

NOTICE OF ADOPTION

I, Teri Davis, do hereby certify:

1. That I am the Clerk of Council of the Council of the City of Centerville, Ohio;
and
2. That on the 13th day of September, 2021,
Ordinance No. 09-21 was adopted by the Centerville City Council; and
3. That a certified copy of Ordinance No. 09-21 was published in the
posting locations prescribed by the City of Centerville Council.



Clerk of Council

**ORDINANCE NO. 09-21
CITY OF CENTERVILLE, OHIO**

SPONSORED BY COUNCILMEMBER JoAnne Rau ON THE 13th DAY OF September, 2021.

AN ORDINANCE AMENDING ORDINANCE NUMBER 14-08, CHAPTER 1216, SECTIONS 7.01, 9.05, 9.07, 9.25, AND 11.02 OF THE CENTERVILLE MUNICIPAL CODE, THE UNIFIED DEVELOPMENT ORDINANCE FOR THE CITY OF CENTERVILLE, OHIO, TO AMEND REGULATIONS FOR ZONING DISTRICTS, DEVELOPMENT STANDARDS, AND DEFINITIONS.

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 directed the City Manager to conduct an annual review of the UDO and amendments thereto to assure consistency with previous ordinances, to update it to reflect current policies and to eliminate duplicity; and

WHEREAS, revision of Sections 7.01, 9.05, 9.07, 9.25, and 11.02, of the UDO regulations for zoning districts, development standards, and definitions is recommended at this time; and

WHEREAS, the amendments are in harmony with the City of Centerville's comprehensive plan, *Create the Vision*; 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.

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 7, section 7.01, General Provisions, as follows: Table 7.0: Zoning Districts

See Attachment

By amending Article 9, Part 1, Zoning as follows:

9.05 Base Zoning Districts

A. Dimensional and Density Regulations

12. Self-Storage Facilities

- a. A Self-Storage Facility may only be permitted in 8% of the total acreage of the zoning district for which it is located.*
- b. Maximum Lot Size: The maximum lot size for a parcel with Self-Storage Facilities would be three (3) acres.*
- c. Buffer: A Self-Storage Facility property may not be located within 1000' of another Self-Storage Facility property.*
- d. Outdoor Storage Prohibited. All goods and property stored in a Self-Storage Facility shall be stored in an enclosed building. No outdoor storage of boats, RVs, vehicles, etc., or storage in outdoor storage pods or shipping containers is permitted on a Self-Storage Facility property.*
- e. Fences or walls including entry gates shall be constructed of high-quality materials, such as decorative metal or wrought iron fences. These fences or walls may include a combination of the fence material with a stone or brick base or columns. The fence or wall shall be compatible with the design and materials of the building(s). Planning Commission may approve a different material not listed here on a case-by-case basis as part a Major Site Plan or by amendment if it aligns with the architecture and design of the site. Chain-link (or similar) fences, barbed or razor wire fences, or walls made of precast concrete blocks are prohibited.*
- f. All Self-Storage Facilities must have security installed. Examples include, but are not limited to, property fencing, lighting, motion sensors, key pads, access control hardware, security cameras, video monitors, gate and digital gate operators, unit alarms or electronic doors.*

Table 9.1

See Attachment

9.07 Overlay Zoning District Standards

Table 9.2a: Permitted Land Uses and Building Types by Overlay District					
Land Use	GFA* sq. ft.	NC	CC	CB	
Residential					
Townhouse A and B	any size	P(1)	P(2)	P(2)	
Multi-Family	any size	P(1)	P(2)	P(2)	
Live-Work	any size	P(1)	P(2)	P(2)	
Commercial (3) (4)					
Retail Sales and Service, except vehicles					
Neighborhood Retail	0 - 5,000	P	P	P	
Retail	5,001 - 50,000	N	P	P	
Large Format Retail	Greater than 50,000	N	N	P	
Restaurants					
With a drive-through	any size	N	P	P	
Without a drive-through	0 - 5,000	P	P	P	
Without a drive-through	Greater than 5,000	N	P	P	
Office and Clinics					
Neighborhood Office	0 - 5,000	P	P	P	
Office	5,001 - 50,000	N	P	P	
Large Office	Greater than 50,000	N	N	P	
Lodging					
Bed and Breakfast	0 - 5,000	P	P	P	
Hotel	5,001 - 50,000	P	P	P	
Large Hotel	Greater than 50,000	N	N	P	
Vehicle Sales and Service, Including Fuel Sales					
1 Enclosed in a building	any size	N	P	N	
2 Not enclosed in a building	any size	N	P	N	
Commercial and Public Parking					
Commercial Storage - enclosed in a building only					
On an upper story only	any size	P	P	P	
Entertainment - enclosed in a building only					
1 Theater or a Cinema	0 - 20,000	P	P	P	
2 Large Format Theater or a Cinema	20,001 +	N	P	P	
Wholesale					
1 Less than or equal to 50,000 square feet GFA	0 - 50,000	N	N	P	
2 Greater than 50,000 square feet GFA	Greater than 50,000	N	N	P	
Civic (3) (4)					
Government					
Point of Service (e.g., Library)	any size	P	P	P	
Parks and Open Space					
Museum	any size	P	P	P	
Schools					
1 Pre-school, Daycare or Primary	any size	P	P	P	
2 Secondary, College or Vocational	any size	N	P	P	
Religious Institutions					
1 Less than or equal to 10,000 square feet GFA	0 - 10,000	P	P	P	
2 Greater than 10,000 square feet GFA	10,001 +	N	P	P	

Table 9.2a: Legend

* Gross Floor Area in square feet.

Key to Overlay Districts: NC, Neighborhood Center; CC, Community Commercial;

CB, Corporate Business; LC, Lifestyle Community

Key to Permitted Uses: P, Permitted; N, Not Permitted; C, Conditional Use

(1) Permitted on upper stories or on ground floors where they do not use storefront space.

(2) Uses shall not exceed 50 percent of the ground floor area of the building per parcel.

(3) Surface parking areas shall not be within 50 feet of a street intersection, as measured from the property line(s).

- (4) Fueling islands and drive-up/through facilities including any canopy shall not be located in a front yard.

E. *Office – Flex Overlay District*

1. *Purpose*

An Office-Flex Overlay District is an overlay district that allows additional land flexibility to the Office-Planned Development zoning district by allowing the Conditional Use process. Such uses shall be evaluated through the Conditional Use process of Article 5.09 (F) by Planning Commission and City Council to assess impacts to the surrounding properties and neighborhoods.

2. *Location*

The Office-Flex Overlay District shall only be located on a property within an Office-Planned Development (O-PD) base zoning district, that is a minimum of two-hundred fifty feet (250') from a Single Family-Residential (R-1) zoning district property.

3. *Applicability*

A Conditional Use approval for any use listed in Table 9.2b shall be approved by the City in accordance to the requirements of Article 5 of the UDO.

Table 9.2b

Specific Use Type	Approval Required
Land Use Type	Office-Flex
Industrial	
Artisan/Craft Product Workshop	C (Maj)
Light Manufacturing	C (Maj)
Warehouses and Mini-Warehouses	C (Maj)

Table 9.2b: Legend

Key to Permitted Uses: P, Permitted; N, Not Permitted; C, Conditional Use

F. ~~E~~ **Building Standards**

By amending Article 9, Part 3, Site Design And Improvement Standards, as follows:

9.25 Landscaping, Screening and Buffering Standards

C. **Landscape, Screening and Bufferyard Requirements**

6. Earthen Berm: An earthen berm, when required, shall be constructed in a sculpted and undulating manner to an average height as stated in Table 9-25 9.6 Bufferyard, Landscaping and Screening Requirements. Berming shall be required where a bufferyard is devoid of trees or any significant vegetation or where topographic constraints or stormwater drainage systems do not preclude its construction.

9. *Screening of Utility Cabinets: All ground mounted electrical and utility-related connection and service boxes shall be effectively screened on all four sides with shrubbery or other forms of plant material, which, at maturity, reaches a height as tall as the cabinet or box itself and has fifty percent (50%) opacity of the box or cabinet, to the satisfaction of the City Planner. The shrubbery or other forms of plant material shall be maintained or replaced by the utility company, if necessary.*

By amending Article 11, Definitions, as follows:

11.02 Definitions

***Self-Storage Facility** - A building or group of buildings consisting of individual, self-contained units leased to individuals, organizations, or businesses for self-service storage of personal property.*

***Warehouse** – A use engaged in storage, wholesale, and distribution of manufactured products, supplies, and equipment, excluding bulk storage of materials that are inflammable or explosive or that presents hazards or conditions commonly recognized as offensive.*

***Wholesaling and Distribution:** An establishment or place of business primarily engaged in selling and / or distributing merchandise to retailers; to industrial, commercial, institutional, or professional business users, or to other wholesalers.*

Section 2. The zoning map of the City of Centerville, Ohio, shall be revised to reflect these adjustments.

Section 3. This Ordinance shall take effect and be in force at the earliest date provided by law.

PASSED this 13th day of September, 2021.



Mayor of the City of Centerville, Ohio

ATTEST:



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. 09-21, passed by the Council of the City of Centerville, Ohio on the 13th day of September, 2021.



Clerk of the Council

Approved as to form, consistency with the
Charter and Constitutional Provisions.

Department of Law
Scott A. Liberman
Municipal Attorney

Table 7.0: Zoning Districts			
Use	Letter Symbol	District Name	Color/Graphic Map Symbol & RGB Value
Agriculture			
	A	Agricultural District	Color: White R: 255, G: 255, B: 255
Residential			
	R-1a	One-Family Residential District	Color: Ivory R: 255, G: 255, B:232
	R-1b	One-Family Residential District	Color: Lt. Yellow R: 255, G: 255, B: 190
	R-1c	One-Family Residential District	Color: Canary Yellow R: 255, G: 226, B: 3
	R-1d	One-Family Residential District	Color: Yellow Ocre R: 255, G:188, B: 5
	R-1e	One-Family Residential District	Color: Yellow-Orange R: 237, G: 179, B: 64
	R-2	Two-Family Residential District	Color: Orange R: 255, G: 136, B: 0
	R-3	Multi-Family Residential District	Color: Brown R: 135, G: 71, B: 39
Office			
	O-S	Office-Service District	Color: Lt. Pink R: 255, G: 166, B: 175
Commercial			
	B-1	Neighborhood Business District	Color: Orange-Red R:255, G: 85, B: 18
	B-2	General Business District	Color: Scarlet Red R: 255, G: 34, B: 0
Mixed Use			
	APD	Architectural Preservation District	Color: Sky Blue R: 134, G: 206, B: 235
Industrial			
	I-1	Light Industrial District	Color: Lt. Cool Grey R: 212, G: 204, B: 199
Planned Districts			
	R-PD	Residential Planned Development	Color: Burnt Sienna R: 199, G: 123, B: 0
	O-PD	Office Planned Development	Color: Pink R: 227, G: 107, B: 175
	B-PD	Business Planned Development	Color: Crimson Red R: 186, G: 35, B: 15
	I-PD	Industrial Planned Development	Color: Med. Cool Grey R: 154, G: 156, B: 146
Overlay, Mandatory			
	FP	Floodplain District	Citywide
	WTC	Wireless Telecommunication District	Citywide
Overlay, Optional			
	CB	Corporate Business	
	CC	Community Center	
	NC	Neighborhood Center	
	NR	Neighborhood Residential	
	RC	Residential Conservation	
	LC	Lifestyle Community	
	<i>OF</i>	<i>Office-Flex</i>	

Attachment 2

Table 9.1, Permitted Land Uses in the Base Zoning Districts	Type of Use (Site Plan Requirement)						Land Uses													
	P	Permitted Use					A	Agricultural					B-1	Neighborhood Business						
-	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													
Specific Use Type	Approval Required by District																			
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			
Accessory Uses ¹																				
Accessory Structures	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			
Bed & Breakfast	P	P	P	P	P	P	P	P	P	-	-	-	-	-	-	-	P			
Home Sales	P	P	P	P	P	P	P	P	P	-	-	-	-	-	-	-	P			
Outdoor Display or Storage of Materials, Goods, Supplies, or Equipment	P	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-			
Mobile Food Vehicle - See Article 9.05 A 10.	-	-	-	-	-	-	-	-	-	-	P-	P	P	P	P	P	P			
Pet Shelters	P	P	P	P	P	P	P	P	P	-	-	-	-	-	-	-	P			
Playhouses	P	P	P	P	P	P	P	P	P	-	-	-	-	-	-	-	P			
Solar Energy Device - Roof Mounted ²	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			
Solar Energy Device - Freestanding or Wall Mounted ²	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)			
Swimming Pools and Hot Tubs, Private	P	P	P	P	P	P	P	P	P	-	-	-	-	-	-	-	P			
Tennis Courts, Private	P	P	P	P	P	P	P	P	P	-	-	-	-	-	-	-	P			
Wind Energy Device ²	P	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	-			
Wireless Telecommunications Antennae (Co-Location)	See Article 9.55, Wireless Communication Facility Standards																			
Agricultural Uses																				
Agriculture ³	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			
Bee Keeping ⁴	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)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P (Maj)	-			
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)	-	P (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	-	-	-	-	-	-	-	-	-	C (Maj)	C (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	-	P (Maj)			
Barbers Shops & Beauty Parlors	-	-	-	-	-	-	-	-	-	P (Maj)	P (Maj)	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)	P (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)	P (Maj)	-	-			
Craft Breweries, Distilleries & Microwineries	-	-	-	-	-	-	-	-	-	-	-	-	P (Maj)	P (Maj)	P (Maj)	P (Maj)	C (Maj)			
Department Stores	-	-	-	-	-	-	-	-	-	-	-	-	P (Maj)	P (Maj)	-	-	-			
Drive-through Stores	-	-	-	-	-	-	-	-	-	-	-	-	P (Maj)	P (Maj)	-	-	-			

¹ Refer to Article 9.39 of the UDO for additional regulations pertaining to Accessory Uses and Buildings. Some Accessory Uses and Buildings that, because of their size, location, or intensity of activity, may have an impact on adjacent property would require Major Site Plan approval.

² Refer to Article 9.57 of the UDO for additional regulations for Alternative Energy Systems including a solar energy and wind energy device.

³ A minimum of 5 acres is required to establish an agricultural use.

⁴ Refer to Article 9.39, G. Beekeeping of the UDO for additional regulations.

Table 9.1, Permitted Land Uses in the Base Zoning Districts	Type of Use (Site Plan Requirement)						Land Uses																														
	P	Permitted Use	A	Agricultural	B-1	Neighborhood Business	-	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
Specific Use Type	Approval Required by District																																				
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																				
Commercial Use, Continued																																					
Drive-up Windows, associated with a Restaurant use ⁵	-	-	-	-	-	-	-	-	-	-	-	-	AU (Maj)	AU (Maj)	-	-	-																				
Drive-up Windows, not associated with a Restaurant use ⁵	-	-	-	-	-	-	-	-	-	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)	P (Maj)	-	P (Maj)																				
Fueling Station ⁶	-	-	-	-	-	-	-	-	-	-	-	C (Maj)	P (Maj)	P (Maj)	-	-	C (Maj)																				
Funeral Home	-	-	-	-	-	-	-	-	-	-	C (Maj)	P (Maj)	P (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)	-	-	C (Maj)																				
Hardware Stores	-	-	-	-	-	-	-	-	-	-	-	C (Maj)	P (Maj)	P (Maj)	-	-	-																				
Hobby Shops	-	-	-	-	-	-	-	-	-	-	-	C (Maj)	P (Maj)	P (Maj)	P (Maj)	-	P (Maj)																				
Hotel – Motel	-	-	-	-	-	-	-	-	-	-	C (Maj)	-	P (Maj)	P (Maj)	-	-	-																				
Kennels	C (Maj)	-	-	-	-	-	-	-	-	-	-	-	C (Maj)	-	C (Maj)	-	-																				
Laundromats	-	-	-	-	-	-	-	-	-	-	-	C (Maj)	P (Maj)	P (Maj)	P (Maj)	-	-																				
Liquor Stores	-	-	-	-	-	-	-	-	-	-	-	-	P (Maj)	P (Maj)	-	-	-																				
Driving Range	-	-	-	-	-	-	-	-	-	-	-	-	P (Maj)	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)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	-	P (Maj)																				
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)	-	P (Maj)																				
Plant Nursery/Garden Supply	-	-	-	-	-	-	-	-	-	-	-	-	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)	-	-	-																				
Shopping Center	-	-	-	-	-	-	-	-	-	-	-	-	P (Maj)	P (Maj)	-	-	-																				
Theaters	-	-	-	-	-	-	-	-	-	-	-	-	P (Maj)	P (Maj)	-	-	-																				
Vehicle Sale and Service	-	-	-	-	-	-	-	-	-	-	-	-	P (Maj)	P (Maj)	-	-	-																				
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)	P (Maj)	-	C (Maj)																				
Convention Center	-	-	-	-	-	-	-	-	-	-	-	-	C(Maj)	-	-	-	-																				
Cultural (Museum, Art Gallery)	-	-	-	-	-	-	-	-	-	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	-	P (Maj)																				

⁵ Drive-up Windows shall be placed in the side or rear yard only.

⁶ 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	Type of Use (Site Plan Requirement)						Land Uses																														
	P	Permitted Use	A	Agricultural	B-1	Neighborhood Business	-	Not Permitted Use	R-1 (a-e)	Single-Family Residential	B-2	General Business	CU	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
Specific Use Type	Approval Required by District																																				
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, Continued																																					
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 ⁷	-	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	-	-	-	-	-	-	-	P (Maj)																				
Outdoor Recreational Club	-	-	-	-	-	-	-	-	-	-	-	C (Maj)	P (Maj)	P (Maj)	P (Maj)	-	-																				
Golf Course	-	-	-	-	-	-	-	-	-	P (Maj)	P (Maj)	-	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)	-	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)	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)	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)																				
Zoo	C (Maj)	-	-	-	-	-	-	-	-	-	-	-	C (Maj)	C (Maj)	-	-	-																				
Industrial, Manufacturing, Research, and Wholesale Use																																					
Artisan/Craft Product Workshop	-	-	-	-	-	-	-	-	-	-	-	-	C (Maj)	C (Maj)	C (Maj)	P (Maj)	P (Maj)	C (Maj)																			
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)	P (Maj)	-	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)																			
Printing Services	-	-	-	-	-	-	-	-	-	-	P (Maj)	-	P (Maj)	P (Maj)	P (Maj)	P (Maj)	C (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)	-																			
<i>Self-Storage Facilities</i>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	<i>P (Maj)⁸</i>	<i>P (Maj)⁸</i>	-																			
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)	-																			
<i>Warehousing and Distribution</i>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	<i>P (Maj)</i>	<i>P (Maj)</i>	-																			
Wholesaling and <i>Storage Facilities Distribution</i>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P (Maj)	P (Maj)	-																			

⁷ Permitted as a Home Occupation

⁸ See Article 9.05(A)(12) for regulations of Self-Storage Facilities

Table 9.1, Permitted Land Uses in the Base Zoning Districts	Type of Use (Site Plan Requirement)						Land Uses													
	P	Permitted Use					A	Agricultural					B-1	Neighborhood Business						
	-	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													
Specific Use Type	Approval Required by District																			
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			
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)	-	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)	-			
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 ⁸	-	-	-	-	-	-	-	-	P (Maj)	-	-	-	-	-	-	-	P (Maj)			
Nursing and Convalescent Homes	-	-	-	-	-	-	-	C (Maj)	P (Maj)	-	C (Maj)	-	-	-	-	-	-			
Residence Family Home	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	-	-	-	-	-	-	-	P (Maj)			
Residential Cluster Development	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	-	-	-	-	-	-	-	P (Maj)			
Residential Group Home	-	-	-	-	-	-	-	C (Maj)	-	-	-	-	-	-	-	-	-			
Senior Citizen Residential Community	-	-	-	-	-	-	-	-	P (Maj)	-	-	-	-	-	-	-	-			
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	P	P	P	P	P	P			
Wireless Communication Tower	See Article 9.55, Wireless Communication Facility Standards																			
Wireless Communication Antennae	See Article 9.55, Wireless Communication Facility Standards																			
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)			
Seasonal Outdoor Sale of Landscaping Materials	-	-	-	-	-	-	-	-	-	-	-	C (Maj)	P (Min)	P (Min)	-	-	-			
Sidewalk Sales	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	-	P			
Temporary Construction Buildings	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			
Transportation, Aviation or Surface																				
Heliport ⁹	-	-	-	-	-	-	-	-	-	-	C (Maj)	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)			
Transport Uses, Taxi, Limousine and EMS	-	-	-	-	-	-	-	-	-	-	-	-	P (Maj)	P (Maj)	P (Maj)	P (Maj)	-			
Utility Uses																				
Solar Power Plant	C (Maj)	C (Maj)	C (Maj)	C (Maj)	-	-	-	-	-	-	-	-	-	-	-	C (Maj)	-			
Wind Power Plant	C (Maj)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C (Maj)	-			
Utility	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	P (Maj)	P (Maj)	C (Maj)			

⁸ Residential uses permitted alongside those otherwise permitted in district in which it is located.

⁹ A Heliport shall be set back a minimum of 100 feet from any property line.