

ORDINANCE NO. 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.*

ARTICLE 9, PART 1: ZONING
9.05 Base Zoning Districts

Table 9.0 Table of Minimum Standards

Agricultural and Residential Base Zoning Districts																	
Zoning District	Minimum Lot			Minimum Building Setback						Minimum Floor Living Area of a Dwelling Unit (square feet)	Maximum Building Height (feet or stories)	Maximum Gross Density (Dwelling Units per Acre)	Minimum Setback of Parking or Paving				
	Area (square feet unless otherwise stated)	Width (feet)		Front Yard (feet) ^a		Rear Yard (feet)		Side Yard (feet)					Front Lot Line (feet)	Side Lot Line (feet)		Rear Lot Line (feet)	
		Arterial 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 a Residential Use					Adjacent to a Non-Residential Use	Adjacent to a Residential Use	Adjacent to a Non-Residential Use	Adjacent to a Residential Use
A Agriculture	5 acres	150	150	60	60	70	70	20	20	1,600	35 or 2 ½	0.2	-	-	-	-	-
Single Family Use	40,000	150	150	60	60	70	70	20	20	1,600	35 or 2 ½	1.0	-	-	-	-	-
R-1a Single-Family	40,000	150	150	50	50	70	70	20	20	1,600	35 or 2 ½	1.0	-	-	-	-	-
R-1b Single-Family	30,000	140	140	40	40	60	60	15	15	1,500	35 or 2 ½	1.5	-	-	-	-	-
R-1c Single-Family	20,000	120	120	35	35	50**	50**	12	12	1,400	35 or 2 ½	2.0	-	-	-	-	-
R-1d Single-Family	12,000	100	100	30	30	30	30	10	10	1,300	35 or 2 ½	3.0	-	-	-	-	-
R-1e Single-Family	10,000	80	80	25	25	30	30	8	8	1,400	35 or 2 ½	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	-	45	-	25	10	25	10	25
Major Use	5 acres	150	150	100	100	40	40	40	40	-	45	-	25	10	100	10	100
R-2 Two-Family	7,260***	100	100	30	30	30	30	10	10	1,000	35 or 2 ½	6.0	-	-	-	-	-
R-3 Multi-Family		100	100	30	30	30	30	10	10		45 feet	6.0	25	10	25	10	25
Efficiency Unit										400							
1 Bedroom Unit										600							
2 Bedroom Unit										800							
3 or More Bedrooms										1,000							
Non-Residential Use excluding a Major Use	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	100
R-PD Residential Planned Dev.	*****	300	300	50	30	30	30****	20	20****		45 feet	6.0	25	10	25	10	25
Efficiency Unit										400							
1 Bedroom Unit										600							
2 Bedroom Unit										800							
3 or More Bedrooms										1,000							
Non-Residential Use excluding a Major Use	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	100

^a 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.

** 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 building setback is required for a Multi-Family use when adjacent to a Single-Family 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.

Office, Business, and Industrial Base Zoning Districts

Zoning District	Minimum Lot		Minimum Building Setback								Maximum Lot Coverage (Buildings)	Maximum Ground Floor Area of Any Individual Building (square feet)	Maximum Building Height (feet or stories)	Minimum Setback of Parking or Paving			
	Area (square feet unless otherwise stated)	Width (feet)		Front Yard (feet)		Rear Yard (feet)		Side Yard (feet)		Front Lot Line (feet)				Side Lot Line (feet)		Rear Lot Line (feet)	
		Arterial 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 a Residential Use*					Adjacent to a Non-Residential Use	Adjacent to a Residential Use	Adjacent to a Non-Residential Use	Adjacent to a Residential Use
O-S Office-Service	20,000	150	120	50	35	20	50	20	50	50%	7,500**	35 or 2 1/2	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 1/2	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
I-1 Light Industrial	20,000	150	120	50	35	20	50	20	50	50%	-	45	10	10	25	10	25
I-PD Industrial Planned Dev.	....	500	300	50	35	35	100	35	100	50%	-	45	20	20	100	20	100
APD Architectural Preservation	See Section 9.53 D, Supplemental Requirements 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 Uses in the Base Zoning Districts	Type of Use (Site Plan Requirement)							Land Uses										
	P Permitted Use	- Not Permitted Use	A Accessory Use	G Conditional Use	(Maj) Major Site Plan	(Min) Minor Site Plan	A Agricultural	R-1 (a-a) Single-Family Residential	R-2 Two-Family Residential	R-3 Multi-Family Residential	R-PD Residential Planned Development	O-S Office Service	O-PD Office Planned Development	B-1 Neighborhood Business	B-2 General Business	B-PD Business Planned Development	I-1 Light Industrial District	I-PD Industrial Planned District
	A-Agr	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	
Agriculture																		
Agriculture	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Seasonal 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)	
Stable (Commercial)	P (Maj)	C (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)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Group Living																		
Adult Day Care	-	-	-	-	-	-	-	C (Maj)	-	-	-	-	-	-	-	-	-	
Boarding, Lodging, or Tourist Home	-	-	-	-	-	-	-	C (Maj)	-	-	-	-	-	-	-	-	P (Maj)	
Dormitory	-	-	-	-	-	-	-	C (Maj)	C (Maj)	-	-	-	-	-	-	-	-	
Group Homes	-	-	-	-	-	-	-	C (Maj)	C (Maj)	-	-	-	-	-	-	-	-	
Nursing and Convalescent Homes	-	-	-	-	-	-	-	C (Maj)	-	-	-	-	-	-	-	-	-	
Residence Family Home	C (Maj)	G (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	-	-	-	-	-	-	-	C (Maj)	
Residential Group Home	-	-	-	-	-	-	-	C (Maj)	-	-	-	-	-	-	-	-	-	
Retirement Living	-	-	-	-	-	-	-	C (Maj)	C (Maj)	-	-	-	-	-	-	-	-	
Senior Citizen Residential Community	-	-	-	-	-	-	-	-	P (Maj)	-	-	-	-	-	-	-	-	
Household Living																		
Accessory Dwelling Unit	A	A	A	A	A	A	A	A	A	-	-	-	-	-	-	-	A	
Bed & Breakfast	A	A	A	A	A	A	A	A	A	-	-	-	-	-	-	-	A	
Gatekeeper Residence	P (Maj)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Dwelling, Multi-Family and Apartment Building	-	-	-	-	-	-	-	P (Maj)	P (Maj)	-	-	-	-	-	-	-	P (Maj)	
Dwelling, Garden Apartment	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P (Maj)	
Dwelling, Quadrplex	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P (Maj)	
Dwelling, Single-Family	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	-	-	-	-	-	-	-	P (Maj)	
Dwelling, Townhouse	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P (Maj)	
Dwelling, Two-Family Dwelling	-	-	-	-	-	-	-	P (Maj)	P (Maj)	P (Maj)	-	-	-	-	-	-	P (Maj)	
Mixed-Use Building	-	-	-	-	-	-	-	-	-	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)	
Senior Citizen Residential Community	-	-	-	-	-	-	-	-	-	P (Maj)	-	-	-	-	-	-	-	
Institutional, Civic, Recreational																		
Animal Shelter	-	-	-	-	-	-	-	-	-	-	-	-	-	C (Maj)	-	C (Maj)	C (Maj)	
Campgrounds	C (Maj)	-	-	-	-	-	-	-	-	-	-	-	-	C (Maj)	-	-	-	
Cemetery	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	-	-	-	-	-	-	-	C (Maj)	
Club or Lodge	-	-	-	-	-	-	-	-	-	-	-	C (Maj)	P (Maj)	P (Maj)	-	-	C (Maj)	
Convention Center	-	-	-	-	-	-	-	-	-	-	-	-	-	C (Maj)	-	-	-	
Cultural (Museum, Art Gallery)	-	-	-	-	-	-	-	-	-	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	-	-	P (Maj)	

Table 9.1: Permitted Land Uses in the Base Zoning Districts Continued	Type of Use (Site Plan Requirement)							Land Uses										
	P Permitted Use Not Permitted Use	A Accessory Use	G Conditional Use	(Maj) Major Site Plan	(Min) Minor Site Plan	A Agricultural	R-1 (a-d) Single-Family Residential	R-2 Two-Family Residential	R-3 Multi-Family Residential	R-PD Residential Planned Development	O-S Office Service	O-PD Office Planned Development	B-1 Neighborhood Business	B-2 General Business	B-PD Business Planned Development	I-1 Light Industrial District	I-PD Industrial Planned District	APD Architectural Preservation District
Institutional, Civic, Recreational, Continued																		
Day-Care Center	-	-	-	-	-	-	-	-	-	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	-	-	P (Maj)	
Entertainment-Public	-	-	-	-	-	-	-	-	-	-	-	P (Maj)	P (Maj)	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 (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)	-	-	P (Maj)	P (Maj)	-	-	
Government Building	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)	
Health-Club-or-Gymnasium	-	-	-	-	-	-	-	-	-	-	-	-	-	P (Maj)	P (Maj)	-	-	
Hospital	-	-	-	-	-	-	-	-	-	-	C (Maj)	C (Maj)	P (Maj)	P (Maj)	P (Maj)	-	-	
Indoor-Recreational-Club	-	-	-	-	-	-	-	-	-	C (Maj)	C (Maj)	P (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 (Maj)	
Out Patient-Surgery-Center	-	-	-	-	-	-	-	-	-	-	-	C (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)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Min)	P (Maj)	
Public Library	-	-	-	-	-	-	-	-	-	-	-	-	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)	
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)	
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)	G (Maj)	P (Maj)	P (Maj)	P (Maj)	-	P (Maj)	
Utilities	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	G (Maj)	G (Maj)	C (Maj)	C (Maj)	P (Maj)	P (Maj)	
Zoo	C (Maj)	-	-	-	-	-	-	-	-	-	-	-	-	C (Maj)	C (Maj)	-	-	
Office-Use																		
Office Park	-	-	-	-	-	-	-	-	-	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)	-	C (Maj)	P (Maj)	P (Maj)	P (Maj)	-	
Telecommunication Facilities																		
Satellite Dishes (Less than 1-meter in diameter)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
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)	
Television-Antennae (Residential)	P	P	P	P	P	P	P	P	P	P	P	-	-	-	-	-	-	
Wireless Communication-Tower	-	-	-	-	-	-	-	-	-	-	-	-	-	C (Maj)	G (Maj)	C (Maj)	C (Maj)	
Wireless Communication-Antennae	-	-	-	-	-	-	-	-	-	-	-	-	-	C (Maj)	C (Maj)	G (Maj)	C (Maj)	
Wireless Communication-Antennae (Co-location)	-	-	-	-	-	-	-	-	-	-	-	-	-	A	A	A	A	

* - - Permitted as a Home Occupation

Table 9.1, Permitted Land Uses in the Base Zoning Districts Continued	Type of Use (Site Plan Requirement)							Land Uses									
	P Permitted Use Not Permitted Use	A Accessory Use	C Conditional Use (Maj) (Min)	A Agricultural	R-1 (a-e) Single-Family Residential	R-2 Two-Family Residential	R-3 Multi-Family Residential	R-PD Residential Planned Development	O-S Office-Service	O-PD Office-Planned Development	B-1 Neighborhood Business	B-2 General Business	B-PD Business-Planned Development	I-1 Light Industrial District	I-PD Industrial-Planned District	APD Architectural Preservation District	
	A, Agr.	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
Commercial-Use																	
Amusement-Arcades	-	-	-	-	-	-	-	-	-	-	-	C (Maj)	P (Maj)	P (Maj)	-	-	-
Animal-Hospital/Clinics	-	-	-	-	-	-	-	-	-	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	-	-	P (Maj)
Artisan/Craft-Product-Workshop	-	-	-	-	-	-	-	-	-	-	-	C (Maj)	C (Maj)	C (Maj)	P (Maj)	P (Maj)	C (Maj)
Bakeries (Retail)	-	-	-	-	-	-	-	-	-	-	-	P (Maj)	P (Maj)	P (Maj)	-	-	P (Maj)
Banks	-	-	-	-	-	-	-	-	-	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	-	-	P (Maj)
Banquet-Hall	-	-	-	-	-	-	-	-	-	G (Maj)	C (Maj)	P (Maj)	P (Maj)	P (Maj)	-	-	P (Maj)
Barbers-Shops& Beauty Parlors	-	-	-	-	-	-	-	-	-	-	-	P (Maj)	P (Maj)	P (Maj)	-	-	P (Maj)
Bars-Taverns	-	-	-	-	-	-	-	-	-	C (Maj)	C (Maj)	P (Maj)	P (Maj)	P (Maj)	-	-	P (Maj)
Big-Box-Retail	-	-	-	-	-	-	-	-	-	-	-	-	C (Maj)	C (Maj)	-	-	-
Book-Store	-	-	-	-	-	-	-	-	-	-	-	P (Maj)	P (Maj)	P (Maj)	-	-	P (Maj)
Camera/Photography-Store	-	-	-	-	-	-	-	-	-	-	-	P (Maj)	P (Maj)	P (Maj)	-	-	P (Maj)
Car-Wash	-	-	-	-	-	-	-	-	-	-	-	-	P (Maj)	P (Maj)	P (Maj)	P (Maj)	-
Clothing-Store	-	-	-	-	-	-	-	-	-	-	-	P (Maj)	P (Maj)	P (Maj)	-	-	P (Maj)
Commercial-Entertainment	-	-	-	-	-	-	-	-	-	-	-	-	P (Maj)	P (Maj)	-	-	-
Convenience-Store	-	-	-	-	-	-	-	-	-	-	-	P (Maj)	P (Maj)	P (Maj)	-	-	P (Maj)
Corporate-Data Centers	-	-	-	-	-	-	-	-	-	P (Maj)	P (Maj)	-	-	C (Maj)	-	-	-
Department-Stores	-	-	-	-	-	-	-	-	-	-	-	-	P (Maj)	P (Maj)	-	-	-
Drive-Through-stores	-	-	-	-	-	-	-	-	-	-	-	-	P (Maj)	P (Maj)	-	-	-
Drive-up-Windows ¹¹	-	-	-	-	-	-	-	-	-	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	-	-	C (Maj)
Dry-Cleaning-Shops	-	-	-	-	-	-	-	-	-	-	-	P (Maj)	P (Maj)	P (Maj)	-	-	P (Maj)
Flea Markets	-	-	-	-	-	-	-	-	-	-	-	-	C (Maj)	C (Maj)	C (Maj)	-	-
Florist-Shops	-	-	-	-	-	-	-	-	-	-	-	-	P (Maj)	P (Maj)	P (Maj)	-	-
Fueling-Station ¹²	-	-	-	-	-	-	-	-	-	-	-	C (Maj)	P (Maj)	P (Maj)	-	-	C (Maj)
Funeral Home	-	-	-	-	-	-	-	-	-	-	-	C (Maj)	P (Maj)	P (Maj)	-	C (Maj)	P (Maj)
General-merchandise-store	-	-	-	-	-	-	-	-	-	-	-	P (Maj)	P (Maj)	P (Maj)	-	-	C (Maj)
Grocery-Stores	-	-	-	-	-	-	-	-	-	-	-	C (Maj)	P (Maj)	P (Maj)	-	-	-
Hardware-Stores	-	-	-	-	-	-	-	-	-	-	-	C (Maj)	P (Maj)	P (Maj)	-	-	-
Hobby-Shops	-	-	-	-	-	-	-	-	-	-	-	C (Maj)	P (Maj)	P (Maj)	-	-	P (Maj)
Hotel-Motel	-	-	-	-	-	-	-	-	-	-	-	-	P (Maj)	P (Maj)	-	-	-
Kennels	C (Maj)	-	-	-	-	-	-	-	-	-	-	-	C (Maj)	-	C (Maj)	-	-
Laundromats	-	-	-	-	-	-	-	-	-	-	-	C (Maj)	P (Maj)	P (Maj)	-	-	-
Liquor-Stores	-	-	-	-	-	-	-	-	-	-	-	-	P (Maj)	P (Maj)	-	-	-
Miniature Golf-Course/Driving-Range	-	-	-	-	-	-	-	-	-	-	-	-	-	P (Maj)	-	-	-
Music-Stores	-	-	-	-	-	-	-	-	-	-	-	P (Maj)	P (Maj)	P (Maj)	-	-	P (Maj)
Night-Clubs	-	-	-	-	-	-	-	-	-	-	-	-	P (Maj)	P (Maj)	-	-	-
Office/Business-Service Uses	-	-	-	-	-	-	-	-	-	P (Maj)	P (Maj)	C (Maj)	P (Maj)	P (Maj)	-	-	-

¹¹ Drive-up Windows shall be placed in the side or rear yard only.

¹² Within the B-1 or the APD Districts, a fueling station shall have a maximum of 3 pumps that are located in a side or rear yard only.

Table 9.1, Permitted Land Uses in the Base Zoning Districts -Continued	Type of Use (Site Plan Requirement)					Land Uses													
	P	Not Permitted Use	A	C	(Maj) (Min)	A	R-1 (A-e)	R-2	R-3	R-PD	O-S	G-PD	B-1	B-2	B-PD	I-1	I-PD	APD	
	Permitted Use		Accessory Use	Essential Use	Major Site Plan	Agricultural	Single Family Residential	Two-Family Residential	Multi-Family Residential	Residential Planned Development	Office Service								

	A, Agrh	R-1a	R-1b	R-1E	R-1d	R-1e	R-2	R-3	R-PD	O-S	G-PD	B-1	B-2	B-PD	I-1	I-PD	APD
Commercial Use, Continued																	
Pet Store	-	-	-	-	-	-	-	-	-	-	-	P (Min)	P (Min)	P (Min)	-	-	-
Pharmacy	-	-	-	-	-	-	-	-	-	-	-	P (Min)	P (Min)	P (Min)	-	-	P (Maj)
Photography Studio	-	-	-	-	-	-	-	-	-	-	-	P (Maj)	P (Min)	P (Min)	-	-	P (Maj)
Plant Nursery/Garden Supply	-	-	-	-	-	-	-	-	-	-	-	P (Maj)	P (Maj)	P (Maj)	-	-	-
Restaurant, Class 1—Sit Down	-	-	-	-	-	-	-	-	-	-	-	P (Maj)	P (Maj)	P (Maj)	-	-	P (Maj)
Restaurant, Class 2—Sit Down	-	-	-	-	-	-	-	-	-	-	-	P (Maj)	P (Maj)	P (Maj)	-	-	P (Maj)
Restaurant, Class 3—Sit Down, Drive-up	-	-	-	-	-	-	-	-	-	-	-	P (Maj)	P (Maj)	P (Maj)	-	-	-
Restaurant, Class 4—Drive-up, Food Kiosk	-	-	-	-	-	-	-	-	-	-	-	P (Maj)	P (Maj)	P (Maj)	-	-	-
Retail Sales and Services (Generally, not otherwise enumerated)	-	-	-	-	-	-	-	-	-	-	-	C (Maj)	P (Maj)	P (Maj)	-	-	P (Maj)
Sexually-Oriented Business	-	-	-	-	-	-	-	-	-	-	-	-	P (Maj)	P (Maj)	-	-	-
Shopping Center	-	-	-	-	-	-	-	-	-	-	-	-	P (Maj)	P (Maj)	-	-	-
Sidewalk Sale	-	-	-	-	-	-	-	-	-	-	-	A	A	A	-	-	A
Temporary seasonal outdoor retail sale of landscaping materials	-	-	-	-	-	-	-	-	-	-	-	C (Maj)	P (Min)	P (Min)	-	-	-
Theaters	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-
Vehicle Sale and Service	-	-	-	-	-	-	-	-	-	-	-	-	P (Maj)	P (Maj)	-	-	-
Industrial, Manufacturing, Research, and Wholesale Use																	
Automobile or truck repair, 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)	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)	-
Temp—Buildings for uses incidental to construction work	-	-	-	-	-	-	-	-	-	-	-	-	-	-	A	A	-
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)	-
Aviation or Surface Transportation																	
Heliport,***												C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	-
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)

*** — A heliport shall be set back a minimum of 100 feet from any property

Table 9.1, Permitted Land Uses in the Base Zoning Districts	Type of Use (Site Plan Requirement)						Land Uses											
	P Permitted Use	Not Permitted Use	AU Accessory Use	C Conditional Use	(Maj) Major Site Plan	(Min) Minor Site Plan	A Agricultural	R-1 (a) Single-Family Residential	R-2 Two-Family Residential	R-3 Multi-Family Residential	R-PD Residential Planned Development	O-S Office-Service	O-PD Office Planned Development	B-1 Neighborhood Business	B-2 General Business	B-PD Business Planned Development	I-1 Light Industrial District	I-PD Industrial Planned District

Land Use Type	A	R-1a	R ¹ b	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	
Accessory Uses *																		
Accessory Structures	AU (Min)	AU (Min)	AU (Min)	AU (Min)	AU (Min)	AU (Min)	AU (Min)	AU (Min)	AU (Maj)	AU (Maj)	AU (Maj)	AU (Maj)	AU (Maj)	AU (Maj)	AU (Maj)	AU (Maj)	AU (Maj)	
Bed & Breakfast	AU (Maj)	AU (Maj)	AU (Maj)	AU (Maj)	AU (Maj)	AU (Maj)	AU (Maj)	AU (Maj)	AU (Maj)	-	-	-	-	-	-	-	AU (Maj)	
Home Sales	AU (Min)	AU (Min)	AU (Min)	AU (Min)	AU (Min)	AU (Min)	AU (Min)	AU (Min)	AU (Min)	-	-	-	-	-	-	-	AU (Min)	
Pet Shelters	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)	
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 (Maj)	
Tennis Courts, Private	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)	-	
Temporary Uses																		
Carnival/Outdoor Amusement Use	-	-	-	-	-	-	-	-	-	-	-	-	C (Maj)	C (Maj)	-	-	-	
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)	
Seasonal Outdoor Sale of Landscaping Materials	-	-	-	-	-	-	-	-	-	-	-	C (Maj)	P (Min)	P (Min)	-	-	-	
Sidewalk Sales	-	-	-	-	-	-	-	-	-	-	-	AU (Min)	AU (Min)	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 (Min)	AU (Min)	
Agricultural Uses																		
Agriculture **	P	P	P	P	P	P	P	P	P	P	P	P	P	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																		
Dormitory	-	-	-	-	-	-	-	C (Maj)	C (Maj)	-	-	-	-	-	-	-	-	
Dwelling, Multi-Family and Apartment Building	-	-	-	-	-	-	-	P (Maj)	P (Maj)	-	-	-	-	-	-	-	P (Maj)	
Dwelling, Single-Family	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	-	-	-	-	-	-	-	P (Maj)	
Dwelling, Duplex	-	-	-	-	-	-	P (Maj)	P (Maj)	P (Maj)	-	-	-	-	-	-	-	P (Maj)	
Mixed-Use Building ****	-	-	-	-	-	-	-	-	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 (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	-	-	-	-	-	-	-	C (Maj)	
Residential Cluster Development	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	-	-	-	-	-	-	-	P (Maj)	
Residential Group Home	-	-	-	-	-	-	-	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.

Table 9.1, Permitted Land Uses in the Base Zoning Districts, Cont.	Type of Use (Site Plan Requirement)						Land Uses											
	P	Permitted Use					A	Agricultural					B-1	Neighborhood Business				
	Not Permitted Use	Not Permitted Use					R-1 (a-e)	Single-Family Residential					B-2	General Business				
AU	Accessory Use					R-2	Two-Family Residential					B-PD	Business Planned Development					
C	Conditional Use					R-3	Multi-Family Residential					I-1	Light Industrial District					
(Maj)	Major Site Plan					R-PD	Residential Planned Development					I-PD	Industrial Planned District					
(Min)	Minor Site Plan					O-S	Office Service					APD	Architectural Preservation District					
						O-PD	Office Planned Development											
Land Use Type	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	
Institutional, Civic, Recreational																		
Adult Day Care	-	-	-	-	-	-	-	-	-	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	-	-	P (Maj)	
Animal Shelter	-	-	-	-	-	-	-	-	-	-	-	-	C (Maj)	-	C (Maj)	C (Maj)	-	
Campgrounds	C (Maj)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Cemetery	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	-	-	-	-	-	-	-	C (Maj)	
Club or Lodge	-	-	-	-	-	-	-	-	-	-	-	C (Maj)	P (Maj)	P (Maj)	-	-	C (Maj)	
Convention Center	-	-	-	-	-	-	-	-	-	-	-	-	C (Maj)	-	-	-	-	
Cultural (Museum, Art Gallery)	-	-	-	-	-	-	-	-	-	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	-	-	P (Maj)	
Day Care Center	-	-	-	-	-	-	-	-	-	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	-	-	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 (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)	-	P (Maj)	P (Maj)	-	-	-	
Health Club or Gymnasium	-	-	-	-	-	-	-	-	-	-	-	-	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)	
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 (Maj)	
Out Patient Surgery Center	-	-	-	-	-	-	-	-	-	-	C (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)	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 (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)	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)	
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 (Maj)	
Utilities	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)	P (Maj)	P (Maj)	C (Maj)	
Zoo	C (Maj)	-	-	-	-	-	-	-	-	-	-	-	C (Maj)	C (Maj)	-	-	-	
Office Use																		
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)	
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)	-	
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)	C (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	-	
Telecommunication Facilities																		
Satellite Dishes (Less than 1 meter in diameter)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Telecommunications Cabinets	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)	P	P	P	P	P	P	P	P	P	P	P	-	-	-	-	-	-	
Wireless Communication Tower	-	-	-	-	-	-	-	-	-	-	-	-	-	C (Maj)	C (Maj)	C (Maj)	C (Maj)	
Wireless Communication Antennae	-	-	-	-	-	-	-	-	-	-	-	-	-	C (Maj)	C (Maj)	C (Maj)	C (Maj)	

Table 9.1, Permitted Land Uses in the Base Zoning Districts, Cont.

Land Use Type	Type of Use (Site Plan Requirement)										Land Uses														
	P	Permitted Use					Agricultural					Neighborhood Business													
	AU	Neat Permitted Use	Accessory Use	Conditional Use	Major Site Plan	Minor Site Plan	R-1 (a)	R-1b	R-1c	R-1d	R-1e	R-2	R-3	R-3	R-3	R-3	O-S	O-PD	B-1	B-2	B-PD	I-1	I-PD	APD	
	(Mag)	(Mag)	(Mag)	(Mag)	(Mag)	(Mag)	(Mag)	(Mag)	(Mag)	(Mag)	(Mag)	(Mag)	(Mag)	(Mag)	(Mag)	(Mag)	(Mag)	(Mag)	(Mag)	(Mag)	(Mag)	(Mag)	(Mag)	(Mag)	(Mag)
Commercial Use																									
Amusement Arcade																									
Animal Hospital/Clinic																									
Bakery (Retail)																									
Bank																									
Beaquer Hall																									
Barbers Shops & Beauty Parlors																									
Bar, Taverns																									
Big Box Retail																									
Book Store																									
Camera/Photography Store																									
Car Wash																									
Clothing Store																									
Commercial Entertainment																									
Convenience Store																									
Corporate Data Centers																									
Department Stores																									
Drive-through stores																									
Drive-up Windows *																									
Dry-Cleaning Shops																									
Flea Markets																									
Florist Shops																									
Fueling Station **																									
Funeral Home																									
General merchandise store																									
Grocery Stores																									
Hardware Stores																									
Hobby Shops																									
Hotel, Motel																									
Kennels																									
Landscape																									
Liquor Stores																									
Printing Range																									
Music Stores																									
Night Clubs																									
Office/Business Service Uses																									

* 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 maximum of 2 pumps that are located in the side or rear yard only.

Table 9.1, Permitted Land Uses in the Base Zoning Districts, Cont.	Type of Use (Site Plan Requirement)						Land Uses									
	P - AU C (Maj) (Min)	Permitted Use Not Permitted Use Accessory Use Conditional Use Major Sid Plan Minor Sid Plan	A	R-1(a - e)	R-2	R-3	R-PD	O-S	O-PD	B-1	B-2	B-PD	I-1	I-PD	APD	
Commercial Use, Continued																
Pet Store	-	-	-	-	-	-	-	-	-	-	-	P (Min)	P (Min)	-	-	
Pharmacy	-	-	-	-	-	-	-	-	-	-	-	P (Min)	P (Min)	P (Min)	P (Maj)	
Photography Studio	-	-	-	-	-	-	-	-	-	-	-	P (Min)	P (Min)	P (Min)	P (Maj)	
Plant Nursery/Garden Supply	-	-	-	-	-	-	-	-	-	-	-	P (Maj)	P (Maj)	P (Maj)	P (Maj)	
Restaurant, Class 1 - Sit Down	-	-	-	-	-	-	-	-	-	-	-	P (Maj)	P (Maj)	P (Maj)	P (Maj)	
Restaurant, Class 2 - Sit Down	-	-	-	-	-	-	-	-	-	-	-	P (Maj)	P (Maj)	P (Maj)	P (Maj)	
Restaurant, Class 3 - Sit Down, Drive-up	-	-	-	-	-	-	-	-	-	-	-	P (Maj)	P (Maj)	-	-	
Restaurant, Class 4 - Drive-up, Food Kiosk	-	-	-	-	-	-	-	-	-	-	-	C (Maj)	C (Maj)	-	-	
Retail Sales and Services (Generally, not otherwise enumerated)	-	-	-	-	-	-	-	-	-	-	-	P (Maj)	P (Maj)	P (Maj)	P (Maj)	
Sexually Oriented Business	-	-	-	-	-	-	-	-	-	-	-	-	P (Maj)	P (Maj)	-	
Shopping Center	-	-	-	-	-	-	-	-	-	-	-	-	P (Maj)	P (Maj)	-	
Theaters	-	-	-	-	-	-	-	-	-	-	-	-	P (Maj)	P (Maj)	C (Maj)	
Vehicle Sale and Service	-	-	-	-	-	-	-	-	-	-	-	-	P (Maj)	P (Maj)	-	
Industrial, Manufacturing, Research, and Wholesale Use																
Artisan/Craft Product Workshop	-	-	-	-	-	-	-	-	-	-	-	C (Maj)	C (Maj)	C (Maj)	P (Maj)	
Automobile or truck repair, including body work	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P (Maj)	
Bakeries (Factory or Distribution)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P (Maj)	
City Service Yards and Garages	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P (Maj)	
Construction trades and contractor offices and shops	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P (Maj)	
Food Processing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P (Maj)	
Heavy equipment rental, sales, service and storage	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P (Maj)	
Industrial Park	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P (Maj)	
Junkyards/Salvage Yards	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C (Maj)	
Light manufacturing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P (Maj)	
Machine Shop	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P (Maj)	
Media Production	-	-	-	-	-	-	-	-	-	C (Maj)	C (Maj)	-	C (Maj)	C (Maj)	P (Maj)	
Printing Services	-	-	-	-	-	-	-	-	-	-	-	-	P (Maj)	P (Maj)	P (Maj)	
Research and Development, Information Technologies	-	-	-	-	-	-	-	-	-	C (Maj)	P (Maj)	-	C (Maj)	C (Maj)	P (Maj)	
Research and Development, Laboratories	-	-	-	-	-	-	-	-	-	C (Maj)	C (Maj)	-	C (Maj)	C (Maj)	P (Maj)	
Research and Development, Medical Technologies	-	-	-	-	-	-	-	-	-	C (Maj)	P (Maj)	-	C (Maj)	C (Maj)	P (Maj)	
Retail uses which have an industrial character	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P (Maj)	
Veterinary offices with fully enclosed runs, pens, or kennels	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P (Maj)	
Warehouses and mini-warehouses	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P (Maj)	
Warehousing and Distribution	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P (Maj)	
Wholesaling and storage facilities	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P (Maj)	
Aviation or Surface Transportation																
Heliprot *	-	-	-	-	-	-	-	-	-	-	-	C (Maj)	C (Maj)	C (Maj)	C (Maj)	
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)	

* A Heliprot shall be set back a minimum of 100 feet from any property line.

9.13 Required Improvements

B. Streets

3. Street Cross-Sections

4. 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.

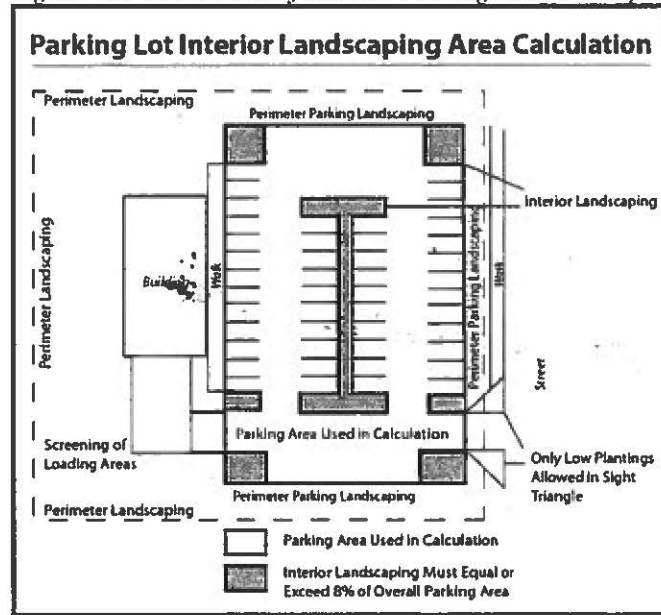
D. C. Landscape, Screening and Bufferyard Requirements

D. 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.*

Figure 9.1: Calculation of Interior Parking Lot 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 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.

Table 9.8: Minimum Number of Parking Spaces Required

Building	Parking Spaces Required											Vehicles					
	Residential				Building				Lot or Area			Person		Per Company Vehicle	Per Drivers License		
	Diversion Space	Garage Space	Dwelling Unit	Per 250 sq. ft.	Per 250 sq. ft.	Per 400 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 Employee Legend Work Shift			Per Resident or Occupant	
Residential Uses																	
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	2.0	2.0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Garden Style Dwelling - 2 & 3 Bedrooms	1.5	2.0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Group Living	2.0	2.0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Dormitory, Convent or Monastery	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Corporate Guest House	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Residence - Single Home	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Residence - Group Home	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Retirement Community, Senior Citizen	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Institutional Uses																	
Cemetery	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Community Center	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Day Care Center *****	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Family Day Care, Type A	2.0	2.0	1.0	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Family Day Care, Type B	2.0	2.0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Library, Museum or Art Gallery	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Hospital	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Medical Center, Dental, Specialty Center	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Nursing or Personal Care Facility	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Place of Worship	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Public Office or Building	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
School - College, University or Seminary	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
School - Elementary or Middle	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
School - High School	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Recreational Uses																	
Auditorium	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Arms or Stadium	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Rowing Alley	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Health Club or Gymnasium	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Private Club, Hotel, Restaurant	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Golf Course	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Golf Course Driving Range	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Miniature Golf	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Outdoor Commercial Entertainment	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Recreation Center	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Recreation Center - Senior Citizens	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Skating Rink	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Swimming Pools (Not Private Residential)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Tennis - Indoor, Racquetball or Handball	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Tennis - Outdoor	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Theater or Concert Hall	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Office Use																	
Business or Professional Office	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Information Technology	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Medical or Dental Office***	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Research and Development, Offices	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

*** 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.

- ***** At Capacity
- **** Not less than 5 parking spaces per practitioner.
- **** Minimum of 15 Parking Spaces.
- ***** Requirement that is greater between GFA and person shall apply.
- ***** A maximum of 4 garage spaces shall be permitted.

Table 9-8: Minimum Number of Parking Spaces Required

Use	Building										Lot or Area					Person			Vehicles																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																					
	Residential		Ground Floor Area			Per 1,000 sq. ft.					Per 75 sq. ft. of surface area	Per 1,000 sq. ft.	Per 1,000 sq. ft.	Per 1,000 sq. ft.	Per Employee or Student per 1,000 sq. ft.	Per Person or Student or Client**	Per Company Vehicle	Building Space per 1,000 sq. ft. Lot																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																						
	Group	Dwelling Unit	Per 250 sq. ft.	Per 500 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.																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																		
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** 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.

- *** At Capacity
- **** Not less than 5 parking spaces per practitioner
- ***** Minimum of 15 Parking Spaces
- ***** A maximum of 4 garage spaces shall be permitted.

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.
 - h. 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.
2. **Tree Topping.** No person shall, as a normal practice, top any tree within the public right-of-way. 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 ~~prohibit~~ the planting 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 11.2

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

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 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 11.2

Lot Line, Front - A lot line separating a lot from a street right-of-way. See Figure 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 11.3 11.2

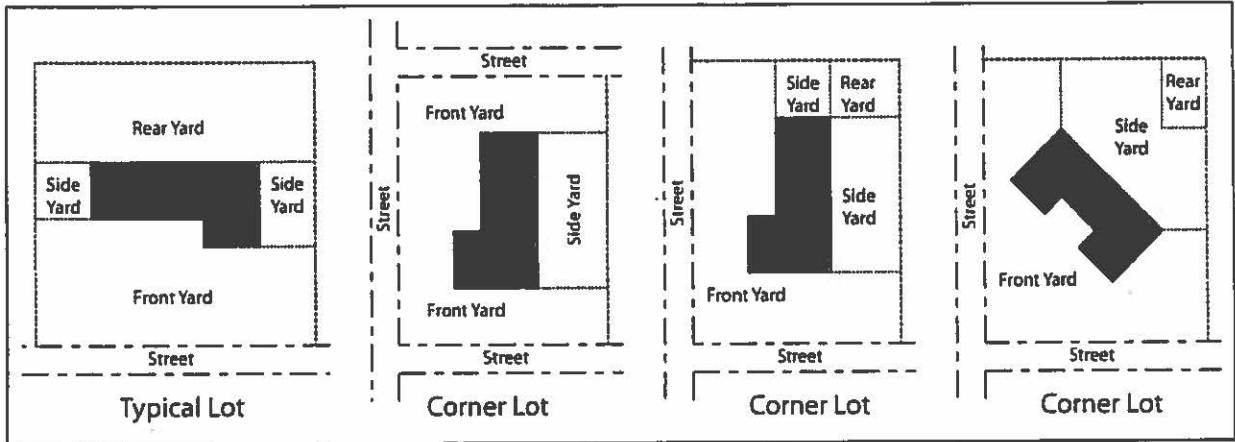
Lot Line, Side - Any lot line other than a front or rear lot line. See Figure 11.3 11.2

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 11.3 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 11.3 11.2

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 Recesses*

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

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

PASSED THIS 18th DAY OF April, 2011.

Mark Kepez
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. 7-11, passed by the Council of the City of Centerville, Ohio on the 18th day of April, 2011.

Debra A. James
Clerk of Council

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

Department of Law
Scott Liberman
Municipal Attorney