



Brooks A. Compton, Mayor | Wayne S. Davis, City Manager

**NOTICE OF PUBLIC HEARING
Centerville City Council**

Notice is hereby given that a Public Hearing shall be conducted during the Centerville City Council meeting scheduled for **Monday, March 18, 2024, at 7:30 p.m.** in the Council Chambers of the Centerville Municipal Building, 100 West Spring Valley Pike, Centerville, Ohio, Concerning Ordinance 03-24, An Ordinance Amending Ordinance Number 14-08, Chapter 1216, Sections 3.13, 9.05, And 11.02 Of The Unified Development Ordinance For The City Of Centerville, Ohio, To Add Short-Term Rentals As A Permitted Use In The APD Zoning District, Establish A Sunset Provision For Nonconforming Short-Term Rental Uses, And Amend Related Definitions.

The Ordinance is attached in full to this notice.

By order of the City of Centerville, Ohio.

Donna Fiori
Acting Clerk of Council

ORDINANCE NO. 03-24
CITY OF CENTERVILLE, OHIO

SPONSORED BY COUNCILMEMBER _____ ON THE ____ DAY OF _____, 2024.

AN ORDINANCE AMENDING ORDINANCE NUMBER 14-08, CHAPTER 1216, SECTIONS 3.13, 9.05, AND 11.02 OF THE UNIFIED DEVELOPMENT ORDINANCE FOR THE CITY OF CENTERVILLE, OHIO, TO ADD SHORT-TERM RENTALS AS A PERMITTED USE IN THE APD ZONING DISTRICT, ESTABLISH A SUNSET PROVISION FOR NONCONFORMING SHORT-TERM RENTAL USES, AND AMEND RELATED DEFINITIONS.

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, Short-term Rentals are a growing and unique business model providing renters options to the traditional Hotel/Motel rental; and

WHEREAS, the City has a legitimate public interest in preserving its residential neighborhoods, and the recent proliferation of Short-term Rentals in Centerville impacts the health, safety, welfare, comfort, and peace of the City neighborhoods by introducing transient guests into the City's residential zoning districts, leading to noise, traffic, and occupancy of residences without sufficient owner supervision and City oversight; and

WHEREAS, the UDO establishes the list of accessory, permitted, conditional, and prohibited uses in Article 9, Development Standards; and

WHEREAS, the Council has determined that it is in the best interests of the City to amend the permitted use Table 9.1 of the UDO to add Short-term Rentals as a defined permitted commercial use only in the Architectural Preservation District, zoning district; and

WHEREAS, the revision of Sections 3.13, 9.05, and 11.02 of the UDO, will address short-term rental nonconforming uses and related definitions; and

WHEREAS, the amendment is 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.

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 3, Section 3.13, Nonconforming Uses, Lot, Setbacks, Structures and Land in Combination, as follows:

- H. Nonconforming Uses of Land: At the time of adoption of this Ordinance, lawful uses of land exist which would not be permitted by the regulations imposed by this Ordinance. These uses may be continued so long as they remain otherwise lawful, provided:
1. No such nonconforming uses shall be enlarged or increased, nor extended to occupy a greater area of land than was occupied at the effective date of adoption or amendment of this Ordinance;
 2. No such nonconforming uses shall be moved in whole or in part to any portion of the lot or parcel other than that occupied by such uses at the effective date of adoption or amendment of this Ordinance;
 3. If any such nonconforming uses of land are voluntarily discontinued or abandoned for more than one (1) year (except when government action impedes access to the premises), any subsequent use of such land shall conform to the regulations specified by this Ordinance for the district in which such land is located; and
 4. No additional structure not conforming to the requirements of this Ordinance shall be erected in connection with such nonconforming use of land.
 5. A non-conforming recreational vehicle use of a premises shall be lost if any of the following shall occur:
 - a. The use is discontinued for more than 6 months;
 - b. The non-conforming recreational vehicle is replaced. Any replacement recreational vehicle must conform to all of the requirements of this UDO;
 - c. The ownership of the premises on which the non-conforming recreational vehicle use exists is changed and no former owner remains an owner; and

- d. Eighteen months after the date of adoption of this Ordinance.
6. A non-conforming vehicle parking area use that is not graded and constructed with a hard paved surface shall be lost 18 months after the date of adoption of this Ordinance. (Ord. 17-14)
7. *A non-conforming short-term rental use located in a base zoning district other than the Architectural Preservation District shall become unlawful 12 months after the date of adoption of this Ordinance.*

By amending Article 9, Part 1, Section 9.05, Base Zoning Districts, as follows:

Table 9.1: Permitted Land Uses in the Base Zoning Districts

See Exhibit "A", attached hereto and made a part hereof, which includes Short-term Rental as a permitted use in the Architectural Preservation District (APD) zoning district.

By amending Article 11, Section 11.02 Definitions, as follows:

11.02 Definitions

Bed and Breakfast - A private residence that offers temporary sleeping accommodations *to transients for compensation, with or without meals, in the owner or operator's principal residence, where the owner or operator is present for the duration of the stay. A Bed and Breakfast shall be considered a major accessory use. Meals may also be provided to lodgers at a bed and breakfast.* *“Bed and Breakfast” does not include Hotel, Motel, or Short-term Rental, as defined elsewhere in the Unified Development Ordinance.*

~~**Boarding, Lodging, or Tourist Home** - A dwelling or part thereof, in which lodging is provided by the owner or operator to more than 3 boarders.~~

Hosting Platform - A person or entity that participates in the short-term rental business by providing, and collecting or receiving a fee for, booking service that allows an operator to advertise the short-term rental unit. Current examples include, but are not limited to, Airbnb, Vacation Rentals by Owners (Vrbo), and HomeAway.

~~**Hotel** - An establishment where lodging is provided and offered to the public for compensation, and which is open to transient guests and is not a rooming or boarding house. A commercial building that provides sleeping accommodations and customary lodging services to multiple transients at a~~

time based on a nightly fee with access to units primarily from interior lobbies, courts, or halls. "Hotel" does not include Bed and Breakfast, Motels, or Short-term Rental, as defined elsewhere in the Unified Development Ordinance.

Motel - *A commercial building that provides sleeping accommodations and customary lodging services to multiple transients at a time based on a nightly fee with access to units primarily from exterior doors, courts, or walkways. "Motel" does not include Bed and Breakfast, Hotel, or Short-term Rental, as defined elsewhere in the Unified Development Ordinance.*

Principal Residence – *The place where a person resides seven (7) months or more in a 12-month period.*

Short-term Rental - *Any room or dwelling unit that is rented wholly or partly to transients for a fee; for dwelling, lodging, or sleeping purposes; for less than twenty-nine (29) days by persons other than the permanent occupant or owner; from which the permanent occupant or owner receive monetary compensation, whether such compensation is paid directly by the short-term rental guest or is collected and remitted to the permanent occupant or owner by a hosting platform. "Short-Term Rental" does not include Bed and Breakfast, Hotel, or Motel, as defined elsewhere in the Unified Development Ordinance.*

Transient - *A person staying at a location such as a Bed and Breakfast, Hotel, Motel, or Short-term Rental for less than twenty-nine (29) consecutive days and who does not use the location as their principal residence.*

Section 2. This Ordinance shall take effect and be in force at the earliest date provided by law.

PASSED this _____ day of _____, 2024.

Mayor of the City 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. _____, passed by the Council of the City of Centerville, Ohio on the _____ day of _____, 2024.

Clerk of the Council

Approved as to form, consistency with the
Charter and Constitutional Provisions.
Department of Law
Scott A. Liberman
Municipal Attorney

Exhibit "A"

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																				
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)	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	CU	Conditional Use	R-2	Two-Family Residential	B-PD	Business Planned Development	(Maj)	Major Site Plan	R-3	Multi-Family Residential	I-1	Light Industrial District	(Min)	Minor Site Plan	R-PD	Residential Planned Development	I-PD	Industrial Planned District	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																	
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 Groomer	-	-	-	-	-	-	-	-	-	-	-	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)	-	-	-																	
Short-term Rental	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	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	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																				
Institutional, Civic, Recreational, Continued																																					
Day Care Center	-	-	-C (Maj) ⁷	-	-	-	-	-	-	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 ⁸	-	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)	-	P (Maj)																				
Religious Institutions and Places of Worship (Small 1-150 capacity)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	C (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	-	P (Maj)																				
School: College	-	-	-	-	-	-	-	-	-	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	P (Maj)	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)	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)																				
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)	-																				
Self-Storage Facilities	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P (Maj) ⁹	-	-																				
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)	-																				
Wholesaling and Distribution	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P (Maj)	P (Maj)	-																				

⁷ Shall be located on a thoroughfare

⁸ Permitted as a Home Occupation

⁹ 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 ¹⁰	-	-	-	-	-	-	-	-	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 ¹¹	-	-	-	-	-	-	-	-	-	-	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)			

¹⁰ Residential uses permitted alongside those otherwise permitted in district in which it is located.

¹¹ A Heliport shall be set back a minimum of 100 feet from any property line.