

1153.03 LAND USE MATRIX.

Zoning Districts Land Uses	Rural	R-3	R-4	R-6	PR-6	PR-12	PR-18	SO	CC	CS	PSC	PHS	LI	PIP	SCPD
(a) Residential Dwelling Structures															
One-family dwelling structures	P	P	P	P											
Two-family dwelling structures			C	C				C	C						
Townhouse structures			C												
Apartment structures containing not more than four (4) dwelling units per structure				C											
Any residential use developed in a unified manner in accordance with an approved Development Plan					P	P	P		P						
(b) Public & Semi-Public Uses	Rural	R-3	R-4	R-6	PR-6	PR-12	PR-18	SO	CC	CS	PSC	PHS	LI	PIP	SCPD
Child Care Day Center, pursuant to ORC 3722.	C	C	C	C	P	P	P	C	C	C	P	P	C	P	P
Community facilities such as libraries, offices, or cultural facilities operated by a public agency or government	P	C	C	C	P	P	P	P	P	P	P	P	P	P	P
Parks, playgrounds and playfields open to the public without fee	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Religious Place of Worship, provided it occupies a lot not less than three (3) acres and there is one (1) acre or more per one hundred (100) seats or similar accommodations in the main assembly area	P	P	P	P	P	P	P								
School -- Public or Private, offering general educational courses and having no rooms regularly used for housing or sleeping of students.	P	P	P	P	P	P	P								P
School -- Private school or college with students in residence	C														P
EMS, Fire, and Police facilities provided there is minimum impact on surrounding residential neighborhoods	C	C	C	C	C	P	P	P	P	P	P	P	P	P	P
Utility -- Electrical transmission and distribution													P		
Zoning Districts Land Uses	Rural	R-3	R-4	R-6	PR-6	PR-12	PR-18	SO	CC	CS	PSC	PHS	LI	PIP	SCPD
(c) Commercial Uses															
Agriculture, including farming, dairying, pasturage, horticulture, floriculture, viticulture, and animal	P														

and poultry husbandry															
Animal Husbandry. Boarding and care of agricultural livestock, poultry, and dogs in kennels or other facilities for care or boarding of animals provided it occupies a lot of not less than five (5) acres and building, pen or other enclosure so used shall not be within two hundred (200) feet of any property line.	C														
Funeral homes, mortuaries, and other similar services								P	P	P					P
Motels and trailer parks provided for overnight parking normally associated with and intended to service the traveling public											P	P			
Offices -- Administrative offices primarily engaged in general administrative supervision, purchasing, accounting, and other management functions								P	P	P					
Offices -- Business for insurance, real estate, data processing, advertising, business, professional or civil associations, and other similar management and/or service functions								P	P	P					P
Offices - Call Centers								P	P	P			P	P	
Offices -- Professional offices for physicians, dentists, other licensed health practitioners, attorneys, accountants, engineers, architects and other similar professions								P	P	P					P
Zoning Districts	Rural	R-3	R-4	R-6	PR-6	PR-12	PR-18	SO	CC	CS	PSC	PHS	LI	PIP	SCPD
Land Uses															
(c) Commercial Uses (Cont.)															
Offices -- Veterinarian and animal hospital, kennel, or other facilities associated with medical care or boarding (during recovery) of animals provided it occupies a lot of not less than five (5) acres and building, pen or other enclosure so used shall not be within two hundred (200) feet of any property line	C														
Parking for automobiles as the principal use of the lot									C	C					P
Rentals -- Bicycles, lawn mowers, and small appliances									P	P					P
Mini-Storage Facilities					P	P	P			C	P	P	C	P	P
Recruitment, Staffing, Training or Call Center													P	P	

specialty stores, shoe stores, tailors, and related retail stores										P	P						P
Retail Sales - Food. Grocery stores, convenience food stores, candy, nut and other confectionery stores, bakeries, dairy products, meat and fish markets, and other food markets										P	P						P
Retail Sales -- Fueling stations for automobiles not involving vehicle repairs or vehicle wash facilities										C	P	P	P	P	P	P	P

Zoning Districts Land Uses	Rural	R-3	R-4	R-6	PR-6	PR-12	PR-18	SO	CC	CS	PSC	PHS	LI	PIP	SCPD	
(c) Commercial Uses (Cont.)																
Retail Sales -- Fueling stations for automobiles, trucks, and semis, including vehicle repairs or vehicle wash facilities, subject to the following supplementary development standards: a.) All yard areas shall be planted with grass or natural vegetation and shall be properly maintained, and screened from the view of adjacent residential and office areas. b.) All exterior lighting shall be designed to prevent direct glare on adjoining residential zoning. d.) Attention-getting devices such as banners, posters, pennants, ribbons, streamers, spinners, or other similar moving devices shall be prohibited. e.) Noise attention-getting devices such as loudspeakers and amplified music shall be so controlled that at the property line on which such loudspeakers or noise attention-getting device is used, the noise level emitted from such loudspeaker shall not be above a single event decibel level (SEL) of sixty (60) decibels, as measured at any property line.													C	P	P	
Retail Sales - General hardware, drug, department, mail order, variety and other general merchandise stores										P	P					P
Retail Sales - Home furnishings, furniture, household appliance, radio, television, computer, and music stores										P	P					P
Retail Sales - Lawn and garden plants and supplies										P	P					P
Retail Sales - Liquor stores and establishments serving liquor										P	P					P

Zoning Districts					PR-	PR-	PR-									
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Land Uses	Rural	R-3	R-4	R-6	6	12	18	SO	CC	CS	PSC	PHS	LI	PIP	SCPD
(c) Commercial Uses (Cont.)															
Retail Sales - Miscellaneous small item retail stores, including antique, book, and stationary, sporting goods, bicycle, small appliance, camera, and photo, optical, gift and similar miscellaneous retail stores									P	P					P
Retail Sales - Mobile Food Vendors	P							P	P	P			P	P	P
Retail Sales - Restaurants serving food for consumption on the premises and/or takeout restaurants, except that a drive-in, drive-up, or drive-through will not be permitted unless approved under /Chapter 1134 (Conditional Use Review)								C	P	P	P	P	P	P	P
Retail Sales - Vehicle Parts and Supplies, Automobile and other small vehicle parts stores, tire, battery and accessory dealers, and retail sales of other vehicle related accessories										P	P	P			P
Retail Sales -- Vehicles. New and used motor vehicle dealers, including automobiles, motorcycles, trucks, aircraft, marine, farm equipment, and similar vehicle and equipment dealers, subject to the following supplementary development standards: a.) All yard areas shall be planted with grass or natural vegetation and shall be properly maintained, and screened from the view of adjacent residential and office areas. b.) Repair and service of automotive and marine items shall be conducted wholly within an enclosed structure permanently located on the lot. c.) All exterior lighting shall be designed to prevent direct glare on adjoining residential zoning.										C					P

Zoning Districts Land Uses	Rural	R-3	R-4	R-6	PR-6	PR-12	PR-18	SO	CC	CS	PSC	PHS	LI	PIP	SCPD
(c) Commercial Uses (Cont.)															
Retail Sales -- Vehicles. (Cont.) d.) The required parking setback shall be established by the appropriate placement of bumper guards designed to prohibit direct access from the display area onto the public road right-of-way. Bumper guards may be concrete canted, landscaping timbers, or vertical poles off of which are permanently attached to the ground															

attention-getting device is used, the noise level emitted from such loudspeaker shall not be above a single event decibel level (SEL) of sixty (60) decibels, as measured at any property line.

Zoning Districts Land Uses	Rural	R-3	R-4	R-6	PR-6	PR-12	PR-18	SO	CC	CS	PSC	PHS	LI	PIP	SCPD
(c) Commercial Uses (Cont.)															
Services -- Consumer Services. Concerning services generally involving the care and maintenance of tangible property or the provision of intangible services for personal consumption or enjoyment, including motion picture, theaters, dancing halls, studios or schools, bowling, billiards and pool halls, and similar facilities									C	P					P
Services -- Financial institutions and offices including banks, savings and loans, brokerage firms, credit institutions, and other similar financial and related services								P	P	P			P	P	P
Services -- Personal services generally involving the care of the person, including barber shops, beauty shops, portrait photography, and similar services. No unrelated retail trade is permitted.								P	P	P					P
Services - Printing, duplicating, blueprinting, photocopying, and similar business services								P	P	P					P
Services - Contractor trade services establishments engaged in the general construction, maintenance, or repair of real or other tangible property, including landscape, general building, highway, plumbing, heating, air conditioning, painting, electrical, masonry, carpentering, roofing, concrete, water well drilling and similar contracting services										P			P		P
Shopping Center which is developed, operated, and maintained within an organized development of associated commercial activities (shopping center) in accordance with Chapter 1135 Planned Development Review Procedure											P				P

Zoning Districts Land Uses	Rural	R-3	R-4	R-6	PR-6	PR-12	PR-18	SO	CC	CS	PSC	PHS	LI	PIP	SCPD
(c) Commercial Uses (Cont.)															
Adult Entertainment Businesses, Sexually-Oriented Businesses - 500'															

from churches, schools, day care centers, public parks, and playgrounds, residential areas, libraries, museums, public swimming pools, bars, and taverns. Such businesses shall also be 1,000' or more from other such Sexually Oriented Businesses.											C			C		P
(d) Industrial Uses	Rural	R-3	R-4	R-6	PR-6	PR-12	PR-18	SO	CC	CS	PSC	PHS	LI	PIP	SCPD	
Laboratories for Research and Development										C			P	P		
Manufacturing - Appliances (household appliances)													C	P		
Manufacturing -- Beverage industries manufacturing and processing, including dairy products													P	P		
Manufacturing -Chemical products (Agricultural chemicals; Gum and wood chemicals; Industrial inorganic and organic chemicals; Miscellaneous chemical products; Paints, varnishes, lacquers, enamels, and allied products)													C	P		
Manufacturing - Clay structural products													C	P		
Manufacture and/or assembly from previously produced or processed textiles, leather, rubber or other basic materials Manufacturing - Clothing, footwear, and miscellaneous apparel and accessories manufacture, including yarn and thread mills; broad woven cotton, wool, silk, and man-made fiber fabric mills; dyeing and finishing; knitting mills; boot and shoe cut stock and bindings; costume jewelry, costume novelties, buttons and miscellaneous notions													P	P		
Zoning Districts Land Uses	Rural	R-3	R-4	R-6	PR-6	PR-12	PR-18	SO	CC	CS	PSC	PHS	LI	PIP	SCPD	
(d) Industrial Uses (Cont.)																
Manufacturing - Coating, engraving, and allied services													C	P		
Manufacturing - Concrete and ready-mixed concrete, gypsum, and plaster products													C	P		
Manufacturing - Construction, mining, and materials-handling machinery and equipment													C	P		
Manufacturing - Converted paper and																

paperboard products, including containers and boxes														P	P	
Manufacturing - Cut stone and stone products														C	P	
Manufacturing - Cutlery, hand tools, and general hardware														C	P	
Manufacturing - Electric lighting and wiring equipment; Electrical industrial apparatus														C	P	
Manufacturing -- Electronic components and accessories, communication equipment, computers and computer accessories; Radio and television receiving sets, except communication types														P	P	
Manufacturing - Electrical machinery, equipment and supplies														C	P	
Manufacturing - Engines and turbines														C	P	
Manufacturing -- Floor covering mills														P	P	
Manufacturing -- Food, bakery or confectionery products manufacture or processing, including grain mill products and prepared meat products (e.g., sausages)														P	P	
Manufacturing - Foundries for nonferrous materials														P	P	
Zoning Districts Land Uses	Rural	R-3	R-4	R-6	PR-6	PR-12	PR-18	SO	CC	CS	PSC	PHS	LI	PIP	SCPD	
(d) Industrial Uses (Cont.)																
Manufacturing - Foundries for iron and steel														C	P	
Manufacturing - Furniture and fixtures, including partitions, shelving, and lockers														P	P	
Manufacturing - Glass (flat glass; pressed or blown glass and glassware)														C	P	
Manufacturing - Heating apparatus (except electric) and plumbing fixtures														C	P	
Manufacturing - Leather Goods; Industrial leather belting and packing														P	P	
Manufacturing - Machine Shops, Jobbing and Repair														P	P	
Manufacturing - Machinery and equipment (Farm machinery; general industrial machinery; Miscellaneous machinery, except electrical; Office, computing, and accounting machines;														C	P	

Service industry machines; Special industry machinery, except metalworking machinery)																		
Manufacturing -- Measuring and controlling devices, including scientific, medical and optical instruments														P	P			
Manufacturing - Metal Products (Fabricated structural metal products; Metalworking machinery and equipment; Metal cans and stamping; Miscellaneous fabricated metal and wire products; Miscellaneous primary metal industries; Screw machine products, and bolts, nuts, screws, rivets and washers)														C	P			
Manufacturing - Metal Products (Sheet metal work)														P	P			
Zoning Districts Land Uses	Rural	R-3	R-4	R-6	PR-6	PR-12	PR-18	SO	CC	CS	PSC	PHS	LI	PIP	SCPD			
(d) <u>Industrial Uses</u> (Cont.)																		
Manufacturing - Musical instruments and parts														P	P			
Manufacturing - Office and artists materials, including pens and pencils														P	P			
Manufacturing -- Pharmaceuticals														P	P			
Manufacturing -- Photographic equipment and supplies														P	P			
Manufacturing - Plastic products; Plastic-materials and synthetic resins, synthetic rubber, synthetic and other man-made fibers except glass														C	P			
Manufacturing -- Printing, publishing, bookbinding and related printing services														P	P			
Manufacturing -- Toys, amusements, sporting and athletic goods														P	P			
Manufacturing - Transportation Products (Aircraft and parts; Miscellaneous transportation equipment; Motor vehicles and motor vehicle equipment; Motorcycles, bicycles, and parts; Railroad equipment; Ship and boat building and repairing)														C	P			
Manufacturing -- Watches, clocks, jewelry, metal and plated ware, and products of purchased glass														P	P			
Manufacturing - Wood Products (Sawmills and planing mills; Millwork, veneer, plywood, and																		

prefabricated; Structural wood products; Wooden containers)													C	P	
Zoning Districts Land Uses	Rural	R-3	R-4	R-6	PR-6	PR-12	PR-18	SO	CC	CS	PSC	PHS	LI	PIP	SCPD
(d) Industrial Uses (Cont.)															
Storage of Agricultural Products. Grain elevator, mill or other facilities for the storage, sorting or other preliminary processing of agricultural products including other than those produced on the premises. Storage facilities shall not be within fifty (50) feet of side or rear lot lines, except when along a railroad right of way. Processing facilities shall not be within one hundred (100) feet of side or rear lot lines, except when along a railroad right-of-way.	P														
Wholesaling and Storage Establishments primarily engaged in transporting, storing, handling, or selling merchandise to retailers, industrial, institutional, or professional users, or to other wholesalers, or acting as agents in buying or selling merchandise for such persons or companies										C			P	P	P
Wholesaling of any goods, electrical products, drugs, chemicals and allied products, hardware, plumbing and heating supplies, machinery, equipment and supplies, tobacco products, beverages, paper products, furniture, and similar miscellaneous products										C				P	P
Medical Marijuana Facilities - see Chapter 1170													P	P	
(e) Accessory Uses	Rural	R-3	R-4	R-6	PR-6	PR-12	PR-18	SO	CC	CS	PSC	PHS	LI	PIP	SCPD
Accessory Uses as a subordinate use or structure incidental to and in association with a principal use or structure and which is customarily required or provided for the principal use or structure as specified in Chapter 1171 Accessory Uses and Structures	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P

Zoning Districts Land Uses	Rural	R-3	R-4	R-6	PR-6	PR-12	PR-18	SO	CC	CS	PSC	PHS	LI	PIP	SCPD
(e) Accessory Uses (Cont.)															
Child care or kindergarten as an accessory use of a dwelling. There shall be an															

<p>outdoor play area of two hundred (200) square feet or more per child. Such play area shall be arranged in accordance with the provisions of this district for accessory uses and shall be enclosed with a chain link fence or its equivalent in strength and protective character to a height of four (4) feet, but not more than six (6) feet.</p>																
<p>Drive-in car wash developed in association with a permitted use, except for a gasoline service station when all of its lot lines are less than twenty-five feet from a Residential Zoning District or a Planned Residential Zoning District.</p>										C	C			P		P
<p>Tractor Trailer/Truck Wash if shown on development plan</p>														P	P	
<p>Drive-In Facility developed in association with a permitted use. In addition to the standards of Chapter 1195 (Conditional Use Review), the following standards shall be met: 1.) The Board of Zoning Appeals may require that the applicant submit a detailed plot plan performed by a registered professional engineer that demonstrates the proposed drive-in facility will not create traffic congestion or unsafe points of traffic conflict. All parking, ingress, egress, and interior circulation shall be clearly marked with striping and/or curb barriers. 2) The proposed drive-in facility and access drive shall conform to all building setback and other development standards and shall be screened by plantings or other appropriate methods when adjacent to residential areas.</p>																P
<p>Zoning Districts Land Uses</p>	Rural	R-3	R-4	R-6	PR-6	PR-12	PR-18	SO	CC	CS	PSC	PHS	LI	PIP	SCPD	
<p>(e) Accessory Uses (Cont.)</p>																
<p>Farm Market. Sales of agricultural products in association with an agricultural permitted use shall be permitted provided at least fifty (50) percent of the gross income from the farm market is derived from produce raised on the farm owned or operated by the market operator in a normal crop year. All requirements of these regulations for building and parking, setback, off-street parking, ingress and egress, and accessory structures shall be adhered to in conjunction with the sales of agricultural products.</p>	P									C	C					
<p>Home occupation in association with a permitted dwelling and in accordance with the provisions of Chapter 1175 Home Occupation</p>	P	P	P	P	P	P	P									

Lodging and food services serving the occupants of the building, but not open to the general public									C	C	C					P
Office facilities for the management function, development, and operation, including property sales, of a Planned Development, provided that such facilities are an approved part of the Development Plan					P	P	P								P	
Recreation facilities or other personal enrichment facilities established primarily for the use and/or the amenities of the occupants of Planned Development residential dwellings, employees of industrial establishments, or in conjunction with commercially operated recreation establishments, provided that such facilities are an approved part of the Development Plan					P	P	P						C	P	P	
Residential farm dwelling structures	P															

Zoning Districts Land Uses	Rural	R-3	R-4	R-6	PR-6	PR-12	PR-18	SO	CC	CS	PSC	PHS	LI	PIP	SCPD
(e) Accessory Uses (Cont.)															
Residential farm labor quarters for labor working on the premises	P														
Residential Guest House - Noncommercial, in association with agriculture or permitted dwellings as specified in Chapter 1171 (Accessory Uses and Structures), provided the lot is five (5) acres or more and that the gross floor area of the noncommercial guest house is less than fifty percent (50%) of the gross floor area of the principal use.	P														
Residential living quarters as an integral part of a permitted use structure, and restricted to the second story and above.									C	C					P
Residential single-family uses in association with a permitted principal use, provided that the residential portion of the lot is included with the permitted use in the determination of lot area coverage. The applicant shall clearly indicate on a plot plan the areas intended for residential use and the areas intended for commercial use. Sewage and water system approvals from both the Ohio EPA and County Board of Health shall be required.								C	C	C					P
Retail sales within a warehouse. Outlet sales and showrooms accessory															

to a warehouse, provided no more than the lessor of twenty (20) percent or 2,500 s.f. of the gross floor area may be used for sales purposes, all activities are conducted within an enclosed building, no outdoor storage of supplies and equipment shall be permitted, and the gross floor area used for sales shall meet the minimum parking space requirements of Section 1177.04(b)(2) (Schedule of Parking Spaces).																		C	C	P
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Zoning Districts Land Uses	Rural	R-3	R-4	R-6	PR-6	PR-12	PR-18	SO	CC	CS	PSC	PHS	LI	PIP	SCPD					
(e) Accessory Uses (Cont.)																				
Open display or outdoor service facility developed in association with a permitted use, except for a gasoline service station when all of its lot lines are twenty-five feet or more from a Residential Zoning District or a Planned Residential Zoning District as listed in Section 1127.02 (Designation of Zoning Districts)									C	C										P
(Ord. 19-011. Passed 4-22-19.)																				