alnj)	P-(Maj)	-	G(Maj)	P-(Maj
General merchandise-store	H	-	-				-					P-(Maj)	P-(Maj)	P-(Maj)			C-(Maj
Grocery Stores	-	-	-	-	-		-	-	-	-		G(Maj)	P-(Alnj)	I ^L (Maj)		1 - 1 -	-
Hardware-Stores				-	-			-	-		-	G-(Maj)	P-(Ataj)	I ^L (Maj)	-		1 P
Hobby-Shops		-		-	-	-	-	-	-		-	G(Maj)	[L(Maj)	P.(Maj)	-		P (Maj
Hotel—Motel	4	-	-	-			-		-	- 4		-	P (Maj)	P(Maj)			-
Kennels	G(Maj)	-	-		-		-		-	-	-		G(Maj)		G(Maj)	-	-
Laundromats		-	-				-		-	-		C-(Mnj)	P-(Maj)	P-(Maj)	-		-
Liquor-Stores					-	100	-	-		-		-	P-(Maj)	P-(Maj)	-		-
Ministure Golf-Course/Driving Range				-		-				-	-		P (Maj)	It(Maj)	-		-
Music Stores		-			-		-	1			-	P-(Maj)	P-(Alaj)	P-(Maj)	-	-	P-(Maj
Night-Clubs				+						-		#	R (Maj)	P (Maj)			-
Office/Business-Service Uses	-							-		P.(Mai)	P-(Maj)	C(Maj)	P-(Maj)	P-(Maj)	1		1

Drive-up-Windows shall be placed in the side or rear-yard only-

Within the B-1 or the APD Districts, a fueling station shall have a maximum of 2 pumps that are located in a side or rear yord only.

	N SAME CONTRACT	Tvo	e of Use (5ite	Plan Regulrer	nent) (250) (25	SANCHES PAR	PERSON	被中央国际				Land-Uses	CHAPTER PO	Caule Corne			and the
-Fable 9-1, Pérmitted Land-Uses in the Bâsa Zaning Districté - Goalinved -	P C (Min)	Périntitud U Noi Perinti Acettadi) I Conditional Major Cita Minut Cita	ice od Use Ige Use Plan				A R-1 (4 -e) R-3 R-90 O-8	This Family Malli Family	ity Residential y Rosidantial Ly Richlantial Plantid Divis				0-90 8-4 8-90 8-90 14 1-90 APD	Heighborhin General Bus Business Pla Light-Indust Industrial III	ineas anod Dovelog		
	A.Agri.	lt-la	ii-16	ii. 12 ***	R-1d	11-16		R-1	R-PD	n.s	(j.lpp	8-1	8-1	B-PD	10 H 2 M	1-110	APD
Commercial-Use- Continued	- (settefter)	34-14	Bell stern sea		10 10 10 10 10 10 10 10 10 10 10 10 10 1	105.5 m 14 5.50	This is a second										
	-						1	-		-			P(Min)	P (Min)		-	-
l'et Store	_	1	5.70	1								P-(Min)	P-(Min)	P-(Mie)			P (Mail
Phermacy	-	-	-			-						P-(Min)	P (Min)	P-(Min)	100		P (Mail
Photography-Studio	-		T			-	-					b-diament.	P-(Mai)	P.(Mai)		- 1	
Plant Nursery/Garden-Supply		-						-		-		(Mai)	PiMed	P.(Mai)	- PTG 4.		P. (Mail
Restaurant, Glass-I—Sit Down		-	-		-		-		-				The second of the second of the second				P-(Mail
Restaurant, Glass 2 Sit Down	-	-	-		-		-	-		-		(L(Maj)	P-(Maj)	P (Maj)			1. familia
Restourant, Class 3—Sit Down, Drive-up		-	70	-		4	-	-	-			-	P.(Maj)	(14Alaj)			
Restaurant, Class 1 - Drive-up, Food-Kinsk	- 1	*	-	*	-		-		-	-		-	C(Maj)	C(Maj)		2	
Retail Sales and Services (Generally, not otherwise enumerated)	-				-	-	-	-		-	2 (4)	C(Maj)	P-(Maj)	(t-(N4ag)	-		P-(A-lm)
Sexually-Oriented Business	-	-	-	-	-	-	-	-	-	-	-		-	P-(Maj)	-		
Shopping Genter	-	-	-			-	-	-		-	15- 5	-	P-(Alaj)	(P-(Maj)	- 1		-
Sidewalks-Sale	-					-		-	7		-	A	A	A			A
Femporary seasonal outdoor retail sale of landscaping materials		-		-	-		-	-	-	-	+	C(Maj)	P(Min)	P-(Min)	22	.14	
Thenters											-	-	P	P		-	-
Vehicle Sale and Service	-						-	-		-			(L(Maj)	[2 (Maj)		-	
Industrial, Manufacturing, Research, and Wholesale Use		-	-	-			-					-	-	-	23 / 20 2 15	P-(Alaj)	-
Automobile or truck-repair, including body work	- 1			-	-							-	-		P (Maj)	(L(Maj)	1 5
Hakeries (Factory or-Distribution)		-	- 1	-		1180		-		-			-		P (Maj)	and the second second	- 7
City Service-Vards and Garages	-	-	-	-					-	-	-			-	P-(Mai)	P-(Maj)	-
Construction trades and contractor offices and shops	-	-		-	-			-			-		-	-	P-(Maj)	(t-(Maj)	
Fined Processing			-		-	-	-	-	-				-		II-(Maj)	[t(Maj)	
Heavy-equipment-rental, sales, service and storage					-					-	-	-	-		P-(Maj)	P-(Maj)	-
Industrial-Park	-						-		-					-		It (Maj)	
Junkyards/Salvage Yards		-			-					194		J-4:	-			G(Maj)	-
Light manufacturing		-	-			-				-	-	-			P (Maj)	P-(Mnj)	-
Machine-Shop		-					-		-			-	-		P-(Maj)	P-(Maj)	-
Media Production	1 0 2	1	1			-	1	-		C(Maj)	G(Maj)		G(Mai)	G(Mai)	P (Mai)	P (Maj)	
Printing Services										- SAMME		-	P(Maj)	P-(Maj)	P-(Maj)	P.(Maj)	-
Research and Development, Information Technologies						-		-		G(Mai)	P-(Mai)	-	G(Maj)	C(Maj)	P-(Mai)	P-(Maj)	-
		-	-	-				-		G(Maj)	G(Mai)	-	G (Mai)	C(Mai)	P-(Maj)	P-(Maj)	-
Research and Development, Laboratories		-					-	-	-	C(Maj)	P-(Maj)		G(Maj)	C (Maj)	P (Maj)	It (Afaj)	-
Research and Development, Medical Technologies	-					-				O-(win))	1-(may)		C (1111)	- ,	P (Mai)	P-(Mai)	
Retail uses which have an industrial character						-	1 - 1	-		-	-				A	A	-
Temp-Buildings for uses incidental to construction work	-						-				1		C(Mai)	G(Maj)	P (Mai)	(L(Mai)	
Veterinary effices with fully enclosed runs, pens, or kennels	-						-			-	_			- catumit	IL(Maj)	P-(Maj)	
Watehouses and mini-watehouses	-	-	*		W		-	-	-	-			-		IL(Maj)	P-(Maj)	1
Warehousing and Distribution			-						-	-		-				It (Alaj)	+
Wholesaling and storage facilities		1		-	-	-	-		-	-	-		-	-	P-(Maj)	4-4mmil)	-
Aviation or Surface-Transportation			2	1 12				-				11.19		-			
Helinart 2222	1 -	1	-		-	-	1 -	-	1 -	-	C-(Maj)	(=(Maj)	C(Maj)	G-(Maj)	G(Maj)	C(Maj)	-
Public transit stations, including but stops or park and ride lots	(takini)	Publais	P-(Mai)	P-(Mai)	P-(Maj)	P-(Maj)	P-(Mai)	P-(Mail	P-(Mai)	P-(A-fai)	P-(Mai)	It (Maj)	P-(Mar)	P (Mai)	P (Mai)	(LES-Sais)	P-(Mai

Public transit stations, including but stops or pack and ride lots

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		Type of	Use (Site)	lan Requ	irement)	0.447.9155	1 ST 100			可表始	SHE OF	Land Use	5	STEWN.			
是数据是使用1000年的	P	Pérmined l	lie				A R-1 (a:	Agricultura					B÷) -≚.		od Business		
Table 9.1, Permitted Land Uses in the Base Zoning Districts	AU C (Maj) (Min)	Not Permit Accessory Conditiona Major Site Minor Site	Use I Use Plan				e) R-2 R-3 R-PD O-S	Two-Famil Multi-Fami	illy Residentia Printential lly Residential Plannéd Des les				B-PD B-PD I-I I-PD APD	Light Indus Industrial F	siness anned Dévelo trial District lannéd Distr al Preservation	la l	
					Six Six Six		o.Ph	Water Company	ned Develope	neint .	1,2,40		-σ.,				SHIPLY
Land Use Type		R-Ia	RII b	R-Jc	R-1d	R-le	R-2	R-3	R-PD	0-5	NO!PD	B-1	B12	B-PD	<i>I-1</i>	I-PD	APD
	2 010 77 810		37,77.0	4100,7500	OLT I TOUR	100	1007725-7-000	1000000	Carlot and the	3.00	9-2		100000000000000000000000000000000000000				
Accessory Uses *						401450	100 414-1	Internal	411.44.11	442.01.11	411414-0	AU (Mal)	AU (Maj)	AU (Maj)	AU (Maj)	AU (Maj)	AU (Maj)
Accessory Structures	AU (Min)	AU (\lambda fin)	AU (Min)	AU (Min)	AU (Min)	AU (Min)	AU (Min)	AU (Min)	AU (Maj)	AU (Maj)	AU (Maj)	AU (May)	AU (Maj)	AU (May)	AU (Muj)	AU (AIU)/	AU(Maj)
Bed & Breakfast	AU(Maj)	AU(Maj)	AU(Maj)	AU(Maj)	AU(Maj)	AU(Maj)	AU(Maj)	AU(Maj) AU (Min)	AU(Maj)		-	100		-		-	AU (Min)
Home Sales	AU (Min)	AU (Min)	AU (Min)	AU (Min)	AU (Min)	AU (Min)	AU (Alin)			200	3			-	-		AU(Min)
l'et Shelters	AU(Atin)	AU(Min)	AU(Min)	AU(Min)	AU(Min)	AU(Min)	AU(Min)	AU(Min)	AU(Min)			100	-				AU(Min)
Playhouses	AU(Min)	AU(Min)	AU(Min)	AU(Min)	AU(Min)	AU(Min)	AU(Min)	AU(Min) AU (Min)	AU(Min)		-	70.		-	-	- 1	AU (Maj)
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)
Tennis Courts, Private	AU(Min)	AU(Min)	AU(Min)	AU(Min)	AU(Min)	AU(Min)	AU(NIM)	AU(MIN)	AU(Alin)	-		-	AU (Min)	AU (Min)	AU (Min)	AU (Min)	- Acciming
Wireless Telecommunications Antennae (Co-Location)	- ·		-		-	-		-	-		-		NO lamin	NO (MIN)	AD (mann)	NO (min)	
Temporary Uses					1 3												
Carnival Outdoor Amusement Use		-			-		-					-	C (Maj)	C (Maj)	-		0.41.0
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)
Seasonal Outdoor Sale of Landscaping Materials	-	-					-				-	C (Maj)	P (Min)	P (Min)	-	-	
Sidewalk Sales	-	_	-		-		1417			-		AU (Min)	AU (klin)	AU (Min)	-	-	AU (Min)
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 (Alin)	AU (Min)
Agricultural Uses																	
Agriculture **	P	P	P	P	P	P	P	P	P	P	P	P	r	P	P	P	P
Beekeeping ***	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 (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	-		-	-		-		-
Stable (Private)	P (Min)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)		-			-		-	•
Wholesale or Commercial Plant Nursery	P (Maj)			-				-	-		-	-	-			-	-
Residential Uses	g Congress		1														
Dormitory		-	-	-				C (Maj)	C (Maj)						1		
Dwelling , Multi-Family and Apartment Building	-	-	-			-		P (Maj)	P (Maj)	2 2		-			100		P (Maj)
Dwelling, Single-Family	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	'P (Maj)	P (Maj)	P (Maj)	P (Maj)					-		٠	P (Maj)
Dwelling, Duplex		-	-		-		P (Maj)	P (Maj)	P (Maj)			-	-				P (Maj)
Mixed-Use Building ****	-				5.7-1-V		712	-	P (Maj)	-							P (Maj)
Nursing and Convalescent Homes				-	-			C (Maj)	P(Maj	-	C(Maj)	-				-	
Residence Family Home	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Haj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	111-11		•			-		C (Maj)
Residential Cluster Development	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)			4		-		-	P (Maj)
Residential Group Home		-		THE REAL PROPERTY.				C (Maj)				-				-	
Senior Citizen Residential Community				-		-			P (Maj)		-			-			

Refer to Section 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.

^{**} A minimum of 5 acres is required to establish an agricultural use.

^{***} Refer to Article 9.39, G. Beekeeping of the UDO for additional regulations.

^{****} Residential uses permitted alongside those otherwise permitted in district in which it is located.

ATT A STATE OF THE	(4):100	Type of	Use (Ste	Plan Regu	trement)	Mans: in	10 m 10 5 1 5	(A) (E) (E)	A CONTRACTOR	GENERAL STREET	统模。相	Land Uses	斯维尼斯	THE STATE	568 Y 4	a end of	Hittory 4
Table 9.1, Permitted Land Uses in the Base Zoning Districts, Cont.	P AÚ C (Maj) (Min)	Permitted U Not Permitt Accessory (Conditiona Major Site Minor Site	ise ed Use Ise Use Plan				A R-1 (a- e) R-7 R-3 R-PD O-S O-PD	Two-Family Multi-Famil Residential Office-Servi	ily Residentia PResidential ly Residential Planned Devi	rlopment			B-I B-2 B-PD I-I I-PD APD	General Bu Business Pl Light Indus Industrial F	od Business siness anned Develo trial District Planned Distri al Preservatio	lel	
		1 mil 10 m 1 mm		The state of the state of	mate and in \$1.50 in.	THE R. L. L.	11.4	R-3	R-PD	0-5	O-PD	B-1	B-2	B-PD	全等[4] 用	I-PD	APD
Land Use Type	A	R-1a	R-16	R-Ic	R-14	R-1e	R-2	W-1	R-PD	0-5	U-ID	D-I	D-Z	D-I D	2-1	1-11	ALL
Institutional, Ciric, Recreational	12000					1									-		
Adult Day Care									- 1	P (Maj)	P (Maj)	P (klaj)	P (Maj)	P (Maj)			P (Maj)
Animal Shelter	-		-			•	-	-				-	C (Maj)		C (Maj)	C (Maj)	
Compgrounds	C (Maj)		-						-						7	-	-
Cemetery	C' (Maji	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)			-		-	-		C (Maj)
Club or Lodge		-	-	-		•	S 2224					C (Maj)	P (Maj)	P (Maj)			C (Maj)
Convention Center			-	+	-			0.6 4	-	4			C(Maj)	-		-	
Cultural (Museum, Art Gallery)				7				-		P (Maj)	P (Mai)	P (Maj)	P (Maj)	P (klaj)			P (Maj)
Day Care Center	Н.	-			,		-		-	P (Maj)	P (Maj)	P (Maj)	P (Mai)	P (Maji			P (Maj)
Entertainment Public								-		-		-	P (Maj)	P (Maj)	-		-
Family Day Care. Type A							-	C (Maj)	C (Maj)		-	P (Maj)	P (Maj)	P (Maj)		-	P (Maj)
Family Day Care, Type B*		P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (May)	P (Maj)	P (kfaj)	P (Maj)								P (Maj)
Fitness Club GolfTennis/Swim			41.1	-	4			-		-		C (Mai)	P (Maj)	P (Maj)	-		<u> </u>
Golf Course	-	-	-	-	-			-		P (Maj)	P (Maj)	-	P (Maj)	P (Maj)	-		-
Health Club or Gymnasium			12 2		-		- 1						P (Maj)	P (Maj)			
Hospital											P (Maj)		P (Maj)	P (Maj)	-	-	
Indoor Recreational Club		-			-		-			C (Maj)	C (Maj)	P (Maj)	P (Maj)	P (Maj)		-	P (Maj)
Katural Preserve Areas	P (Afan)	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 (Maj)
Out Patient Surgery Center				-				-			C (May)	-	P (Maj)	P (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 (Maj)
Public Library		-	-					-		-	-	P (Maj)	P (Maj)	P (Maj)		-	P (Maj)
Religious Institutions and Places of Worship (Large 150+ capacity)	C (Maj)	C (Mat)	C (Maj)	C(Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Ma))_			P (Maj)
Religious Institutions and Places of Worship (Small 1-150 equactiv)	C (Maj)	C (Afaj)	C (Maj)	C(Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Ma)	P (Maj)	-	-	P (Mag)
School: College							-			P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)
School, Primary	P (Maj)	P (Mai)	P (Maj)	P(Maj)	P (Mai)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Mai)	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)	P (Maj)	P (Maj)	P (Maj)			P (Mail
Unlines	C (Mai)	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 (Maf)	P (Maj)	P (Maj)	C (Maj)
Zoo	C (Maj)		-			-	5.74	17 27				-	C (Alaj)	C (Maj)	-		
Office Use																	
Gavernment Offices	C (Maj)	C (Mai)	C (Mai)	C (Mai)	C (Maj)	€ (Maj)	C (Maj)	C (Maj)	C (Mai)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	-		P (Maj)
Medical and Dental Offices	- Innelly	- C (sing)	Similar	- Cimeli	- Inner	-		1		P (Mail	P (Maj)	P (Maj)	P (Maj)	P (Mail	P (Maj)	P (Maj)	P (Maj)
Office Park	1	1	1. 15					1724		P (Maj)	P (Maj)		P (Maj)	P (Mar)	P (Maj)	P (Maj)	
Office uses									- 3	P (Mai)	P (Maj)	P (Maj)	P (Mai)	P (Maj)	P (Maj)	P (Maj)	P (Maji
Research and Development, Offices						-6		V43150		P (Maj)	P (Maj)	C (Maf)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	
Telecommunication Facilities						5											
	P	P	P	P	P	P	P	P	P	P	P	p	P	P	P	P	P
Satellite Dishes (Less than I meter in diameter)		Marin Contract Contract	A STATE OF THE PARTY OF THE PAR	Piblin	P (Min)	P (Afin)	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 (\(\lambda tin\))	P(Stin)	P (Atin)	P (Atin)	P	P	P (Altri)	P	r (stan)	P	p	P	P	P	1 1
Television Antennoe (Residential)	-	-	-		-	P	· ·	-		-	-		C (Mail	C (Mai)	C (Mai)	CiMaii	
Hyreless Communication Tower Wireless Communication Antennae		-	1.	-	-	-	+ -	100	1	10.70	-	-	C (Maj)	C (Mail)	C (Mai)	C (Maj)	1

	報告報報 市	Type o	Type of Use (Site		Plan Requirement)	Participal of	THE PERSON NAMED IN				STATE OF THE PARTY	Land Uses	の変数を				1
	4	Permitted Use	Use				が過ぎて	Agricultural	-		THE STATE OF		B-1	Neighborhood Business	od Business		To the second
Table 9.1, Permitted Land Uses in the Base Zdning Districts, Cont.	Bed C F.	Not Permitted U. Anciency Use Conditional Use Major Site Plan Minor Site Plan	Not Permitted Use declaracy Use Conditional Use Major Sae Plan More Sae Plan				5 2 2 4 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5	Single-Family R. Year-Family R. Matte-Family R. Reptidenhal Pid. Office Manuel Control of Pidenhal Pidenhal Pidenhal Office Pidenhal	Strages Family Residential Two-Family Residential Adult-Family Residential Relational Planned Development Officer Strates Officer Planned Development	planeta			8-2 8-2 1-1 1-2 1-20 1-20	General Business Businesi Planned Lighs Industrial D Industrial Planne Architectural Pre	General Business Business Planned Development Light Industrial Dürrict Industrial Planned Dürrict Architectural Preservation District	ment District	
I cited Floo Trees		P.10	H.11	11.14	R.14	R-12	R-2	R-3	R-PD	0.5	ad-o	I-B	B-2	B-PD	aHa	Gd-1	APD
Lann Osc Lypn			-		-	-	-		+								
Commercial Coe							1					C (Me)	P (Mei)	P (Maj)			
Amusement Areades					1		-			P (May)	P (Alea)	P (Mail)	P (Mai)	P (Mail			P (Mail)
Antonia (programa Lanta)					,	,						P (Meil	P (Mail)	P (May)			P (Alte)
Soule Senten	1									P (Mail	P (Maj)	P (Maj)	P (Maj)	P (Mal)			P (Mej)
Contract Half										CAMP	Collay	P (3(a))	P (May)	P (Maj)	,		P (Mail)
Standard Characte Perform	-											P (May)	P (Maj)	P (May)			P (May)
More Thomas										COME	C (May)	P (Mai)	P (May)	P (May)			P (Maj)
After Man Butter	-	L		-									C(May)	P (Med)	,		,
Bush Comm				1								P (May)	P (Maji)	P (Mail			P (Maj)
Comment Photography Store												P (Maj)	P (Mel)	P (Mel)			P (Maj)
Care March			,	-									P (May)	P (May)	P (May)	P (May)	,
Clarkins Store					,							P (May)	P (Afe))	P (Maj)		,	P (Mail)
Commence of Perceptuments													P (Afaji)	P (May)	,		
Consulator State								,			,	P (Mei)	P (Maj)	P (Maj)			P (Alley)
Cumunite Data Centers					,				4	P (Maj)	Pristain			CAME			,
December Sores			,		,					,			P (May)	P (May)	+		,
Drive desugi stores	,										,		P (May)	P (Maj)	-	-	T
Deter up Rindons *	,	1	4			٠				C(Mei)	C (May)	C(Mail	C(Afel)	C(May)			C(Maj)
Dry Cleaning Shoru						1	•					P (Alar)	P (May)	P (May)			P (May)
Flor Atradata										4			C (Mei)	C (May)	C(MM)		
Florin Shera							,						P (May)	P. chief	P (Alley)	.	
Fueling Station **		4					•					C(Mel)	P (Mq)	P (May)		-	C(Hell)
Fanctal Rome								-			C(Mail)	P (May)	P (May)	P (May)	-	C(May)	P (May)
General merehandise store			4	-								P (Maj)	P (Afait)	P (Mari)			C(Maj)
Graver Sares										1		Cillagi	P (May)	l' (Maj)	•		C Cittor)
Hardware Stores					-			11		4		C(Mail)	P (Maj)	P (Maj)			ī
Holida Share		-										C (Mar)	P (Maj)	l' (Afaj)			P (Marj)
Hatel Motel											C(Mai)		P (May)	P (Maj)			
Kennels	C (May)											,	Criting		Critteri		
Caundromati							1					C (May)	P (Ataj)	P (Maj)			
Lours Sorts								-	0				P (Maj)	l' (Maj)			,
Deriving Range													P (Maj)	P (Mail			
Music Stores									1	1		P (Maj)	P (May)	P (May)			Prillagi
Night Clubs			•		*				4				P (Mal)	P (Maj)		,	1
										24 . 18	M. r. Marit	Dr. of Calif	Dillian	The same of			P (Mon)

Drive up Windows shall be placed in the side or rear yard only.
 Within the B-1 or APD Districts, a fueling station shall have a mustimum of 2 pumps that are located in the side or rear yard only.

(基件) 是1988年1月17日 1月1日 1月1日 1月1日 1月1日 1月1日 1月1日 1月1日		Type of	Use (Site I	Plan Regu	irement)							and Uses	Real Property		Developed to	1115	
Table 9.1, Permitted Land Uses in the Base Zoning Districts, Cont.	P AU C (Maj) (Maj)	Permitted L Not Permitt Accessory Conditions Major Site Minor Site	isë ved Use Ise I Use Plan				A R-1(a - e) R-2 R-3 R-PD D-S O-PD	Two-Family Multi-Famil Residential Office-Servi	ily Residentia PResidential ly Residential Planned Déve	elopmėni			B-I B-2 B-PD I-I I-PD APD	Light Indust Industrial P	iness uned Develo	ci	
Land Use Type	A	R-1a	R-Ìb	R-Ic	R-1d	R-le	R-2	R-3	R-PD	0-5	O-PD	B-I	B-2	B-PD	@I-I	I-PD	APD
Commercial Use, Continued		100		100													
Pet Store	1 .								4			4	P (Min)	P (Min)	-		
Pharmacv					-	- 8 - 5		4.	-			P (Min)	P (Min)	P (Min)			P (Maji
Photography Studio	1			-			· i					P (Min)	P (Min)	P (Min)		-	P (3(ej)
Plant Nurserw Garden Supply	-										-		P (Maj)	P (Maj)		7	-
Restaurant, Class I - Sit Down							1.					P (Maj)	P (Maj)	P (Maj)			P (Maj)
Restaurant, Class 2 - Sit Down				-	-							P (May)	P (Maj)	P (Maj)	100		P (May)
Restaurant, Class 3 - Sit Dawn, Drive-up		-	,	-								,	P (Maj)	I* (kfaj)			
Restaurant, Class 4 - Drive-up, Food Kiosk	- ·	-					-						C (Maj)	C (May)		-	
Retail Sales and Services (Generally, not otherwise enumerated)	+:		1		-							P (Maj)	P (Maj)	P (Maj)	-	-	P (Maj)
Sexually Oriented Business	1								- 1			-	-	P (Maj)		-	
	1 .		-			-							P (Maj)	P (Maj)			-
Shopping Center Theaters	-			1					-				P (Maj)	P (Maj)	-		C (Maj)
Vehicle Sale and Service			-	1							7		P (Maj)	P (Maj)			-
	-	-		-	-	-											
Industrial, Manufacturing, Research, and Wholesale Use	_	-	-			-	-					C (Mai)	C (Mai)	C (Mai)	P (Mai)	P (Mai)	C (Mai)
Artisan Craft Product Workshap			-	-		-	-		-	-		C (May)	C (May)	C (Ming)	P (Maj)	P (Maj)	C) January
Automobile or truck repair, including body work			-		•	-	-		-	-			1	-	P (Mat)	P (Maj)	
Bakeries (Factory or Distribution)			-	-			-	-	-	-			1	-	P (Maj)	P (Maj)	
City Service Yards and Garages		-	1						-	-				-	P (Maj)	P (Maj)	1
Construction trades and contractor offices and shops		-	-	-	-				-		-	-		- 3	P (Mail	P (Mai)	-
Food Processing	-		-	-	-			-	-				-		-	-	
Heavy equipment rental, sales, service and storage	-					-		-	-		-	-	+	·	P (Maj)	P (Maj)	-
Industrial Park						-			-				-			P (Maj)	
Junkvards/Salvage Yards							-	,		-	*		-		-	C (Maj)	-
Light manufacturing		-	-		-	-			-	-			-		P (Maj)	P (Maj)	-
Machine Shap						-	-		-				<u> </u>		P (Maj)	P (Maj)	+ -
Media Production		- 4	1	-						C (Maj)	C (Maj)		C (Maj)	C (Maj)	P (Mari	P (Maj)	-
Printing Services				-		-	-		1	-			P (Maj)	P (Maj)	P (kfej)	P (Maj)	-
Research and Development, Information Technologies		-	-	2			-			C (Maj)	P (Maj)	-	C (Maj)	C (Maj)	P (Maj)	P (Maj)	+
Research and Development, Laboratories					0.0		-		1.	C (Mal)	C (Maj)		C (kfaj)	C (Maj)	P (Maj)	P (Maj)	-
Research and Development. Medical Technologies				ir.	4			-		C (Maj)	P (Maj)	-	C(Maj)	C (Maj)	P (Maj)	P (Maj)	-
Retail uses which have an industrial character	1			- 4			-	-	1 4	-	-	-		-	P (Maj)	P (Maj)	-
l'eterinary offices with fully enclosed runs, pens, or kennels					4	/2-	- 1	+			-	-	C (Mail	C (Maj)	P (Maj)	P (May)	-
Warehouses and mint-warehouses								-			1	-		-	P (Maj)	P (Maj)	
Warehousing and Distribution					, ,	1020	-		-					+	P (Maj)	P (Maj)	
Wholesaling and storage facilities			3.3 - 1		+									-	P (Maj)	P (Maj)	
Aviation or Surface Transportation								1									
Aviation of Surjace Fransportation Heliport *			Table 1		200				1		C (Maj)	C (Maj)	C (Mal)	C (Maj)	C (Maj)	C (Maj)	
Public transit stations, including but stage or park and rule lots	P (Mai)	P (Mai)	P (Maj)	P (Maj)	P (Mai)	P (Maj)	P (Mai)	P (Mai)	P (Maj)	P (Maj)	P (Mail	P (Maj)	P (Mai)	P (Mai)	P (Mai)	P (Mai)	P (Maj

9.13 Required Improvements

B. Streets

3. Street Cross-Sections

Local Streets and Cul-de-sac Street Cross-Section

4) 45 foot sidewalks located on both sides of roadway

H. Improvements

7. Traffic Control Devices

- a. All traffic control devices shall be required in accordance with the Ohio Municipal United Ohio Manual on Uniform Traffic Control Devices and shall be of a type approved by the City Engineer. Before an occupancy permit is issued for any dwelling, street signs, either permanently or for a temporary period of time, shall be required.
- b. Any private street that is open to public traffic shall comply with the Ohio Manual on Uniform Traffic Control Devices.

9.15 Lot and Block Arrangement

C. Subdivision of Land within Planned Development Districts

- 1. A lot that is zoned R-PD, Residential Planned Development; O-PD, Office Planned Development; B-PD, Business Planned Development; and I-PD, Industrial Planned Development may be subdivided into lots smaller than the minimum lot area requirement contained in this UDO providing that the following conditions are met:
 - e. In no case shall any subdivided parcel have a lot-area of less than 20,000 square-feet.

9.25 Landscaping, Screening and Buffering Standards

A. Landscape plan content

The contents of the landscape plan shall include the following:

- 1. Site plan, drawn to an easily readable scale no smaller than one inch equals 20 feet; showing and labeling by name and dimensions, all existing and proposed property lines, easements, building and other structures, vehicular use areas including parking stalls, driveways, service areas, square footage, etc. locations of structures on adjoining parcels, water outlets and landscape material, including botanical name and common name, installation size, on center planting dimensions where applicable, and quantities for all plants used and all existing trees;
- 2. Typical elevations and/or cross sections as may be required;
- 3. Title block with the pertinent names and addresses, property-owner, person drawing-plan, scale, date, north arrow, generally orient plan so that north-is to top of plan and zoning district
- 4. Site grading with a minimum of one foot contour intervals must be included.

B. A. Implementation of Landscaping Plan

Where landscaping is required, no building permit shall be issued until the required landscaping plan has been submitted and approved by the City Planner. It shall not be legal to use the property (as opposed to the structure) until landscaping is completed as shown on the approved plan. In instances where conditions do not permit immediate planting of materials and if the City Planner is furnished with a bond or irrevocable letter of credit, then a Temporary Occupancy Permit may be issued.

C. B. Posting of Bond or Irrevocable Letter of Credit

A performance bond or irrevocable letter of credit from a banking institution or other such surety acceptable to the Municipal Attorney may be substituted for completion of the landscaping as shown on the approved landscaping plan, subject to the approval of the City Planner. After a bond or irrevocable letter of credit has been posted, the landscaping material required in the approved landscaping plan shall be installed within six months after the date of posting the bond or irrevocable letter of credit. A one-month extension of the planting period may be granted by the City Planner upon a demonstration by the property owner or developer that such an extension is warranted because of adverse weather conditions or unavailability of required plant materials. No more than three such one-month extensions may be granted. Foreclosure proceedings shall be brought against the performance bond or irrevocable letter of credit if the required landscaping plans have not been complied with by the end of the approved planting period.

D. C. Landscape, Screening and Bufferyard Requirements

D. Parking Lot Landscaping Requirements

- 1. Landscaping Required
 - a. Any premises having a parking lot or lots with an area of 6,000 square feet or greater shall provide landscape areas within the interior of the parking lot.
 - b. Interior landscaping shall be 8% of the parking lot surface area.
 - c. Landscaped areas shall be placed within the perimeter of a parking lot. The perimeter of a parking lot is defined by placing a simple geometric shape around the external edges of the lot. Landscaping areas located in the corners or otherwise set in from the edge of the parking lot where such area would otherwise be paved are considered to be within the parking lot and may be included as a part of the required landscaping. See Figure 9.1.

Parking Lot Interior Landscaping Area Calculation

Perimeter Landscaping

Perimeter Landscaping

Perimeter Landscaping

Parking Area Used in Calculation

Perimeter Landscaping

Perimeter Landscaping

Perimeter Landscaping

Parking Area Used in Calculation

Interior Landscaping

Parking Area Used in Calculation

Interior Landscaping Must Equal or

Exceed 8% of Overall Parking Area

- d. The required landscaping may be shifted to the perimeter of a vehicle inventory lot in addition to any other setback or landscape area required by this ordinance.
- e. Required parking or paving setbacks, screening, bufferyard, or other landscaping required by this ordinance shall not be utilized to meet any requirement of these landscaping provisions.
- f. All landscaping installed shall be aesthetically located to maximize buffering to any adjoining residentially zoned land. A minimum of 1 canopy tree, 1 understory tree, and 2 shrubs shall be installed for every 300 square feet of landscaped area. The landscaped area shall include plantings of a type and size described in Section 9.25, C, above.
- g. The use of concrete, asphalt or other paved surface inside the required landscape areas shall be prohibited.
- h. All landscaped areas shall be designed and located to standards acceptable to the Department of Development that clearly define internal streets, traffic lanes and parking areas and maintain intersection sight distance.
 - 1) Landscaped areas shall have a minimum width of 9 feet.
 - 2) Raised concrete curbing shall be placed around the perimeter of all landscaped areas.

9.29 Parking and Loading Standards

B. Off-Street Parking Standards

2. Requirements applicable to a residential premises.

a. All vehicle parking areas shall be constructed with a hard paved surface including bituminous asphalt, concrete, paver brick, or other similar dustless surface.

c. Recreational Vehicle

- 5) A recreational vehicle shall be screened in accordance to the Screening Requirements contained in Section 9.25, *Table 9.6* of the UDO.
- 6) Refer to Article 3.13 H 5 for provisions pertaining to non-conforming Recreational Vehicle Uses of this UDO.
- f. A commercial trailer shall not be parked or stored outdoors on residential premises except a commercial trailer may be temporarily parked during the time of repair, maintenance or construction of the residence and/or premises.

C. Size and Design

- 2. Minimum Design and Construction Standards
 - b. Non-Residential Uses (including Multi-Family Residential Uses)
 - 5) A grass paver parking lot for the purpose of overflow or occasional use parking of vehicles may be approved by the Planning Commission as a part of a major site plan.

6. Landscaping Required

- a. Any premises having-a-parking lot-or lots with an area-of-6,000 square-feet-or greater shall provide landscape areas within the interior of the parking lot.
- b. Interior landscaping shall be required at a ratio of at least 24 square feet of landscaped area for every 300 square feet or eight percent of the parking lot surface area.
- c. Landscaped areas shall be placed within the perimeter of a parking lot. The perimeter of a parking lot is defined by placing a simple geometric shape around the external edges of the lot. Landscaping areas located in the corners or otherwise set in from the edge of the parking lot-where such area would otherwise be paved are considered to be within the parking lot and may be included as a part of the required landscaping.
- d. The required landscaping may be shifted-to-the-perimeter of a vehicle inventory lot in addition-to-any other setback or landscape area required by this ordinance.

- e. Required parking or paving setbacks, screening, bufferyard, or other landscaping required by this ordinance shall not be utilized to meet any requirement of these landscaping provisions.
- f. All-landscaping-installed-shall-be aesthetically located to maximize buffering to any adjoining residentially zoned land. A minimum-of-1-canopy-tree, 1-understory-tree, and 2 shrubs shall be installed for every 300 square feet of landscaped area. The landscaped area shall-include plantings of a type and size described in the Screening and Bufferyard Requirements (Section 9.25) of this ordinance.
- g: The-use-of-concrete, asphalt-or-other-paved-surface-inside-the-required-landscape-areas shall be prohibited.
- h. All landscaped areas shall be designed and located to standards acceptable to the Department of Development that clearly define internal streets, traffic lanes and parking areas and maintain-intersection sight distance.
 - 1) Landscaped-areas shall-have a minimum width of 9 feet.
 - 2) Raised concrete curbing shall be placed around the perimeter of all landscaped areas.
- 6. Landscaping Required

All parking lot landscaping shall conform to the standards located in Section 9.25, D of the UDO.

F. Number of Parking Spaces Required

The minimum number of parking spaces required per use is shown in Table 9.8.

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I additional guest these 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.

At Capacity.

Not less than 5 packing spaces per practitioner.

Not less than 6 packing spaces per practitioner.

Requirement of 15 Packing Spaces.

Requirement that is greater between GFA and person shall apply.

A maximum of 4 gange spaces shall be permitted.

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9.33 Street Tree and Public Tree Requirements

A. Requirements for Trees Located on City-Owned Public Property

1. Requirements

- g. The developers shall be required to maintain the trees for one year after the trees are planted and to replace any tree which fails to survive or does not exhibit normal growth characteristics of health and vigor within such one-year period. A one-year guarantee period shall begin at each planting and shall recommence as trees are replaced. Upon completion of a street tree planting, the landscape contractor shall contact the City Horticulturist Public Works Director or designee for a preliminary inspection. The guarantee period shall begin after the approval of the City Horticulturist Public Works Director or designee. A final inspection shall be made at the end of the guarantee period. All trees not exhibiting a healthy, vigorous growing condition, as determined by the city's inspection, shall be promptly replaced at the expense of the developer.
- The trees should be of one and the same genus and species planted continuously down each street as per street tree ordinance.
- i. The minimum trunk caliper measured at six inches above the ground for all street trees shall be no less than two and one-half inches.
- Tree Topping. No person shall, as a normal practice, top any tree within the public right-ofway. Topping is defined as the severe cutting back of limbs to stubs larger than three inches in diameter within the tree's crown to such a degree so as to remove the normal canopy and disfigure the tree.
- 3. Height of limbs over sidewalks and streets. Tree limbs extending over a sidewalk shall be trimmed to such an extent that no portion of the same shall be less than seven feet above the sidewalks. Tree limbs extending over streets shall be trimmed to such an extent that no portion of the same shall interfere with the normal flow of traffic.
- 4. The City shall have the right to plant, prune, maintain and remove trees, plants and shrubs within the lines of all streets, alleys, avenues, lanes and other public grounds as may be necessary to insure public safety or to preserve or enhance the environmental quality and beauty of such public grounds. A public tree permit shall be obtained prior to commencement of work. The City Manager or an appropriate designee may cause or order to be removed any tree or part thereof which is in an unsafe condition or which by reason of its nature is injurious to sewers, electric power lines, gas lines, water lines or other public improvements, or is, affected with any planting of street trees by adjacent property owners provided that the selection and location.

- 5. Reducing tree lawn. No person shall by any type of construction reduce the size of a tree lawn without first procuring permission from the Planning Department.
- 6. Violations. A person who removes, damages or causes to be removed a public tree from the tree lawn or other public place without a Public Tree Permit shall be subject to the provisions and penalties of Section 3.15 of this UDO and/or shall be required to remove and replace the tree with a tree of like caliper as approved by the municipality.

7. Permit Requirements.

- a. No person, firm, corporation, developer or contractor shall hereafter plant, remove, prune, or treat with growth inhibiting measures, any tree or shrub upon any public way, street, alley, park, or other property owned by the city, without obtaining a public tree permit from the city or in the case of municipal park land, a public tree permit shall be issued by the City Horticulturist Public Works Director or designee. A public tree permit shall specify the number of trees or shrubs, size, type, species, and location to be planted, pruned or removed.
- d. Public tree permits shall be administered by the City Horticulturist Public Works Director or designee. Each location subject to a public tree permit shall be field inspected by the City Horticulturist prior to approval or rejection. All permits for pruning of public trees shall show conformance with the National Arborist Association Pruning Standards for Shade Trees.
- e. Utility companies shall provide written evidence to the City-Horticulturist Public Works Director or designee, of adherence to established guidelines (as recommended by the National Arborists Association) for line clearance work. These guidelines shall cover the following areas:
 - 1) Tree trimming/pruning.
 - 2) Tree removal
 - 3) Brushing
 - 4) Right-of-way clearance for new transmission conductor on private right-of-way.
 - 5) Chemical brush control and appropriate precautions.

9. Abuse or mutilation of public trees.

b. No person shall excavate any ditches, tunnels, trenches, or install a driveway or sidewalk within a radius or ten feet from the trunk of any public tree or shrub without first obtaining written approval from the City Horticulturist Public Works Director or designee.

10. Public tree care.

- b. The City Manager or an appropriate designee may remove or cause or order to be removed, any tree or part thereof which is in an unsafe condition or which by reasons of its nature is injurious to sewers, electric power lines, gas lines, water lines, or other public improvements, or is affected with any injurious fungus, insect or other pest. This section does not perfect the pranting of street trees by adjacent property owners providing that the permission of the City Horticulturist Public Works Director or designee has been granted.
- c. The city shall have the right to enter private property to access trees adjacent to public areas for the purposes of proper pruning, after reasonable prior notice has been given to the property owner. To insure that street trees thrive, homeowners are encouraged to confer with the City Horticulturist Public Works Director or designee and water the trees as needed.

9.39 Accessory Buildings and Use Standards

D. Private Swimming Pools and Hot Tubs

- 1. Location, Area and Height:
 - b. All-hot_tubs A swimming pool or a hot tub shall be located within the buildable area of a rear yard and completely covered when not in use. In the event a proposed hot tub has more than 150 square feet of area on the water surface when filled to capacity, all regulations for swimming pools shall apply;

E. Fences, Walls, and Ornamental Features

- 2. Types of Fences or Walls
 - a. A fence or wall shall be constructed using traditional or natural materials such as wood, brick, stone, wrought iron, chain link or other similar material unless specifically prohibited elsewhere in this Ordinance. Additionally, plastic vinyl, PVC or other similar plastic may be used for any privacy, picket or post and rail fence and poured concrete may be used for any post and rail fence.

G. Beekeeping

The following provisions shall apply to the keeping of bees in the City:

- 1) Beekeeping is considered to be an Agricultural Use by this Ordinance.
- 2) All beekeepers shall register and maintain their hives as set forth in Chapter 909 "Apiaries" of the Ohio Revised Code.

- 3) A minimum lot size of 5 acres is required.
- 4) There shall be no more than 4 hives established on any lot used for beekeeping. A maximum of 2 additional temporary hives are permitted for the purpose of hive separation or new swarm establishment. Such temporary hives shall be removed from the property within 2 weeks.
- 5) Hives shall be located in the rear yard of a property, no closer than 30 feet from any abutting property line.
- 6) A fresh water source shall be maintained within 15 feet of the hive(s).
- 7) A flyway barrier 6 feet in height shall be established and maintained adjacent to the hives. The barrier shall consist of fencing, dense vegetation or combination thereof. Colonies situated 10 or more feet above the grade of the nearest property line would be exempt from this provision.
- 8) The owner of the hive(s) must be a resident in a dwelling located on the same lot on which the hive(s) are registered. Hives are only permitted on lots occupied with a single-family residential use.
- 9) The maintenance of each colony shall meet the following conditions:
 - 1) Colonies shall be maintained in readily moveable hive frames.
 - 2) Each hive must conspicuously display the Apiary Identification Number assigned pursuant to Chapter 909 of the Ohio Revised Code on no less than the base and the box. The identification number shall be on the side that is visible without moving or lifting said hive.
 - 3) Adequate space shall be maintained in the hive to prevent overcrowding and swarming.
 - 4) Colonies shall be re-queened following any swarming or aggressive behavior or seized and destroyed without remuneration.
- 10) Beekeeping privileges may be revoked from any property by written notification to the property owner by the City of Centerville. Revocation must be done with cause, however, the cause needs not to be the fault of the beekeeper, nor be a factor that is under control of the beekeeper. The City may revoke approval of the Zoning Certificate for any condition or combination of circumstances that jeopardize, endanger, or otherwise constitutes harm to the public health and safety. Any permit approval may be revoked by the City due to a failure to satisfy any of the requirements of this ordinance. A harm to public health may include, but is not limited to:
 - a) Written documentation signed by a medical doctor certifying that a medical condition caused by beestings to a resident of an abutting property had occurred.
 - b) Abnormally aggressive behavior by bees defending their hive beyond the property lines.

11. Any applicant may appeal a revocation of approval in accordance with Section 5.19, Appeal Procedure of the UDO.

By amending Article 11, Definitions as follows:

11.02 Definitions

Apiary - Assembly of one or more colonies of bees at a single location.

Bee - Any stage of any species of the genus Apis.

Bee Colony - Any hive and its equipment, including bees, combs, and brood.

Beekeeper - A person who is licensed through the Ohio Department of Agriculture to maintain one or more honey bee colonies.

Big Box Store - Large retail store, usually over 35,000 square feet, offering wide choice, often at reduced prices.

Big Box Retail - A large format retail store with a size of 35,000 square feet or larger.

Design Review Criteria - A booklet containing design guidelines for buildings, signs, landscaping and screening and other aesthetic elements for the Architectural Preservation District and Landmark Properties which is formally titled "Design Review Criteria for Properties in the Architectural Preservation District and Landmark Properties"

Hive - A modern frame hive, box hive, box, barrel, log gum, skep or any other natural or artificial receptacle, or any part thereof, that may be used as a domicile for bees.

Lot, Corner - A lot or parcel of land that abuts upon 2 or more streets at their intersection, or upon 2 parts of the same street forming an interior angle less than 135 degrees. See Figure 11.1 11.2

Lot Depth - The distance measured from the front lot line to the rear lot line. See Figure 11.1 11.2

Lot, Flag - A lot not fronting on or abutting a public right-of-way and where access to the public right-of-way is by a narrow, private strip of land. See Figure 11.1 11.2

Lot Frontage - The length of the front lot line measured at the street right-of-way line. See Figure 11.2

Lot, Interior - An interior lot is defined as a lot other than a corner lot with only 1 frontage on a See Figure 41.1 11.2

Lot Line - A line of record that divides 1 lot from another lot or from a public or private street or any other public space. See Figure 11.1 11.2

Lot Line, Front - A lot line separating a lot from a street right-of-way. See Figure 11.1 11.2

Lot Line, Rear - The lot line opposite and most distant from the front lot line; or in the case of triangular or otherwise irregularly shaped lots, a line ten feet in length entirely within the lot, parallel to at a maximum distance from the front lot line. A corner lot as defined in this ordinance shall have no rear lot line. See Figure 11.1 11.2

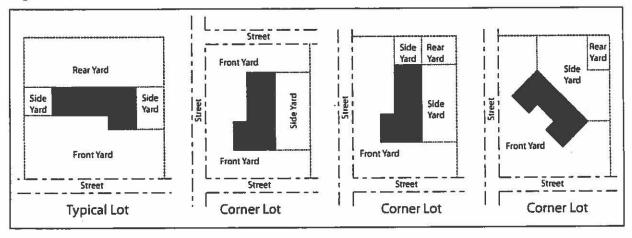
Lot Line, Side - Any lot line other than a front or rear lot line. See Figure 11.1 11.2

Lot, Through - A through lot is defined as a lot other than a corner lot with frontage on more than 1 street. Through lots abutting 2 streets may be referred to as double frontage lots. See Figure 11.2

Lot Width - The horizontal distance between the side lot lines of a lot measured at right angles to its depth along a straight line parallel to the front lot line at the minimum required building setback line. See Figure 11.1.1.2

Swarm (Bees) - A population of bees that is not permanently established.

Figure 11.3 Yard



Section 2:

The following figure reference numbers shall change throughout Article 9 resulting from the addition of the Figure 9.1: Calculation of Interior Parking Lot Landscaping above:

Figure 9.1 Figure 9.2: Parking Stall and Aisle Width Requirements

Figure 9.2 Figure 9.3: Wheel Stops and Sidewalk Illustration

Figure 9.3 Figure 9.4: Grade at Intersection

Figure 9.4 Figure 9.5: Intersection Sight Distance

Figure 9.5 Figure 9.6: Horizontal Intersection Sight Distance

Figure 9.6 Figure 9.7: Vertical Intersection Sight Distance

Figure 9.7 Figure 9.8: Median Openings

Figure 9.8 Figure 9.9: Lot Grading Plan

Figure 9.9 Figure 9.10: Lot Stormwater Drainage Plan

Figure 9.10 Figure 9.11: Example Neighborhood Ground Sign

Figure 9.11 Figure 9.12: Example Site Plan for a Neighborhood Ground Sign

Figure 9.12 Figure 9.13: Articulation of Building Mass and Bulk by the Use of Offsets and

Figure 9.13 Figure 9.14: Treatment of Wall Greater than 50 Feet in Length

Recesses

Section 3:	This Ordinance shall become effective at the earliest date allowed by law.
PASSED THIS	18th DAY OF April , 2011.
	Mayor of the City of Centerville, Ohio
ATTEST:	Mayor of the Orey of Content me, only
Clerk of Co	ouncil, City of Centerville, Ohio
. ***	CERTIFICATE
The the foregoin of the City	undersigned, Clerk of Council of the City of Centerville, Ohio, hereby certifies ag to be a true and correct copy of-Ordinance No. 7-//, passed by the Council of Centerville, Ohio on the /8th day of, 2011.
	Debra a. James
	Clerk of Council
	ed as to form and consistency with existing ordinances, the charter and lal provisions.