

CHAPTER THREE ZONING DISTRICTS AND REGULATIONS

Section 300.00 Zoning Districts and Regulations

Section 300.01 Purpose

The purpose of this section is to establish regulations promoting the public health, safety, and morals of the community by regulating the location, height, bulk, number of stories, and size of buildings and other structures, including the percentages of lot areas which may be so occupied. This section also establishes setback building lines, sizes of yards and other open space areas, as well as the density of population, the uses of buildings and other structures all in accordance with Section 519.02 of the Ohio Revised Code.

All such regulations shall be uniform for each class or kind of building or other structure or use throughout any zoning district, but the regulations of one zoning district may differ from those in another zoning district.

Section 300.02 Establishment of Zoning Districts

For the purpose of promoting the public health, safety, and morals of the community, Brimfield Township is hereby divided into zoning districts. Each zoning district shall be of such number, area, shape, kind, common unity of purpose, and adaptability of uses that are deemed most suitable to carry out the purpose of this Resolution. Except as otherwise specified in this Resolution, all new non-contiguous districts must consist of a minimum of fifty (50) acres.

For the purpose of this Resolution, the Township of Brimfield is divided into the following districts:

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Section 300.03 Official Zoning Map

These districts so established are bounded and defined as shown on a map entitled “Zoning Districts Map of Brimfield Township, Ohio” and said map with all notations, references and other pertinent material shown thereon, is hereby made a part of this Resolution. A legal copy of this Map is on file with the Clerk of the Township Trustees of Brimfield Township.

Section 300.04 Interpretation of Zoning District Boundaries

Where uncertainty exists with respect to the boundaries of any of the aforementioned zoning districts as shown on the “Zoning Districts Map of Brimfield Township, Ohio”, the following rules shall apply:

A. Where boundaries approximately follow streets, alleys or highways:

Where boundaries are indicated as approximately following the centerline or street line of streets, the centerline or alley line of alleys, or the centerline or right-of-way lines of highways, such lines shall be construed to be such district boundaries.

B. Where boundaries parallel street lines, alley lines or highway right-of-way lines:

Where district boundaries are so indicated that they are approximately parallel to the centerlines or street lines of streets, the centerlines or alley lines of alleys or the centerlines of right-of-way lines of highways, such district boundaries shall be construed as being parallel thereto and at such distance therefrom as indicated on the map. If no distance is given, such dimensions shall be determined by the use of the scale shown on said zoning map.

C. Where boundaries approximately follow lot lines:

Where district boundaries are indicated as approximately following lot lines, such lot lines shall be construed to be said boundaries, and shall be construed to be boundaries of lots of ownership as shown on the Tax Maps as of the present year.

D. Vacation of public ways:

Whenever any street, alley or other public way is vacated in a manner authorized by Law, the zoning district adjoining each side of such street, alley or public way shall be automatically extended to the center of such vacation and all areas included in the vacation shall then and henceforth be subject to all regulations of the extended district.

Section 300.05 Application of Regulations

A. No part of a yard or other open space required about any building for the purposes of complying with the provisions of this Resolution shall be included as a part of a yard or other open space similarly required for another building.

- B. No structure shall be erected in any front yard except those, which are an integral part of the off-street parking facilities as provided in Chapter 6 of this Resolution.

Section 301.00 Open Space Conservation District (O-C)

Section 301.01 Purpose

The purpose of the Open Space Conservation Zoning District is to:

- A. Preserve and protect the values of distinctive geologic, topographic, botanic, historic, or scenic areas;
- B. Protect environmentally sensitive areas and the ecological balance of an area;
- C. Conserve natural resources, such as large bodies of water and tracts of treed land; and
- D. Reduce the problems created by development and/or intensive development of areas having excessively high water tables, or high susceptibility to ground water pollution, or which are subject to flooding, or which are topographically unsuited for intensive development.

Section 301.02 Uses

Within the O-C District, no building, structure, or premises shall be used, arranged to be used, or designed to be used except for one or more of the following uses:

A. Permitted Uses

- 1. Single-family dwellings.
- 2. Home Occupations in accordance with the provisions of Section 515.00.
- 3. Accessory buildings and uses incidental to the primary use. Such uses shall be situated on the same lot with the principal building and conform with the purpose of the O-C Zoning District.
- 4. Signs as regulated in Chapter 7.

B. Conditionally Permitted Uses

- 1. Agritourism Uses, subject to the provisions of Chapter 4 and Section 400.10.B subsection 36.
- 2. Bed and breakfast establishments, subject to the provisions of Chapter 4 and Section 400.10.B subsection 38.
- 3. Farm Related Businesses, subject to the provisions of Chapter 4 and Section 400.10.B subsection 46.
- 4. Flag lots, subject to the provisions of Chapter 4 and Section 400.10.B subsection 47.

5. Home Based Businesses, subject to the provisions of Chapter 4 and Section 400.10.B subsection 50.
6. Planned Residential Developments, subject to the provisions of Chapter 4 and Section 400.10.B subsection 56.
7. Public and private parks and playgrounds, subject to the provisions of Chapter 4 and Section 400.10.B subsections 2, 4, 5, 6, 12, 54.
8. Public and private golf courses (except miniature golf), riding academies, and associated dining facilities, subject to the provisions of Chapter 4 and Section 400.10.B subsections 1, 2, 4, 5, 6, 8, 12, 54.
9. Publicly owned and/or operated buildings and service facilities (other than those listed in Items 7 and 8 of this subsection), subject to the provisions of Chapter 4 and Section 400.10.B subsections 1, 4, 5, 8, 12, 59.
10. Wireless telecommunication service facilities proposed by a public utility company and subject to local zoning procedures; subject to the provisions of Chapter 4 and Section 400.10.B subsection 63.

Section 301.03 Area, Yard and Height Requirements

- A. Minimum Lot Area: Five (5) acres, exclusive of road right-of-way.
- B. Minimum Frontage on a Street:
 1. Lots with partial or no frontage on a cul-de-sac circle: Three-hundred (300) feet.
 2. Lots with total road frontage on a cul-de-sac circle: One-hundred (100) feet.
- C. Minimum Lot Width at Minimum Building Setback Line for Lots: Three-hundred (300) feet.
- D. Minimum Rear Yard Width: Fifty (50) percent of required frontage.
- E. Minimum Front Yard Depth:
 1. Lots with partial or no frontage on a cul-de-sac circle: One-hundred (100) feet.
 2. Lots with total road frontage on a cul-de-sac circle:

The distance at which a three-hundred (300) feet lot width is achieved, as measured along a straight line intersecting both side lot lines an equal distance from the road right-of-way, however, the minimum front yard depth can not be less than one-hundred (100) feet from the road right-of-way.

- F. Minimum Rear Yard Depth: Fifty (50) feet.

G. Minimum Side Yard Width: Twenty-five (25) feet for each side.

H. Maximum Building Height:

1. Main building: Thirty-five (35) feet.
2. Accessory buildings: As specified in Section 510.03.

Section 301.04 Minimum Living Floor Area Per Dwelling Unit

Minimum living floor area per residential dwelling shall be in accordance with Section 514.00.

Section 301.05 Maximum Lot Coverage

Maximum lot coverage per parcel shall be in accordance with Section 510.01.J.

Section 301.06 Parking and Loading Requirements

Parking and loading requirements as specified in Chapter 6.

Section 301.07 Landscape Buffering

Landscape buffering shall be in accordance with the provisions of Chapter 8.

Section 302.00 Rural Residential District (R-R)

Section 302.01 Purpose:

The purpose of the Rural Residential Zoning District is to accommodate low-density residential development and other compatible uses that typically occupy large open land areas in order to preserve the rural-like features and character of certain portions of the Township. Furthermore, the intent of this district is to discourage concentrated development in and at the periphery of the floodplains and other environmentally sensitive areas of the community where the underground water supply or the soil conditions are inadequate to accommodate higher density.

Section 302.02 Uses

Within the R-R Zoning District, no building, structure, or premises shall be used, arranged to be used, or designed to be used except for one or more of the following uses:

A. Permitted Uses

1. Single-family dwellings.
2. Home Occupations in accordance with the provisions of Section 515.00.
3. Accessory buildings and uses incidental to primary use. Such uses shall be situated on the same lot with the principal building and conform with the purpose of the R-R Zoning District.
4. Signs as regulated in Chapter 7.

B. Conditionally Permitted Uses

1. Agritourism Uses, subject to the provisions of Chapter 4 and Section 400.10.B subsection 36.
2. Animal Hospitals, Veterinary Offices and Clinics, subject to the provisions of Chapter 4 and Section 400.10.B subsection 37.
3. Bed and breakfast establishments, subject to the provisions of Chapter 4 and Section 400.10.B subsection 38.
4. Churches and their related buildings and other buildings for the purpose of religious worship, subject to the provisions of Chapter 4 and Section 400.10.B subsection 41.
5. Day Care Centers, to include Type A Family Day-Care Home and Children and Adult Day Care Centers subject to the provisions of Chapter 4 and Section 400.10.B subsection 44.
6. Farm Based Businesses, subject to the provisions of Chapter 4 and Section 400.10.B subsection 46.

7. Flag lots, subject to the provisions of Chapter 4 and Section 400.10.B subsection 47.
8. Home Based Businesses, subject to the provisions of Chapter 4 and Section 400.10.B subsection 50.
9. Planned Residential Developments, subject to the provisions of Chapter 4 and Section 400.10.B subsection 56.
10. Public and private parks and playgrounds, subject to the provisions of Chapter 4 and Section 400.10.B subsections 2, 4, 5, 6, 12, 54.
11. Public and private golf courses (except miniature golf), riding academies, and associated dining facilities, subject to the provisions of Chapter 4 and Section 400.10.B subsections 1, 2, 4, 5, 6, 8, 12, 54.
12. Publicly owned and/or operated buildings and service facilities (other than those listed in Items 10 and 11 of this subsection), subject to the provisions of Chapter 4 and Section 400.10.B subsections 1, 4, 5, 8, 12, 59.
13. Rooming/Boarding Houses, subject to the provisions of Chapter 4 and Section 400.10.B subsection 60.
14. Wireless telecommunication service facilities proposed by a public utility company and subject to local zoning procedures; subject to the provisions of Chapter 4 and Section 400.10.B subsection 63.

Section 302.03 Area, Yard and Height Requirements

- A. Minimum Lot Area: Three (3) acres, exclusive of road right-of-way.
- B. Minimum Frontage on a Street
 1. Lots with partial or no road frontage on a cul-de-sac circle: Two-hundred-fifty (250) feet.
 2. Lots with total road frontage on a cul-de-sac circle: One-hundred (100) feet
- C. Minimum Lot Width at Minimum Building Setback Line for Lots: Two-hundred-fifty (250) feet.
- D. Minimum Rear Yard Width: Fifty (50) percent of required frontage.
- E. Minimum Front Yard Setback:
 1. Lots with partial or no frontage on a cul-de-sac circle: Fifty (50) feet.
 2. Lots with total frontage on a cul-de-sac circle:

The distance at which a two-hundred-fifty (250) feet lot width is achieved, as measured along a straight line intersecting both side lot lines an equal distance from the road right-of-way, however, the minimum front yard setback can not be less than fifty (50) feet from the road right-of-way.

F. Minimum Rear Yard Depth: Twenty-five (25) feet.

G. Minimum Side Yard Width: Fifteen (15) feet for each side.

H. Maximum Building Height:

1. Main building: Thirty-five (35) feet.
2. Accessory buildings: As specified in Section 510.03.

Section 302.04 Minimum Living Floor Area Per Dwelling Unit

Minimum living floor area per residential dwelling shall be in accordance with Section 514.00.

Section 302.05 Maximum Lot Coverage

Maximum lot coverage per parcel shall be in accordance with Section 510.01.J.

Section 302.06 Parking and Loading Requirements

Parking and loading requirements as specified in Chapter 6.

Section 302.07 Landscape Buffering

Landscape buffering shall be in accordance with the provisions of Chapter 8.

Section 303.00 Residential District (R-1)

Section 303.01 Purpose

The purpose of the Residential R-1 Zoning District is to accommodate low-density residential development that will promote the continuation of the predominately rural residential character of the Township.

Section 303.02 Uses

Within the R-1 Zoning District, no building, structure, or premises shall be used, arranged to be used, or designed to be used except for one or more of the following uses:

A. Permitted Uses:

1. Single-family dwellings.
2. Home Occupations in accordance with the provisions of Section 515.00.
3. Accessory buildings and uses incidental to primary use. Such uses shall be situated on the same lot with the principal building and conform with the purpose of the R-1 Zoning District.
4. Signs as regulated in Chapter 7.

B. Conditionally Permitted Uses

1. Animal Hospitals, Veterinary Offices and Clinics, subject to the provisions of Chapter 4 and Section 400.10.B subsection 37.
2. Bed and breakfast establishments, subject to the provisions of Chapter 4 and Section 400.10.B subsection 38.
3. Cemeteries subject to the provisions of Chapter 4 and Section 400.10.B subsections 7, 9, 40.
4. Churches and their related buildings and other buildings for the purpose of religious worship subject to the provisions of Chapter 4 and Section 400.10.B subsection 41.
5. Day Care Centers, to include Type A Family Day-Care Home and Children and Adult Day Care Centers subject to the provisions of Chapter 4 and Section 400.10.B subsection 44.
6. Flag lots, subject to the provisions of Chapter 4 and Section 400.10.B subsection 47.
7. Home Based Businesses, subject to the provisions of Chapter 4 and Section 400.10.B subsection 50.

8. Planned Residential Developments, subject to the provisions of Chapter 4 and Section 400.10.B subsection 56.
9. Public and private parks and playgrounds, subject to the provisions of Chapter 4 and Section 400.10.B subsections 2, 4, 5, 6, 12, 54.
10. Public and private golf courses (except miniature golf), riding academies, and associated dining facilities, subject to the provisions of Chapter 4 and Section 400.10.B subsections 1, 2, 4, 5, 6, 8, 12, 54.
11. Publicly owned and/or operated buildings and service facilities (other than those listed in Items 9 and 10 of this subsection),, subject to the provisions of Chapter 4 and Section 400.10.B subsections 1, 4, 5, 8, 12, 59.
12. Rooming/Boarding Houses, subject to the provisions of Chapter 4 and Section 400.10.B subsection 60.
13. Wireless telecommunication service facilities proposed by a public utility company and subject to local zoning procedures; subject to the provisions of Chapter 4 and Section 400.10.B subsection 63.

Section 303.03 Area, Yard and Height Requirements

- A. Minimum Lot Area: One and one-half (1-1/2) acres, exclusive of road right-of-way.
- B. Minimum Frontage on a Street
 1. Lots with partial or no frontage on a cul-de-sac circle: One-hundred-fifty (150) feet.
 2. Lots with total frontage on a cul-de-sac circle: Sixty (60) feet.
- C. Minimum Lot Width at Minimum Building Setback Line for Lots: One-hundred-fifty (150) feet.
- D. Minimum Rear Yard Width: Fifty (50) percent of required frontage
- E. Minimum Front Yard Setback
 1. Lots with partial or no frontage on a cul-de-sac circle: Fifty (50) feet
 2. Lots with total frontage on a cul-de-sac circle:

The distance at which a one-hundred-fifty (150) feet lot width is achieved, as measured along a straight line intersecting both side lot lines an equal distance from the road right-of-way, however, the minimum front yard setback can not be less than fifty (50) feet from the road right-of-way.

F. Minimum Rear Yard Depth: Twenty-five (25) feet.

G. Minimum Side Yard Width: Fifteen (15) feet for each side.

H. Maximum Building Height:

1. Main building: Thirty-five (35) feet
2. Accessory buildings: As specified in Section 510.03

Section 303.04 Minimum Living Floor Area Per Dwelling Unit

Minimum living floor area per residential dwelling shall be in accordance with Section 514.00.

Section 303.05 Maximum Lot Coverage

Maximum lot coverage per parcel shall be in accordance with Section 510.01.J.

Section 303.06 Parking and Loading Requirements

Parking and loading requirements as specified in Chapter 6.

Section 303.07 Landscape Buffering

Landscape buffering shall be in accordance with the provisions of Chapter 8.

Section 304.00 Residential District (R-2)

Section 304.01 Purpose

The purpose of the Residential R-2 Zoning District is to provide for medium density residential development in a semi-suburban character in areas generally adjacent to built-up portions of the community in order to prevent excessive demands on sewerage and water systems, streets, schools and other community facilities and services.

Section 304.02 Uses

Within the R-2 Zoning District, no building, structure, or premises shall be used, arranged to be used, or designed to be used except for one or more of the following uses:

A. Permitted Uses:

1. Single-family dwellings.
2. Home Occupations in accordance with the provisions of Section 515.00.
3. Accessory buildings and uses incidental to primary use. Such uses shall be situated on the same lot with the principal building and conform with the purpose of the R-2 Zoning District.
4. Signs as regulated in Chapter 7.

B. Conditionally Permitted Uses

1. Animal Hospitals, Veterinary Offices and Clinics, subject to the provisions of Chapter 4 and Section 400.10.B subsection 37.
2. Cemeteries subject to the provisions of Chapter 4 and Section 400.10.B subsections 7, 9, 40.
3. Churches and their related buildings and other buildings for the purpose of religious worship subject to the provisions of Chapter 4 and Section 400.10.B subsection 41.
4. Congregate Care/Assisted Living Facilities, subject to the provisions of Chapter 4 and Section 400.10.B subsection 42.
5. Day Care Centers, to include Type A Family Day-Care Home and Children and Adult Day Care Centers, subject to the provisions of Chapter 4 and Section 400.10.B subsection 44.
6. Funeral Home subject to the provisions of Chapter 4 and Section 400.10.B subsections 4, 7, 48.
7. Home Based Businesses, subject to the provisions of Chapter 4 and Section 400.10.B subsection 50.

8. Planned Residential Developments, subject to the provisions of Chapter 4 and Section 400.10.B subsection 56.
9. Public and private elementary schools, subject to the provisions of Chapter 4 and Section 400.10.B subsections 4, 6, 12, 16, 61.
10. Public and private high schools and institutions of higher education, subject to the provisions of Chapter 4 and Section 400.10.B subsections 4, 6, 12, 16, 61.
11. Public and private parks and playgrounds, subject to the provisions of Chapter 4 and Section 400.10.B subsections 2, 4, 5, 6, 12, 54.
12. Public and private golf courses (except miniature golf) and associated dining facilities, subject to the provisions of Chapter 4 and Section 400.10.B subsections 1, 2, 4, 5, 6, 8, 12, 54.
13. Publicly owned and/or operated buildings and service facilities (other than those listed in Items 9, 10, 11 and 12 of this subsection), subject to the provisions of Chapter 4 and Section 400.10.B subsections 1, 4, 5, 8, 12, 59.
14. Wireless telecommunication service facilities proposed by a public utility company and subject to local zoning procedures; subject to the provisions of Chapter 4 and Section 400.10.B subsection 63.

Section 304.03 Area, Yard and Height Requirements

- A. Minimum Lot Area: One (1) acre, exclusive of road right-of-way.
- B. Minimum Frontage on a Street:
 1. Lots with partial or no road frontage on a cul-de-sac circle: One-hundred-twenty-five (125) feet
 2. Lots with total road frontage on a cul-de-sac circle: Sixty (60) feet.
- C. Minimum Lot Width at Minimum Building Setback Line for Lots: One-hundred-twenty-five (125) feet.
- D. Minimum Rear Yard Width: Fifty (50) percent of required frontage
- E. Minimum Front Yard Setback:
 1. Lots with partial or no road frontage on a cul-de-sac circle: Fifty (50) feet.
 2. Lots with total road frontage on a cul-de-sac circle:

The distance at which a one-hundred-twenty-five (125) feet lot width is achieved, as measured along a straight line intersecting both side lot lines an equal distance from the road right-of-way,

however, the minimum front yard setback can not be less than fifty (50) feet from the road right-of-way.

F. Minimum Rear Yard Depth: Twenty-five (25) feet.

G. Minimum Side Yard Width: Fifteen (15) feet for each side.

H. Maximum Building Height:

1. Main building: Thirty-five (35) feet
2. Accessory buildings: As specified in Section 510.03

Section 304.04 Minimum Living Floor Area Per Dwelling Unit

Minimum living floor area per residential dwelling shall be in accordance with Section 514.00.

Section 304.05 Maximum Lot Coverage

Maximum lot coverage per parcel shall be in accordance with Section 510.01.J.

Section 304.06 Parking and Loading Requirements

Parking and loading requirements as specified in Chapter 6.

Section 304.07 Landscape Buffering

Landscape buffering shall be in accordance with the provisions of Chapter 8.

Section 305.00 Residential District (R-3)

Section 305.01 Purpose

The Residential R-3 Zoning District is established to provide for medium-high density residential development in built-up portions of the community and thereby provide for the orderly extension of public facilities by encouraging development to take place in these areas at densities up to two (2) dwelling units per net acre.

Section 305.02 Uses

Within the R-3 Zoning District, no building, structure, or premises shall be used, arranged to be used, or designed to be used except for one or more of the following uses:

A. Permitted Uses:

1. Single-family dwellings.
2. Home Occupations in accordance with the provisions of Section 515.00.
3. Accessory buildings and uses incidental to primary use. Such uses shall be situated on the same lot with the principal building and conform with the purpose of the R-3 Zoning District.
4. Signs as regulated in Chapter 7.

B. Conditionally Permitted Uses

1. Churches and their related buildings and other buildings for the purpose of religious worship, subject to the provisions of Chapter 4 and Section 400.10.B subsection 41.
2. Conversion of single-family to two-family uses subject to the provisions of Chapter 4 and Section 400.10.B subsections 15, 43.
3. Day Care Centers, to include Type A Family Day-Care Home and Children and Adult Day Care Centers, subject to the provisions of Chapter 4 and Section 400.10.B subsection 44.
4. Home Based Businesses, subject to the provisions of Chapter 4 and Section 400.10.B subsection 50.
5. Planned Residential Developments, subject to the provisions of Chapter 4 and Section 400.10.B subsection 56.
6. Public and private parks and playgrounds, subject to the provisions of Chapter 4 and Section 400.10.B subsections 2, 4, 5, 6, 12, 54.

7. Public and private golf courses (except miniature golf) and associated dining facilities, subject to the provisions of Chapter 4 and Section 400.10.B subsections 1, 2, 4, 5, 6, 8, 12, 54.
8. Publicly owned and/or operated buildings and service facilities (other than those listed in Items 6 and 7 of this subsection), subject to the provisions of Chapter 4 and Section 400.10.B subsections 1, 4, 5, 8, 12, 59.
9. Two-family dwellings, subject to the provisions of Chapter 4 and Section 400.10.B subsections 15, 62.
10. Wireless telecommunication service facilities proposed by a public utility company and subject to local zoning procedures; subject to the provisions of Chapter 4 and Section 400.10.B subsection 63.

Section 305.03 Area, Yard and Height Requirements

- A. Minimum Lot Area: One-half (1/2) acre, exclusive of road right-of-way.
- B. Minimum Frontage on a Street:
 1. Lots with partial or no road frontage on a cul-de-sac circle: One-hundred (100) feet.
 2. Lots with total road frontage on a cul-de-sac circle: Sixty (60) feet.
- C. Minimum Lot Width at Minimum Building Setback Line for Lots: One-hundred (100) feet.
- D. Minimum Rear Yard Width: Fifty (50) percent of required frontage.
- E. Minimum Front Yard Setback:
 1. Lots with partial or no frontage on a cul-de-sac circle: Fifty (50) feet.
 2. Lots with total road frontage on a cul-de-sac circle:

The distance at which a one-hundred (100) feet lot width is achieved, as measured along a straight line intersecting both side lot lines an equal distance from the road right-of-way, however, the minimum front yard setback can not be less than fifty (50) feet from the road right-of-way.
- F. Minimum Rear Yard Depth: Twenty-five (25) feet.
- G. Minimum Side Yard Width: Fifteen (15) feet for each side.
- H. Maximum Building Height:
 1. Main building: Thirty-five (35) feet.

2. Accessory buildings: As specified in Section 510.03

Section 305.04 Minimum Living Floor Area Per Dwelling Unit

Minimum living floor area per residential dwelling shall be in accordance with Section 514.00.

Section 305.05 Maximum Lot Coverage

Maximum lot coverage per parcel shall be in accordance with Section 510.01.J.

Section 305.06 Parking and Loading Requirements

Parking and loading requirements as specified in Chapter 6.

Section 305.07 Landscape Buffering

Landscape buffering shall be in accordance with the provisions of Chapter 8.

Section 306.00 Residential District (R-4)

Section 306.01 Purpose

The Residential R-4 Zoning District is established to provide for high-density residential development in built-up portions of the community and thereby provide for the orderly extension of public facilities by encouraging high-density residential development to take place in these areas.

Section 306.02 Uses

Within the R-4 Zoning District, no building, structure, or premises shall be used, arranged to be used, or designed to be used except for one or more of the following uses:

A. Permitted Uses:

1. Single-family dwellings.
2. Two-family dwellings.
3. Three-family dwellings.
4. Multi-family dwellings up to a total of four (4) dwelling units per net acre.
5. Home Occupations in accordance with the provisions of Section 515.00.
6. Accessory buildings and uses incidental to primary use. Such uses shall be situated on the same lot with the principal building and conform with the purpose of the R-4 Zoning District.
7. Signs as regulated in Chapter 7 of this Resolution.

B. Conditionally Permitted Uses:

1. Churches and their related buildings and other buildings for the purpose of religious worship, subject to the provisions of Chapter 4 and Section 400.10.B subsection 41.
2. Day Care Centers, to include Type A Family Day-Care Home and Children and Adult Day Care Centers, subject to the provisions of Chapter 4 and Section 400.10.B subsection 44.
3. Home Based Businesses, subject to the provisions of Chapter 4 and Section 400.10.B subsection 50.
4. Multi-family dwellings up to a total of five (5) dwelling units per acre, subject to the provisions of Chapter 4 and Section 400.10.B subsection 53.
5. Planned Residential Developments, subject to the provisions of Chapter 4 and Section 400.10.B subsection 56.

6. Public and private parks and playgrounds, subject to the provisions of Chapter 4 and Section 400.10.B subsections 2, 4, 5, 6, 12, 54.
7. Publicly owned and/or operated buildings and service facilities (other than those listed in Item 6 of this subsection), subject to the provisions of Chapter 4 and Section 400.10.B subsections 1, 4, 5, 8, 12, 59.
8. Wireless telecommunication service facilities proposed by a public utility company and subject to local zoning procedures; subject to the provisions of Chapter 4 and Section 400.10.B subsection 63.

Section 306.03 Area, Yard and Height Requirements

A. Minimum Lot Area:

1. Single-family dwelling: Ten-thousand-eight-hundred-ninety (10,890) square feet, exclusive of road right-of-way.
2. Two-family dwelling: Twenty-thousand (20,000) square feet, exclusive of road right-of-way.
3. Three-family dwelling and all other uses not listed in this Section: Thirty-five-thousand (35,000) square feet, exclusive of road right-of-way.
4. Multi-family dwellings: One (1) acre, exclusive of road right-of-way.

B. Minimum Frontage on a Street:

1. Lots with partial or no frontage on a cul-de-sac circle:
 - a. Single-family dwelling: Eighty (80) feet.
 - b. Two-family dwelling: Ninety (90) feet.
 - c. Three-family dwelling and all other uses not listed in this Section: One-hundred (100) feet
 - d. Multi-family dwelling: One-hundred-twenty-five (125) feet.
2. Lots with total road frontage on a cul-de-sac circle: Forty-five (45) feet.

C. Minimum Lot Width at Minimum Building Setback Line for Lots:

1. Single-family dwelling: Eighty (80) feet.
2. Two-family dwelling: Ninety (90) feet.

3. Three-family dwelling and all other uses not listed in this Section: One-hundred (100) feet
4. Multi-family dwelling: One-hundred-twenty-five (125) feet.

D. Minimum Rear Yard Width: Fifty (50) percent of required frontage.

E. Minimum Front Yard Setback

1. Lots with partial or no frontage on a cul-de-sac circle: Fifty (50) feet
2. Lots with total frontage on a cul-de-sac circle:

The distance at which the minimum lot width is achieved for the proposed type of use per Section 306.03.C, as measured along a straight line intersecting both side lot lines an equal distance from the road right-of-way, however, the minimum front yard depth can not be less than fifty (50) feet from the road right-of-way.

F. Minimum Rear Yard Depth: Twenty-five (25) feet.

G. Minimum Side Yard Width: Twelve (12) feet for each side.

H. Maximum Building Height:

1. Main building: Thirty-five (35) feet
2. Accessory buildings: As specified in Section 510.03

Section 306.04 Minimum Living Floor Area Per Dwelling Unit

Minimum living floor area per residential dwelling shall be in accordance with Section 514.00.

Section 306.05 Maximum Lot Coverage

Maximum lot coverage per parcel shall be in accordance with Section 510.01.J.

Section 306.06 Parking and Loading Requirements

Parking and loading requirements as specified in Chapter 6.

Section 306.07 Landscape Buffering

Landscape buffering shall be in accordance with the provisions of Chapter 8.

Section 307.00 Residential Office (R-O)

Section 307.01 Purpose

The Residential Office Zoning District is established to provide for and encourage the development of professional, administrative and executive offices that are compatible with residential uses. The district is generally located in areas serviced or encouraged to be serviced by central utilities in order to provide for a more orderly extension of public facilities. As a result, the district serves as a transition area between less intensive residential uses and more intensive commercial and industrial uses. As such, residential dwellings are recognized and anticipated to be converted to office uses. Mixed-use structures, including but not limited to, those with retail uses on the ground floor and apartment dwellings or offices on the upper floors are also encouraged.

Section 307.02 Uses

Within the R-O Zoning District, no building, structure, or premises shall be used, arranged to be used, or designed to be used, except for one or more of the following uses:

A. Permitted Uses:

1. Professional, administrative and executive offices, not used in manufacturing or warehousing goods, such as:
 - a. Accountants, architects, doctors, dentists, engineers, insurance agents, lawyers, real estate brokers, travel agents and other professionals similar in character and impact to those listed..
 - b. Administrative offices for businesses, institutions, industries, and governmental agencies, utilities, etc.
2. Photography, interior design and artist studios.
3. Apartments located in a building devoted to a non-residential use, up to a total of two (2) dwelling units per acre.
4. Mixed-use structures containing any combination of permitted uses.
5. Home Occupations in accordance with the provisions of Section 515.00.
6. Accessory buildings and uses incidental to primary use. Such uses shall be situated on the same lot with the principal building and conform with the purpose of the R-O Zoning District.
7. Signs as regulated in Chapter 7.

B. Conditionally Permitted Uses

1. Animal Hospitals, Veterinary Offices and Clinics, subject to the provisions of Chapter 4 and Section 400.10.B subsection 37.
2. Conversion of single-family dwelling into professional office, subject to the provisions of Chapter 4 and Section 400.10.B subsections 14, 15, 16, 58.
3. Conversion of single family home to up to 3 dwelling units, provided the total number of dwelling units does not exceed two (2) dwelling units per acre, subject to the provisions of Chapter 4 and Section 400.10.B subsections 15, 43.
4. Day Care Centers, to include Type A Family Day-Care Home and Children and Adult Day Care Centers subject to the provisions of Chapter 4 and Section 400.10.B subsection 44.
5. Home Based Businesses, subject to the provisions of Chapter 4 and Section 400.10.B subsection 50.
6. Mixed-use facilities containing any combination of permitted and/or conditionally permitted uses, subject to the combination of applicable requirements and provisions of Chapter 4 and Section 400.10.B.
7. Private schools and institutions of higher education, subject to the provisions of Chapter 4 and Section 400.10.B subsections 4, 6, 12, 16, 61.
8. Wireless telecommunication service facilities, subject to the provisions of Chapter 4 and Section 400.10.B subsection 63.

Section 307.03 Area, Yard and Height Regulations

- A. Minimum Lot Area: One-half (1/2) acre, excluding road right of-way.
- B. Minimum Frontage on a Street:
 1. Lots with partial or no road frontage on a cul-de-sac circle: One-Hundred (100) feet.
 2. Lots with total road frontage on a cul-de-sac circle: Sixty (60) feet.
- C. Minimum Lot Width at Minimum Building Setback Line for Lots: One-Hundred (100) feet.
- D. Minimum Rear Yard Width: Fifty (50) percent of required frontage.
- E. Minimum Front Yard Setback:
 1. Lots with partial or no frontage on a cul-de-sac circle: Thirty-five (35) feet.
 2. Lots with total frontage on a cul-de-sac circle:

The distance at which a one-hundred (100) feet lot width is achieved, as measured along a straight line intersecting both side lot lines an equal distance from the road right-of-way, however, the minimum front setback depth can not be less than thirty-five (35) feet from the road right-of-way.

F. **Minimum Rear Yard Depth:** Twenty-five (25) feet. The rear yard of any non-residential lot that abuts a residential lot shall be comprised of a landscaped buffer of at least five (5) feet or a complete screen shall be provided.

G. **Minimum Side Yard Width:**

1. Twelve (12) feet for each side.
2. The side yards of any non-residential lot that abuts a residential lot shall not be less than twenty-five (25) feet. Within this increased setback, a landscaped buffer of at least five (5) feet or a complete screen shall be provided.

H. **Maximum Building Height:**

1. Main building: Thirty-five (35) feet.
2. Accessory buildings: As specified in Section 510.03.

Section 307.04 Minimum Living Floor Area Per Dwelling Unit

Minimum living floor area per residential dwelling shall be in accordance with Section 514.00.

Section 307.05 Maximum Commercial Building Size

No individual structure shall exceed three-thousand (3,000) square feet of gross floor area.

Section 307.06 Maximum Lot Coverage

Maximum lot coverage per parcel shall be in accordance with Section 510.01.J.

Section 307.07 Parking and Loading Requirements

Parking and loading requirements as specified in Chapter 6.

Section 307.08 Landscape Buffering

Landscape buffering shall be in accordance with the provisions of Chapter 8.

Section 308.00 Town Center District (T-C)

Section 308.01 Purpose

The Town Center Zoning District: (11/8/2017) (#2017-285)

- A. Will further the development of a compact, mixed use township center for the community, which unifies the community and is a viable and visible "Town Center" with a balance of building and land uses.
- B. Shall enable in-fill development, new construction and the adaptive reuse of buildings to occur in a manner that will be integrated and compatible with surrounding buildings.
- C. Will encourage the preservation and rehabilitation of existing buildings and structures, including the preservation of significant architectural and historical features.
- D. Will further the development that extends the existing close-knit pattern of smaller lot sizes and the mix of residential, retail, office and community uses.
- E. Shall allow mixed-use structures, including but not limited to, those with retail uses on the ground floor and apartment dwellings or offices on the upper floors.
- E. Encourage uses that are compatible in scale, character and intensity with existing uses and structures.

Section 308.02 Uses

Within the T-C Zoning District, no building, structure, or premises shall be used, arranged to be used, or designed to be used, solely as residential on parcels greater than five (5) acres and shall not occupy more than fifty (50) percent in acreage and/or building square footage except for two or more combinations of the following uses: (11/8/2017) (#2017-285)

A. Permitted Uses

1. Residential Uses

- a. Single-family detached dwellings.
- b. Single-family attached dwellings.
- c. Multi-family dwellings up to a total of four (4) dwelling units per acre.
- d. Apartments located in a building devoted to a non-residential use, up to a total of four (4) dwelling units per acre.
- e. Home Occupations in accordance with the provisions of Section 515.00.

- f. Accessory buildings and uses incidental to primary use. Such uses shall be situated on the same lot with the principal building and conform with the purpose of the T-C Zoning District.
- g. Signs as regulated in Chapter 7.

2. Commercial Uses:

- a. Banks and Other Financial Institutions.
 - b. Food and drink preparation and processing for sale on premises including, but not limited to bakeries, cafes, candy stores, delicatessens, grocery stores, meat markets, restaurants (sit down and carry out), pizza shops, and ice cream parlors.
 - c. Personal Services Establishments¹ including but not limited to barber shops, beauty salons, shoe repair shops.
 - d. Professional and Business Offices including but not limited to accountants, architects, interior designers, lawyers, dentists, doctors, insurance agents, real estate brokers, travel agents and printing/copying services.
 - e. Retail establishments including but not limited to antiques stores, clothing and shoe stores, florists, gift shops, nurseries and green houses, office supply, furniture, hardware, drug stores, electronic stores, art and craft supply stores, jewelry stores.
 - f. Studios such as dance, art, music, photography and interior design.
 - g. Theaters, auditoriums and assembly halls
- 3. Facilities for and use by social, fraternal, social services, union and civic organizations.
 - 4. Mixed use structures containing any combination of permitted uses.
 - 5. Accessory buildings and uses incidental to primary use. Such uses shall be situated on the same lot with the principal building and conform with the purpose of the T-C Zoning District.
 - 6. Uses not covered come before the Board of Zoning Appeals for ruling.
 - 7. Signs as regulated in Chapter 7.

B. Conditionally Permitted Uses

- 1. Residential Uses (11/8/2017) (#2017-285)

¹ Personal Services are those services frequently needed by residents in the immediate neighborhood and township in general.

- a. Bed and breakfast establishments, subject to the provisions of Chapter 4 and Section 400.10.B subsection 38.
 - b. Conversion of single family home to up to 3 dwelling units, subject to the provisions of Chapter 4 and Section 400.10.B subsections 15, 43.
 - c. Home Based Business, subject to the provisions of Chapter 4 and Section 400.10.B subsection 50.
 - d. Mixed-use facilities containing any combination of permitted and/or conditionally permitted uses, subject to the combination of applicable requirements and provisions of Chapter 4 and Section 400.10.B.
 - e. Multi-family dwellings up to a total of five (5) dwelling units per acre, subject to the provisions of Chapter 4 and Section 400.10.B subsection 53.
 - f. Rooming Houses, subject to the provisions of Chapter 4 and Section 400.10.B subsection 60.
 - g. Two-family and three-family dwellings, subject to the provisions of Chapter 4 and Section 400.10.B subsections 15, 62.
 - h. Uses not covered come before the Board of Zoning Appeals for ruling.
2. Commercial Uses
- a. Animal Hospitals, Veterinary Offices and Clinics, subject to the provisions of Chapter 4 and Section 400.10.B subsection 37.
 - b. Bars, taverns and nightclubs, subject to the provisions of Chapter 4 and Section 400.10.B subsections 2, 6, 12.
 - c. Carpentry and cabinet making shops, plumbing, heating and air conditioning shops, subject to the provisions of Chapter 4 and Section 400.10.B subsections 9, 12, 18, 22.
 - d. Cemeteries, subject to the provisions of Chapter 4 and Section 400.10.B subsections 7, 9, 40.
 - e. Churches and their related buildings and other buildings for the purpose of religious worship, subject to the provisions of Chapter 4 and Section 400.10.B subsection 41.
 - f. Congregate Care/Assisted Living Facilities, subject to the provisions of Chapter 4 and Section 400.10.B subsection 42.
 - g. Day Care Centers, to include Type A Family Day-Care Home and Children and Adult Day Care Centers, subject to the provisions of Chapter 4 and Section 400.10.B subsection 44.

- h. Funeral Homes, subject to the provisions of Chapter 4 and Section 400.10.B subsections 4, 7, 48.
- i. Deleted (Revised 7/31/2007) (#2007-309)
- j. Institutions for human medical care, such as but not limited to hospitals, clinics, mental health care facilities and nursing homes, subject to the provisions of Chapter 4 and Section 400.10.B subsections 6, 14, 51.
- k. Mixed-use facilities containing any combination of permitted and/or conditionally permitted uses, subject to the combination of applicable requirements and provisions of Chapter 4 and Section 400.10.B.
- l. Private parking lots and garages ("pay-to-park" lots), subject to the provisions of Chapter 4 and Section 400.10.B subsections 6, 7, 12, 18, 57.
- m. Public and private schools, subject to the provisions of Chapter 4 and Section 400.10.B subsections 4, 6, 12, 16, 61.
- n. Public and private parks and playgrounds, subject to the provisions of Chapter 4 and Section 400.10.B subsections 2, 4, 5, 6, 12, 21, 54.
- o. Public and private recreational facilities, such as but not limited to bowling alley, indoor archery, handball and tennis clubs, skating facilities swimming pools, golf courses (except miniature golf), and associated dining facilities, subject to the provisions of Chapter 4 and Section 400.10.B subsections 2, 4, 5, 6, 8, 12, 21, 54.
- p. Publicly owned and/or operated buildings and service facilities (other than those listed in Items p, q and r of this subsection), subject to the provisions of Chapter 4 and Section 400.10.B subsections 4, 5, 8, 12, 21, 59.
- q. Wireless telecommunication service facilities, subject to the provisions of Chapter 4 and Section 400.10.B subsection 63.

3. Uses not covered come before the Board of Zoning Appeals for ruling.

Section 308.03 Area, Yard and Height Requirements

- A. Minimum Lot Area: None.
- B. Maximum Residential Density: One (1) dwelling unit per .25 net acres, unless otherwise stipulated.
- C. Minimum Frontage on a Street: Sixty (60) feet.
- D. Minimum Lot Width at Minimum Building Setback Line for Lots: Sixty (60) feet.

E. Minimum Rear Yard Width: Fifty (50) percent of required frontage.

F. Minimum Front Yard Setback:

Each building shall have a front yard setback from the street right of way not less in depth than the average front yard setbacks of all buildings within two-hundred (200) feet of the site. In no case shall a building be placed closer than twenty (20) feet to the street right of way.

G. Minimum Rear Yard Depth: Twenty-five (25) feet: The rear yard of any non-residential lot that abuts a residential lot shall be comprised of a landscaped buffer of at least five (5) feet or a complete screen shall be provided.

H. Minimum Side Yard Width:

1. Ten (10) feet for each side.
2. The side yards of any non-residential lot that abuts a residential lot shall not be less than twenty (20) feet. Within this increased setback, a landscaped buffer of at least five (5) feet or a complete screen shall be provided.

I. Maximum Building Height:

1. Main building: Thirty-five (35) feet.
2. Accessory buildings: As specified in Section 510.03.

Section 308.04 Minimum Living Floor Area Per Dwelling Unit

The Minimum living floor area per residential dwelling shall be in accordance with Section 514.00.

Section 308.05 Building Size

Building Size Ratio: Six-thousand (6,000) square feet of gross floor area per twenty-thousand (20,000) square feet of lot area. (Revised 2/19/2005) (#2005-023)

Section 308.06 Maximum Lot Coverage

The maximum lot coverage per parcel shall be in accordance with Section 510.01.J.

Section 308.07 Parking and Loading Requirements

Parking and loading requirements as specified in Chapter 6.

Section 308.08 Driveway and Access Limits

Driveway and Access Limits shall be in accordance with the provisions of Chapter 6.

Section 308.09 Landscape Buffering

Landscape buffering shall be in accordance with the provisions of Chapter 8.

Section 309.00 General Commercial District (G-C)

Section 309.01 Purpose

The purpose of the General Commercial Zoning District is to accommodate multi-purpose retail and business development with regulations designed to minimize disruption to adequate level of traffic flow along those major roads serving the permitted activities. This district is intended to create and protect business areas for the retailing of merchandise, the provision of professional and business services to serve a large trade area. Integrated groupings of stores and businesses, and/or retailing of goods and services are encouraged.

Section 309.02 Uses

Within the G-C Zoning District, no building, structure, or premises shall be used, arranged to be used, or designed to be used, except for one or more of the following uses:

A. Permitted Uses:

1. Amusement and outdoor commercial recreational facilities, including but not limited to batting cages and miniature golf courses.
2. Banks and Other Financial Institutions.
3. Food and drink preparation and processing for sale on premises including, but not limited to bakeries, cafes, candy stores, delicatessens, grocery stores, meat markets, restaurants (sit down and carry out), pizza shops, and ice cream parlors.
4. Personal Services Establishments² including but not limited to barber shops, beauty salons, shoe repair shops.
5. Professional and Business Offices including but not limited to accountants, architects, interior designers, lawyers, dentists, doctors, insurance agents, real estate brokers, travel agents and printing/copying services.
6. Retail establishments including but not limited to antiques stores, clothing and shoe stores, florists, gift shops, nurseries and green houses, office supply, furniture, hardware, drug stores, electronic stores, art and craft supply stores, jewelry stores.
7. Studios such as dance, art, music, photography and interior design.
8. Theaters, auditoriums and assembly halls.
9. Mixed-use structures containing any combination of permitted uses.

² Personal Services are those services frequently needed by residents in the immediate neighborhood and township in general.

10. Accessory buildings and uses incidental to primary use. Such uses shall be situated on the same lot with the principal building and conform with the purpose of the G-C Zoning District.
11. Uses not covered come before the Board of Zoning Appeals for ruling.
12. Signs as regulated by Chapter 7.

B. Conditionally Permitted Uses:

1. Bars, taverns and nightclubs, subject to the provisions of Chapter 4 and Section 400.10.B subsections 2, 6, 12.
2. Carpenter, cabinet, upholstery, plumbing, heating, air conditioning shops and similar establishments, subject to the provisions of Chapter 4 and Section 400.10.B subsections 9, 12, 18, 22.
3. Car washes, subject to the provisions of Chapter 4 and Section 400.10.B subsections 7, 39.
4. Deleted. (3/14/2008) (#2008-100)
5. Churches and their related buildings and other buildings for the purpose of religious worship, subject to the provisions of Chapter 4 and Section 400.10.B subsection 41.
6. Congregate Care/Assisted Living Facilities, subject to the provisions of Chapter 4 and Section 400.10.B subsection 42.
7. Day Care Centers, to include Type A Family Day-Care Home and Children and Adult Day Care Centers subject to the provisions of Chapter 4 and Section 400.10.B subsection 44.
8. Funeral Homes, subject to the provisions of Chapter 4 and Section 400.10.B subsections 4, 7, 48.
9. Deleted. (7/31/2007) (#2007-309)
10. Institutions for human medical care, such as but not limited to hospitals, clinics, mental health care facilities and nursing homes, subject to the provisions of Chapter 4 and Section 400.10.B subsections 6, 14, 51.
11. Mixed-use facilities containing any combination of permitted and/or conditionally permitted uses, subject to the combination of applicable requirements and provisions of Chapter 4 and Section 400.10.B.
12. Mini/self storage facilities subject to the provisions of Chapter 4 and Section 400.10.B subsection 52.
13. Deleted. (3/14/2008) (#2008-100)

14. Park and ride lots, subject to the provisions of Chapter 4 and Section 400.10.B subsections 6, 7, 12, 18, 55.
15. Private parking lots and garages, including but not limited to "pay-to-park" lots, subject to the provisions of Chapter 4 and Section 400.10.B subsections 6, 7, 12, 18, 57.
16. Private schools and institutions of higher education, subject to the provisions of Chapter 4 and Section 400.10.B subsections 4, 6, 12, 16, 61.
17. Public and private parks and playgrounds, subject to the provisions of Chapter 4 and Section 400.10.B subsections 2, 4, 5, 6, 12, 21, 54.
18. Public and private recreational facilities, such as but not limited to bowling alley, indoor archery, handball, tennis, and skating facilities swimming pools, golf courses (except miniature golf) tennis clubs, associated dining facilities, subject to the provisions of Chapter 4 and Section 400.10.B subsections 2, 4, 5, 6, 8, 12, 21, 54.
19. Publicly owned and/or operated buildings and service facilities (other than those listed in Items 17 and 18 of this subsection), subject to the provisions of Chapter 4 and Section 400.10.B subsections 4, 5, 8, 12, 21, 59.
20. Wireless telecommunication service facilities, subject to the provisions of Chapter 4 and Section 400.10.B subsection 63.
21. Uses not covered come before the Board of Zoning Appeals for ruling.

Section 309.03 Area, Yard and Height Requirements

- A. Minimum Lot Area: One (1) acre exclusive of road right-of-way.
- B. Minimum Frontage on a Street:
 1. Lots with partial or no road frontage on a cul-de-sac circle: One-hundred (100) feet.
 2. Lots with total road frontage on a cul-de-sac circle: Sixty (60) feet.
- C. Minimum Lot Width at Minimum Building Setback Line for Lots: One-hundred (100) feet.
- D. Minimum Rear Yard Width: Fifty (50) percent of required frontage.
- E. Minimum Front Yard Setback:
 1. Lots with partial or no frontage on a cul-de-sac circle: Fifty (50) feet.
 2. Lots with total frontage on a cul-de-sac circle:

The distance at which a one-hundred (100) feet lot width is achieved, as measured along a straight line intersecting both side lot lines an equal distance from the road right-of-way, however, the minimum front yard setback can not be less than fifty (50) feet from the road right-of-way.

F. Minimum Rear Yard Depth:

1. Thirty (30) feet.
2. Where adjacent to residential district, then minimum rear yard depth shall be forty (40) feet. Within this increased setback, a landscaped buffer of at least five (5) feet or a complete screen shall be provided.

G. Minimum Side Yard Width

1. Twelve (12) feet
2. Where adjacent to residential district, then minimum side yard depth shall be twenty (20) feet. Within this increased setback, a landscaped buffer of at least five (5) feet or a complete screen shall be provided.

H. Maximum Building Height:

1. Main building: Forty (40) feet
2. Accessory buildings: as specified in Section 510.03

Section 309.04 Maximum Lot Coverage

The maximum lot coverage per parcel to be covered by buildings and other impervious surfaces shall not exceed eighty (80) percent of the total lot area, providing all yard set back distances and landscape requirements are satisfied. Yard areas are to be grassy and landscaped.

Section 309.05 Parking and Loading Requirements

Parking and loading requirements as specified in Chapter 6.

Section 309.06 Driveway and Access Limits

Driveway and Access Limits shall be in accordance with the provisions of Chapter 6.

Section 309.07 Landscape Buffering

Landscape buffering shall be in accordance with the provisions of Chapter 8.

Section 310.00 Highway Commercial District (H-C)

Section 310.01 Purpose

The purpose of the Highway Commercial Zoning District is to encourage the development of areas surrounding highway interchanges and along major arterials and their intersections with higher intensity commercial land uses that need the locational advantages provided by highway arterials such as: accessibility, visibility, and nearness to large volumes of passing traffic. Development within this district is to be compatible with the surrounding environment and the characteristics of the site on which it is located, and not impair the operational aspects of the road. The district is also intended to serve the needs of the motoring public.

Section 310.02 Uses

Within the H-C Zoning District, no building, structure or premise shall be used, arrange to be used, except for one or more of the following uses:

A. Permitted Uses:

1. All uses permitted in the General Commercial District (G-C) (1/3/2010) (#2010-273)
2. Banks and Other Financial Institutions.
3. Food and drink preparation and processing for sale on premises including, but not limited to bakeries, cafes, candy stores, delicatessens, grocery stores, restaurants (sit down and carry out), pizza shops, and ice cream parlors.
4. Mixed-use structures containing any combination of permitted uses.
5. Accessory buildings and uses incidental to primary use. Such uses shall be situated on the same lot with the principal building and conform with the purpose of the H-C Zoning District.
6. Uses not covered come before the Board of Zoning Appeals for ruling.
7. Signs as regulated by Chapter 7.

B. Conditionally Permitted Uses:

1. All uses permitted in the General Commercial District (G-C) (1/3/2010) (#2010-273)
2. Car washes, subject to the provisions of Chapter 4 and Section 400.10.B subsections 7, 39.
3. Car and truck leasing, subject to the provisions of Chapter 4 and Section 400.10.B subsections 6, 7, 12, 18.

4. Gasoline service stations, subject to the provisions of Chapter 4 and Section 400.10.B subsections 7, 49.
5. Hotels and motels subject to the provisions of Chapter 4 and Section 400.10.B subsections 2, 5, 6, 8, 11, 12.
6. Mixed-use facilities containing any combination of permitted and/or conditionally permitted uses, subject to the combination of applicable requirements and provisions of Chapter 4 and Section 400.10.B.
7. Motor vehicle sales/repair facilities to include but not limited to automobiles, boats and farm equipment, subject to the provisions of Chapter 4 and Section 400.10.B subsections 9, 12, 18, 22.
8. Park and ride lots, subject to the provisions of Chapter 4 and Section 400.10.B subsections 6, 7, 12, 18, 55.
9. Private parking lots and garages ("pay-to-park" lots), subject to the provisions of Chapter 4 and Section 400.10.B subsections 6, 7, 12, 18, 57.
10. Publicly owned and/or operated buildings and service facilities (other than those listed in Items 10 and 11 of this subsection), subject to the provisions of Chapter 4 and Section 400.10.B subsections 4, 5, 8, 12, 21, 59.
11. Wireless telecommunication service facilities, subject to the provisions of Chapter 4 and Section 400.10.B subsections 63.
12. Uses not covered come before the Board of Zoning Appeals for ruling.

Section 310.03 Area, Yard and Height Requirements

- A. Minimum Lot Area: One (1) acre exclusive of road right-of-way.
- B. Minimum Frontage on a Dedicated Street:
 1. Lots with partial or no road frontage on a cul-de-sac circle: One-hundred (100) feet.
 2. Lots with total road frontage on a cul-de-sac circle: Sixty (60) feet.
- C. Minimum Lot Width at Minimum Building Setback Line for Lots: One-hundred (100) feet.
- D. Minimum Rear Yard Width: Fifty (50) percent of required frontage.
- E. Minimum Front Yard Setback:
 1. Lots with partial or no frontage on a cul-de-sac circle: Fifty (50) feet.

2. Lots with total frontage on a cul-de-sac circle:

The distance at which a one-hundred (100) feet lot width is achieved, as measured along a straight line intersecting both side lot lines an equal distance from the road right-of-way, however, the minimum front yard setback can not be less than fifty (50) feet from the road right-of-way.

F. Minimum Rear Yard Depth:

1. Thirty (30) feet.
2. Where adjacent to residential district, then minimum rear yard depth shall be forty (40) feet. Within this increased setback, a landscaped buffer of at least five (5) feet or a complete screen shall be provided.

G. Minimum Side Yard Width

1. Twelve (12) feet
2. Where adjacent to residential district, then minimum side yard depth shall be twenty (20) feet. Within this increased setback, a landscaped buffer of at least five (5) feet or a complete screen shall be provided.

H. Maximum Building Height:

1. Main building: Forty (40) feet
2. Accessory buildings: as specified in Section 510.03

Section 310.04 Maximum Lot Coverage

The maximum lot coverage per parcel to be covered by buildings and other impervious surfaces shall not exceed eighty (80) percent of the total lot area, providing all yard set back distances and landscape requirements are satisfied. Yard areas are to be grassy and landscaped.

Section 310.05 Parking and Loading Requirements

Parking and loading requirements as specified in Chapter 6.

Section 310.06 Driveway and Access Limits

Driveway and Access Limits shall be in accordance with the provisions of Chapter 6.

Section 310.07 Landscape Buffering

Landscape buffering shall be in accordance with the provisions of Chapter 8.

Section 310.08 Outdoor Storage yards

Outdoor storage for above uses must be located in rear yard and completely screened from adjoining properties by a solid fence or wall, a minimum of six (6) feet to a maximum height of eight (8) feet in height and compatible with the structure, or in an enclosed structure. No materials shall be stored so as to project above the wall. The maximum storage yard and/or building size shall be no greater than 5% of the maximum floor area of the principal building.

Section 311.00 Integrated Commercial District (I-C)

Section 311.01. Purpose

The purpose of the Integrated Commercial Zoning District is to accommodate multi-purpose retail, business office and high-density residential development with regulations designed to minimize disruption to adequate level of traffic flow along those major roads serving the permitted activities. This district is intended to serve the commercial needs of the community and/or region and provide for business and professional office facilities, hotels, convention and conference centers as well as high-density residential developments.

Section 311.02 Uses

Within the I-C Integrated Commercial District, no building, structure, or premises shall be used, arranged to be used, or designed to be used, except for the following uses:

A. Permitted Uses:

1. Residential Uses:

- a. Multi-family dwellings up to a total of four (4) dwelling units per acre.
- b. Apartments located in a building devoted to a non-residential use, up to a total of four (4) dwelling units per acre.
- c. Home Occupations in accordance with the provisions of Section 515.00.
- d. Accessory buildings and uses incidental to primary use. Such uses shall be situated on the same lot with the principal building and conform with the purpose of the I-C Zoning District.
- e. Signs as regulated by Chapter 7.

2. Commercial Uses:

- a. Banks and Other Financial Institutions.
- b. Food and drink preparation and processing for sale on premises including, but not limited to bakeries, cafes, candy stores, delicatessens, grocery stores, meat markets, restaurants (sit down and carry out), pizza shops, and ice cream parlors.
- c. Personal Services Establishments³ including but not limited to barber shops, beauty salons, shoe repair shops.

³ Personal Services are those services frequently needed by residents in the immediate neighborhood and township in general.

- d. Retail establishments including but not limited to antiques stores, clothing and shoe stores, florists, gift shops, nurseries and green houses, office supply, furniture, hardware, drug stores, electronic stores, art and craft supply stores, jewelry stores.
- e. Studios such as dance, art, music, photography and interior design.
- f. Theaters, auditoriums and assembly halls.
- g. Mixed-use structures containing any combination of permitted uses.
- h. Accessory buildings and uses incidental to primary use. Such uses shall be situated on the same lot with the principal building and conform with the purpose of the I-C Zoning District.
- i. Uses not covered come before the Board of Zoning Appeals for ruling.
- j. Signs as regulated by Chapter 7.

3. Office Uses:

- a. Executive, administrative and professional offices such as:
 - 1. Accountants, architects, doctors, dentists, engineers, insurance agents, lawyers, real estate brokers, travel agents and other professionals similar in character and impact to those listed.
 - 2. Administrative offices for businesses, institutions, industries, and governmental agencies, utilities, etc.
 - b. Photography, interior design and artist studios.
 - c. Facilities for and use by social, fraternal, social services, union and civic organizations.
 - d. Mixed-use structures containing any combination of permitted uses.
- 2. Accessory buildings and uses incidental to primary use. Such uses shall be situated on the same lot with the principal building.
 - 3. Uses not covered come before the Board of Zoning Appeals for ruling.
 - 4. Signs as regulated by Chapter 7.

B. Conditionally Permitted Uses:

1. Residential Uses:

- a. Multi-family dwellings up to a total of twelve (12) dwelling units per acre, subject to the

provisions of Chapter 4 and Section 400.10.B subsection 53.

2. Commercial Uses:

- a. Bars, taverns and nightclubs, subject to the provisions of Chapter 4 and Section 400.10.B subsections 2, 6, 12.
- b. Carpenter, cabinet, upholstery, plumbing, heating, air conditioning shops and similar establishments, subject to the provisions of Chapter 4 and Section 400.10.B subsections 9, 12, 18, 22.
- c. Churches and their related buildings and other buildings for the purpose of religious worship, subject to the provisions of Chapter 4 and Section 400.10.B subsection 41.
- d. Congregate Care/Assisted Living Facilities, subject to the provisions of Chapter 4 and Section 400.10.B subsection 42.
- e. Day Care Centers, to include Type A Family Day-Care Home and Children and Adult Day Care Centers subject to the provisions of Chapter 4 and Section 400.10.B subsection 44.
- f. Deleted. (Revised 7/31/2007) (#2007-309)
- g. Institutions for human medical care, such as but not limited to hospitals, clinics, mental health care facilities and nursing homes, subject to the provisions of Chapter 4 and Section 400.10.B subsections 6, 14, 51.
- h. Mixed-use facilities containing any combination of permitted and/or conditionally permitted uses, subject to the combination of applicable requirements and provisions of Chapter 4 and Section 400.10.B.
- i. Park and ride lots, subject to the provisions of Chapter 4 and Section 400.10.B subsections 6, 7, 12, 18, 55.
- j. Private schools and institutions of higher education, subject to the provisions of Chapter 4 and Section 402, subsections 4, 6, 12, 16, 61.
- k. Public and private parks and playgrounds, subject to the provisions of Chapter 4 and Section 400.10.B subsections 2, 4, 5, 6, 8, 12, 21, 54.
- l. Public and private recreational facilities, such as but not limited to swimming pools, golf courses (except miniature golf) tennis clubs, riding academies, and associated dining facilities, subject to the provisions of Chapter 4 and Section 400.10.B subsections 2, 4, 5, 6, 8, 12, 21, 54.

- m. Publicly owned and/or operated buildings and facilities (other than those listed in Items k and l of this subsection), subject to the provisions of Chapter 4 and Section 400.10.B subsections 4, 5, 8, 12, 21, 59.
 - n. Wireless telecommunication service facilities, subject to the provisions of Chapter 4 and Section 400.10.B subsections 63.
 - o. Uses not covered come before the Board of Zoning Appeals for ruling.
3. Office Uses:
- a. Office and drafting supplies, subject to the provisions of Chapter 4 and Section 400.10.B subsections 5, 6, 12, 18, 21, 58.
 - b. Reproduction and duplicating facilities, and other complimentary office services, but not a print shop, subject to the provisions of Chapter 4 and Section 400.10.B subsections 5, 6, 9, 12, 18, 21, 22.
 - c. Governmentally owned and/or operated facilities, subject to the provisions of Chapter 4 and Section 400.10.B subsections 2, 5, 6, 9, 12, 18, 21, 22.
 - d. Uses not covered come before the Board of Zoning Appeals for ruling.

Section 311.03 Area, Yard and Height Requirements

A. Minimum Lot Area:

- 1. Residential Uses: One (1) dwelling unit per .25 net acres, exclusive of road right-of-way, unless otherwise stipulated.
- 2. Non-residential Uses: Twenty-thousand (20,000) square feet, exclusive of road right-of-way.

B. Minimum Frontage on a Street:

- 1. Lots with partial or no road frontage on a cul-de-sac circle: One-hundred (100) feet.
- 2. Lots with total road frontage on a cul-de-sac circle: Sixty (60) feet.

C. Minimum Lot Width at Minimum Building Setback Line for Lots: One-hundred (100) feet.

D. Minimum Rear Yard Width: Fifty (50) percent of required frontage.

E. Minimum Front Yard Setback:

- 1. Lots with partial or no frontage on a cul-de-sac circle: Forty (40) feet.

2. Lots with total frontage on a cul-de-sac circle:

The distance at which a one-hundred (100) feet lot width is achieved, as measured along a straight line intersecting both side lot lines an equal distance from the road right-of-way, however, the minimum front yard setback can not be less than forty (40) feet from the road right-of-way.

F. Minimum Rear Yard Depth:

1. Twenty-five (25) feet.
2. Where adjacent to residential district, then minimum rear yard depth shall be thirty-five (35) feet. Within this increased setback, a landscaped buffer of at least five (5) feet or a complete screen shall be provided.

G. Minimum Side Yard Width

1. Twelve (12) feet
2. Where adjacent to residential district, then minimum side yard depth shall be thirty-five (35) feet. Within this increased setback, a landscaped buffer of at least five (5) feet or a complete screen shall be provided.

H. Maximum Building Height:

1. Main building: Forty (40) feet (10/19/2012) (#2012-233)
2. Accessory buildings: as specified in Section 510.03

Section 311.04 Residential Standards

- a. The area of the site to be dedicated for residential uses shall be no greater than 25% of the total acreage of the tract of land to be developed.
- c. Dwelling units may be located within mixed-use buildings or anywhere on the site in compliance with all setback requirements.
- d. Acreage used to calculate residential density (see Section 311.04.a) that is not developed for residential uses shall only be used as permanent open space. The open space shall only be used to enhance the residential portion of the development. The open space shall not be used for site improvements or enhancements of the non-residential portion of the development, such as, but not limited to, landscaping, storm water control and pedestrian and bicycle circulation system requirements.

Section 311.05 Maximum Lot Coverage

The maximum lot coverage per parcel to be covered by buildings and other impervious surfaces shall not exceed ninety (90) percent of the total lot area, providing all yard set back distances and landscape requirements are satisfied. Yard areas are to be grassy and landscaped.

Section 311.06 Parking and Loading Requirements

Parking and loading requirements as specified in Chapter 6.

Section 311.07 Landscape Buffering

Landscape buffering shall be in accordance with the provisions of Chapter 8.

Section 311.08 Outdoor Storage yards

Outdoor storage for above non-residential uses must be located in rear yard and completely screened from adjoining properties by a solid fence or wall, a minimum of six (6) feet to a maximum height of eight (8) feet in height and compatible with the structure, or in an enclosed structure. No materials shall be stored so as to project above the wall. The maximum storage yard size shall be no greater than five percent (5%) of the maximum floor area of the principal building.

Section 312.00 Office Research District (O-R)

Section 312.01 Purpose

The purpose of the Office Research Zoning District is to provide for and encourage the establishment and operation of administrative, executive and professional offices, as well as research facilities and other uses, which may benefit from being located in close proximity to major industries in the vicinity. Office uses are oriented towards the establishment and operation of administrative, professional and executive offices, institutions, and commercial activities not involving the sale of merchandise. Research uses are heavily oriented toward research, development and high technology manufacturing operations and similar uses that are characterized by a high degree of scientific and technical input, and employment of professional, technical, or comparable workers.

Section 312.02 Uses

Within the O-R Zoning District, no building, structure, or premises shall be used, arranged to be used, or designed to be used, except for the following uses:

A. Permitted Uses:

1. Professional, administrative and executive offices such as:
 - a. Accounting, architectural, engineering, financial, surveying and planning, psychiatric and counseling services, and legal services.
 - b. Administrative offices for businesses, institutions, industries, and governmental agencies, utilities, etc.
2. Medical/dental offices.
3. Educational facilities, including trade and business schools.
4. Accessory buildings and uses incidental to primary use. Such uses shall be situated on the same lot with the principal building and conform with the purpose of the O-R Zoning District.
5. Uses not covered come before the Board of Zoning Appeals for ruling.
6. Signs as regulated by Chapter 7.

B. Conditionally Permitted Uses

1. Day Care Centers, to include Type A Family Day-Care Home and Children and Adult Day Care Centers subject to the provisions of Chapter 4 and Section 400.10.B subsection 44.
2. Office and drafting supplies, subject to the provisions of Chapter 4 and Section 400.10.B

subsection 5, 6, 12, 18, 21.

3. Publicly owned and/or operated buildings and facilities, subject to the provisions of Chapter 4 and Section 400.10.B subsection 4, 5, 8, 12, 21, 59.
3. Research facilities, which are determined to be consistent with the intent of this district subject to the provisions of Chapter 4 and Section 400.10.B subsection 5, 6, 12, 13, 18, 21, 22.
4. Reproduction and duplicating facilities, and other complimentary office services, subject to the provisions of Chapter 4 and Section 400.10.B subsection 5, 6, 12, 18, 21.
5. Wireless telecommunication service facilities, subject to the provisions of Chapter 4 and Section 400.10.B subsection 63.
6. Uses not covered come before the Board of Zoning Appeals for ruling.

Section 312.03 Area, Yard and Height Requirements

A. Minimum Lot Area: Twenty-thousand (20,000) square feet, exclusive of road right-of-way.

B. Minimum Frontage on a Street:

1. Lots with partial or no road frontage on a cul-de-sac circle: One-hundred (100) feet.
2. Lots with total road frontage on a cul-de-sac circle: Sixty (60) feet.

C. Minimum Lot Width at Minimum Building Setback Line for Lots: One-hundred (100) feet.

D. Minimum Rear Yard Width: Fifty (50) percent of required frontage.

E. Minimum Front Yard Setback:

1. Lots with partial or no frontage on a cul-de-sac circle: Forty (40) feet.
2. Lots with total frontage on a cul-de-sac circle:

The distance at which a one hundred (100) feet lot width is achieved, as measured along a straight line intersecting both side lot lines an equal distance from the road right-of-way, however, the minimum front yard setback can not be less than forty (40) feet from the road right-of-way.

F. Minimum Rear Yard Depth:

1. Twelve (12) feet.

2. Where adjacent to residential district, then minimum rear yard depth shall be twenty (20) feet. Within this increased setback, a landscaped buffer of at least five (5) feet or a complete screen shall be provided.

G. Minimum Side Yard Width

1. Twelve (12) feet
2. Where adjacent to residential district, then minimum side yard depth shall be twenty (20) feet. Within this increased setback, a landscaped buffer of at least five (5) feet or a complete screen shall be provided.

H. Maximum Building Height:

1. Main building: Forty (40) feet
2. Accessory buildings: as specified in Section 510.03

Section 312.04 Maximum Lot Coverage

The maximum lot coverage per parcel to be covered by buildings and other impervious surfaces shall not exceed eighty (80%) percent of the total lot area, providing all yard set back distances and landscape requirements are satisfied. Yard areas are to be grassy and landscaped.

Section 312.05 Parking and Loading Requirements

Parking and loading requirements as specified in Chapter 6.

Section 312.06 Landscape Buffering

Landscape buffering shall be in accordance with the provisions of Chapter 8.

Section 312.07 Outdoor Storage yards

Outdoor storage for above uses must be located in rear yard and completely screened from adjoining properties by a solid fence or wall, a minimum of six (6) feet to a maximum height of eight (8) feet in height and compatible with the structure, or in an enclosed structure. No materials shall be stored so as to project above the wall. The maximum storage yard size shall be no greater than five percent (5%) of the maximum floor area of the principal building.

Section 313.00 Light Industrial District (L-I)

Section 313.01 Purpose

The purpose of the Light Industrial Zoning District is established to:

- A. Provide in appropriate and convenient locations, sufficient areas for industrial and manufacturing activities and the distribution of goods and materials;
- B. Provide for and accommodate light industrial uses such as manufacturing, office, wholesale and distribution establishments that operate entirely within completely enclosed structures whose products are derived from previously prepared materials, of finished products or parts and that normally generate only limited outdoor storage of goods and supplies in association with the principal activity.
- C. Provide for establishments that utilize processes in which dust, smoke, fumes, glares, odors or other objectionable elements can be controlled, and that do not involve any process or materials that are potentially dangerous or hazardous to the surrounding environment and its occupants.

Section 313.02 Uses

Within the L-I Zoning District, no building, structure, or premises shall be used, arranged to be used, or designed to be used, except for the following uses:

A. Permitted Uses:

- 1. Administrative, executive, financial, accounting, clerical, drafting and professional offices.
- 2. Warehousing.
- 3. Wholesale establishments.
- 4. The following types of manufacturing, processing, servicing, assembly or repair facilities, which will not be injurious or offensive to adjacent properties, and consistent with the purpose of this district.
 - a. Bakery goods, candy, food products.
 - b. Products from previously prepared materials such as cloth, glass, leather, plastic, metal, wood, etc.
 - c. Musical instruments, toys, novelties and similar products.
 - d. Electronic instruments, small appliances, and devices.
- 5. Research laboratories and offices.

6. Printing, reproduction or duplicating facilities.
7. The manufacture or assembly of clothing, leather goods, and athletic equipment but not to include dyeing or handling of dyestuffs.
8. Metal processing such as fabrication, stamping, extrusion, welding, finishing, polishing, and assembly of products such as: cameras, clocks, jewelry, cutlery, small appliances, toys, electronic and electrical supplies, tools, dies, and instruments for engineering, medical or musical professions.
9. Plastic or rubber molding and extrusion.
10. Accessory buildings and uses incidental to primary use. Such uses shall be situated on the same lot with the principal building and conform with the purpose of the L-I Zoning District.
11. Uses not covered come before the Board of Zoning Appeals for ruling.
12. Signs as regulated by Chapter 7.

B. Conditionally Permitted Uses:

1. Adult Entertainment Uses, subject to the provisions of Chapter 4 and Section 400.10.B subsection 35.
2. Governmentally owned and/or operated facilities, subject to the provisions of Chapter 4 and Section 400.10.B subsection 2, 6, 9, 12, 18.
3. Mini/self storage facilities, subject to the provisions of Chapter 4 and Section 400.10.B subsection 52.
4. Park and ride lots, subject to the provisions of Chapter 4 and Section 400.10.B subsections 6, 7, 12, 18, 55.
5. Research and testing facilities, subject to the provisions of Chapter 4 and Section 400.10.B subsection 5, 6, 12, 13, 18, 21, 22.
6. Wireless telecommunication service facilities, subject to the provisions of Chapter 4 and Section 400.10.B subsection 63.
7. Uses not covered come before the Board of Zoning Appeals for ruling.

Section 313.03 Area, Yard and Height Requirements

- A. Minimum Lot Area: One-half (1/2) acre, exclusive of road right-of-way.

B. Minimum Frontage on a Street:

1. Lots with partial or no road frontage on a cul-de-sac circle: One-hundred (100) feet.
2. Lots with total road frontage on a cul-de-sac circle: Sixty (60) feet.

C. Minimum Lot Width at Minimum Building Setback Line for Lots: One-hundred (100) feet.

D. Minimum Rear Yard Width: Fifty (50) percent of required frontage.

E. Minimum Front Yard Setback:

1. Lots with partial or no frontage on a cul-de-sac circle: Fifty (50) feet.
2. Lots with total frontage on a cul-de-sac circle:

The distance at which a one hundred (100) feet lot width is achieved, as measured along a straight line intersecting both side lot lines an equal distance from the road right-of-way, however, the minimum front yard setback can not be less than fifty (50) feet from the road right-of-way.

F. Minimum Rear Yard Depth:

1. Twenty-five (25) feet
2. Where adjacent to residential district, then minimum side yard depth shall be seventy-five (75) feet. Within this increased setback, a landscaped buffer of at least five (5) feet or a complete screen shall be provided.

G. Minimum Side Yard Width

1. Twenty-five (25) feet
2. Where adjacent to residential district, then minimum side yard depth shall be seventy-five (75) feet. Within this increased setback, a landscaped buffer of at least five (5) feet or a complete screen shall be provided.

I. Maximum Building Height:

1. Main building: Forty (40) feet
2. Accessory buildings: as specified in Section 510.03

Section 313.04 Maximum Lot Coverage

The maximum lot coverage per parcel to be covered by buildings and other impervious surfaces shall not exceed eighty (80%) percent of the total lot area, providing all yard set back distances and landscape requirements are satisfied. Yard areas are to be grassy and landscaped.

Section 313.05 Parking and Loading Requirements

Parking and loading requirements as specified in Chapter 6.

Section 313.06 Landscape Buffering

Landscape buffering shall be in accordance with the provisions of Chapter 8.

Section 313.07 Outdoor Storage yards

Outdoor storage for above uses must be located in rear yard and completely screened from adjoining properties by a solid fence or wall, a minimum of six (6) feet to a maximum height of eight (8) feet in height and compatible with the structure, or in an enclosed structure. No materials shall be stored so as to project above the wall. The maximum storage yard size shall be no greater than five percent (5%) of the maximum floor area of the principal building.

Section 314.00 Heavy Industrial District (H-I)

Section 314.01. Purpose

The Heavy Industrial Zoning District is established to:

- A. Provide in appropriate and convenient locations, sufficient areas for industrial and manufacturing activities that include basic processing and manufacturing of materials or products predominantly from extracted or raw materials, or a use engaged in storage of, or manufacturing processes using flammable or explosive materials, or storage or manufacturing processes that potentially involve hazardous or commonly recognized offensive conditions.
- B. Provide for manufacturing, office, wholesale and distribution establishments that actively store or process goods and supplies outdoors.
- C. Provide for establishments that utilize processes in which dust, smoke, fumes, glares, odors or other objectionable elements can be controlled, and that do not involve any process or materials that are potentially dangerous or hazardous processes.

Section 314.02 Uses

Within the H-I Zoning District, no building, structure, or premises shall be used, arranged to be used, or designed to be used, except for the following uses:

- A. Permitted Uses:
 - 1. All uses permitted in the Light Industrial District (L-I).
 - 2. Administrative, executive, financial, accounting, clerical, drafting and professional offices.
 - 3. Wholesale establishments.
 - 4. The following types of manufacturing, processing, servicing, assembly or repair facilities, which will not be injurious or offensive to adjacent properties, and consistent with the purpose of this district:
 - a. Pottery and ceramic products only using kilns fired by gas or electricity.
 - b. Lumber yards.
 - c. Warehousing but not used automotive.
 - d. Grain elevators.
 - e. Soft drink processing.

f. Railroad facilities.

5. Accessory buildings and uses incidental to primary use. Such uses shall be situated on the same lot with the principal building and conform with the purpose of the H-I Zoning District.
6. Uses not covered come before the Board of Zoning Appeals for ruling.
7. Signs as regulated by Chapter 7.

B. Conditionally Permitted Uses:

1. All uses conditionally permitted in the Light Industrial District (L-I).
2. Contractors yard and storage facilities, subject to the provisions of Chapter 4 and Section 400.10.B subsection 2, 6, 12, 13, 16, 18, 21.
3. Recycling center, subject to the provisions of Chapter 4 and Section 400.10.B subsection 2, 6, 12, 13, 16, 18, 21. (August 14, 2009) (#2009-155)
4. Mining and extraction operations, subject to the provisions of Chapter 4 and Section 400.10.B subsection 45.
5. Wholesale storage of petroleum, gasoline, and oil subject to the provisions of Chapter 4 and Section 400.10.B subsections 1, 2, 6, 12, 13, 16, 18, 21.
6. Wireless telecommunication service facilities, subject to the provisions of Chapter 4 and Section 400.10.B subsection 63.
7. Uses not covered come before the Board of Zoning Appeals for ruling.

Section 314.03 Area, Yard and Height Requirements

A. Minimum Lot Area: One (1) acre, exclusive of road right-of-way.

B. Minimum Frontage on a Street

1. Lots with partial or no road frontage on a cul-de-sac circle: One-hundred (100) feet.
2. Lots with total road frontage on a cul-de-sac circle: Sixty (60) feet.

C. Minimum Lot Width at Minimum Building Setback Line for Lots: One-hundred (100) feet.

D. Minimum Rear Yard Width: Fifty (50) percent of required frontage.

E. Minimum Front Yard Setback:

1. Lots with partial or no frontage on a cul-de-sac circle: Fifty (50) feet.
2. Lots with total frontage on a cul-de-sac circle:

The distance at which a one-hundred (100) feet lot width is achieved, as measured along a straight line intersecting both side lot lines an equal distance from the road right-of-way, however, the minimum front yard setback can not be less than fifty (50) feet from the road right-of-way.

F. Minimum Rear Yard Depth:

1. Twenty-five (25) feet.
2. Where adjacent to residential district, then minimum rear yard depth shall be one-hundred (100) feet. Within this increased setback, a landscaped buffer of at least five (5) feet or a complete screen shall be provided.

G. Minimum Side Yard Width

1. Twenty-five (25) feet
2. Where adjacent to residential district, then minimum side yard depth shall be one-hundred (100) feet. Within this increased setback, a landscaped buffer of at least five (5) feet or a complete screen shall be provided.

H. Maximum Building Height:

1. Main building: Forty (40) feet
2. Accessory buildings: as specified in Section 510.03

Section 314.04 Maximum Lot Coverage

The maximum lot coverage per parcel to be covered by buildings and other impervious surfaces shall not exceed eighty (80%) percent of the total lot area, providing all yard set back distances and landscape requirements are satisfied. Yard areas are to be grassy and landscaped.

Section 314.05 Parking and Loading Requirements

Parking and loading requirements as specified in Chapter 6.

Section 314.06 Landscape Buffering

Landscape buffering shall be in accordance with the provisions of Chapter 8.

Section 314.07 Outdoor Storage yards

Outdoor storage for above uses must be located in rear yard and completely screened from adjoining properties by a solid fence or wall, a minimum of six (6) feet to a maximum height of eight (8) feet in height and compatible with the structure, or in an enclosed structure. No materials shall be stored so as to project above the wall.