

1268.03 USE REGULATIONS.

(a) Uses Permitted by Right. A use listed in Table 1268.03 shall be permitted by right as a principal use in a district when denoted by the letter "P" provided that all requirements of other municipal ordinances and this Zoning Code have been met.

(b) Conditional Uses. A use listed in Table 1268.03 shall be permitted as a conditional use in a district when denoted by the letter "C", provided the Planning Commission first makes the determination that the requirements of Chapter 1272 have been met according to the procedures set forth in Chapter 1246.

(c) Accessory Uses. A use listed in Table 1268.03 shall be permitted as an accessory use in a district when denoted by the letter "A". Such use shall be permitted as a subordinate building or use when it is clearly incidental to and located on the same lot as the principal building or use. Accessory uses are further regulated in subsequent sections of this Zoning Code.

Table 1268.03 Permitted Uses			
	B-1 Neighbor- hood Business	B-2 General Business	B-3 Central Business
(1) Residential			
A. Single-family dwelling	C	--	P
B. Single-family attached dwellings	--	--	C
C. Two-family dwelling	--	--	C
D. Dwelling unit(s) above the first floor of a building	--	--	P
E. Hotel, motel	--	P	--
(2) Office and Professional Services			
A. Administrative, business and/or professional office	P	P	P
B. Bank and other financial institutions	--	P	P
C. Medical/dental office	P	P	P
(3) Retail and Services			
A. Retail establishment	P ¹	P ²	P
B. Restaurant	P	P	P
C. Drive-thru facility in association with a permitted use	--	C	C
D. Funeral home	P	P	P
E. Outdoor display/sales, See § 1268.15	--	--	P
F. Personal services	P ³	P	P
(4) Automotive/ Transportation			
A. Gasoline station / pumps	--	C	C
B. Car wash	--	C	--
C. Automobile service station	--	C	--

D. Vehicle repair garage	--	--	--
E. Public use parking lot	C	--	C
F. Motor vehicle sales and rental	--	--	--
(5) Entertainment - Recreation			
A. Commercial recreation, outdoor	--	C	--
B. School, specialty/personal instruction	C	--	C
C. Theater	--	--	C
D. Assembly hall/ membership club/conference center	--	p ²	C
E. Public park, public playground	P	P	P
(6) Community Facilities/ Other			
A. Congregate care facility	C	P	C
B. Nursing home	C	P	C
C. Place of worship/church	C	P	P
D. Day care facility, child and/or adult	C ³	P	--
E. School, commercial, business or trade	--	P	P
F. School (public/private) elementary/secondary	C	P	C
G. Public safety facility	P	P	P
H. Utility substation/distribution facility, indoor	C	C	C
(7) Accessory Uses			
A. Crematorium when accessory to a funeral home	A	A	A
B. Off-street parking facility	A	A	A
C. Outdoor storage of vehicles & equipment. See §1268.15	--	--	--
D. Outdoor storage of goods & general merchandise See §1268.15	--	--	--
E. Restaurant, outdoor dining, See §1268.13	--	A	A
F. Signs	A	A	A
P = Permitted by right C = Conditional A = Accessory -- = Use not permitted in district			

(Ord. 8-13. Passed 5-14-13.)