

Chapter 3363 - M-MANUFACTURING DISTRICT

3363.01 - M-manufacturing districts.

In an M-manufacturing district, a use of the C-1, C-2, C-3, C-4 commercial districts (excluding extended stay hotels), C-5 commercial district (utilizing C-5 development standards), the P-1, and P-2, parking district, and the following uses are permitted:

A.

One or more uses as specified in C.C. [3363.02](#) through [3363.175](#);

B.

Residential uses restricted to:

1.

A dwelling unit for a resident security person; or

2.

Units within a half way house or community residential treatment center, a hospital, or other building specifically for human care;

C.

Accessory uses as specified in this chapter; and

D.

An adult entertainment establishment, and an adult store.

(Ord. 1425-01 § 8; Ord. 546-03 § 7; Ord. No. [2797-2016](#), § 1, 12-5-2016)

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Parking

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3312.49 - Required parking.

The number of off-street parking spaces required for various uses shall be no less than as set forth in the parking requirements tables.

Hotel or motel - 1 per guest room

Apartment hotel - 1:400 SF

3309.142 - Height district exceptions.

The following exceptions to C.C. [3309.14](#) shall be permitted:

(A)

35 and 60-foot Height Districts. In a 35-foot height district or a 60-foot height district, any portion of a building (excluding free-standing antennas or monopoles) may be erected to a height in excess of the respective height limits as specified in C.C. [3309.14](#) provided that: in an institutional, commercial or manufacturing district such portion of such building is set back from all required set back lines one foot for each one foot of such additional height; and in a residential or an apartment residential district such portion of such building is set back from all required set back lines two feet for each one foot of such additional height.

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3307.09 - Variances by Board of Zoning Adjustment.

A.

The board of zoning adjustment shall have the power, upon application, to grant variances from the provisions and requirements of this Zoning Code (except for those under the jurisdiction of the graphics commission and except for use variances under the jurisdiction of the council). No variance shall be granted unless the board finds that the applicant has demonstrated practical difficulties that unreasonably deprive the applicant of the permitted use of the property. The board shall weigh the following factors in determining whether the applicant has encountered practical difficulties in the use of the property.

1.

Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without the variance.

2.

Whether the variance is substantial.

3.

Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer a substantial detriment as a result of the variance.

4.

Whether the variance would adversely affect the delivery of governmental services (e.g., water, sewer, refuse service).

5.

Whether the property owner purchased the property with knowledge of the zoning restriction.

6.

Whether the property owner's predicament feasibly can be obviated through some method other than a variance.

7.

Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance.

B.

In granting a variance, the board may impose such requirements and conditions regarding the location, character, and other features of the proposed uses or structures as the board deems necessary to carry out the intent and purpose of this Zoning Code and to otherwise safeguard the public safety and welfare.

C.

Nothing in this section shall be construed as authorizing the board to affect changes in the zoning map or to add to the uses permitted in any district.

(Ord. No. [3026-2016](#), § 1, 12-12-16)

Editor's note— Ord. No. [3026-2016](#), § 1, adopted Dec. 12, 2016, amended § 3307.09 in its entirety to read as set out herein. Former § 3307.09 pertained to variances by board and derived from Ord. 415-86.

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3312.03 (D) - Administrative requirements.

Parking spaces shall be provided on the same lot as the use they are intended to serve with the following exceptions: For a commercial, institutional or manufacturing use, the parking may be provided on a lot that is:

1.

Located within 750 feet of the use to be served; and

2.

Owned or leased by the operator of the commercial, institutional, or manufacturing use and located in an appropriate zoning district with a limited overlay or CPD text having conditions which limit its use to parking reserved for the duration of that use to be served.

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