

VILLAGE OF GLANDORF, OHIO ZONING REGULATIONS

ADOPTED OCTOBER 1, 2024

VILLAGE OF GLANDORF, OHIO

**CHAPTER 150
ZONING REGULATIONS**

150.00 GENERAL PROVISIONS 3
150.01 TITLE..... 3
150.02 INTENT AND PURPOSE 3
150.03 RELATIONSHIP TO THE COMPREHENSIVE PLAN 3
150.04 COMPLIANCE REQUIRED 3
150.05 INTERPRETATION AND CONFLICT..... 4
150.10 DISTRICTS AND BOUNDARIES..... 5
150.11 DISTRICTS 5
150.12 BOUNDARIES 5
150.20 ZONING DISTRICT REGULATIONS..... 6
150.21 PERMITTED USE TABLE 6
150.22 CONDITIONAL USE..... 6
150.23 PROHIBITED USES WITHIN THE VILLAGE..... 6
150.30 SPECIAL DISTRICTS AND OVERLAYS 7
150.31 PLANNED DEVELOPMENT DISTRICT 7
150.40 INTENSITY AND DIMENSIONAL STANDARDS 12
150.41 MINIMUM LOT SIZE 12
150.42 MINIMUM LOT DEPTH..... 12
150.43 NONCONFORMING LOTS..... 12
150.44 HEIGHT AND YARD REQUIREMENTS (SETBACKS)..... 13
150.45 SUPPLEMENTAL YARD REGULATIONS 13
150.50 DEVELOPMENT STANDARDS..... 16
150.51 BUILDING AND DESIGN STANDARDS 16
150.52 MINIMUM LANDSCAPE REQUIREMENTS 17
150.53 FENCES AND PLANTING AREAS..... 19
150.54 OFF STREET PARKING 19
150.55 BICYCLE PARKING 22
150.56 PARKING LOT DESIGN CRITERIA 23
150.57 OFF STREET LOADING REQUIREMENTS 24
150.58 DUMPSTER ENCLOSURES 25
150.60 SUPPLEMENTAL REGULATIONS 26
150.61 ACCESSORY BUILDINGS AND STRUCTURES..... 26
150.62 FARM ANIMALS AND APIARIES 27
150.63 HOME OCCUPATIONS..... 30
150.64 MANUFACTURED HOMES AND CONSTRUCTION TRAILERS..... 31
150.65 NONCONFORMING USES 32
150.66 OUTDOOR STORAGE..... 33
150.67 RENEWABLE ENERGY 33

150.68	SWIMMING POOLS	36
150.69	ADULT USE BUSINESS	36
150.70	RESERVED	37
150.80	SIGN REGULATIONS	38
150.81	REGULATING SIGNS.....	38
150.82	SIGNS, GENERAL REQUIREMENTS	38
150.83	SIGNS, BUSINESS AND INDUSTRIAL	39
150.84	SIGNS, RESIDENTIAL AND INSTITUTIONAL.....	41
150.85	ILLUMINATION.....	41
150.86	TEMPORARY SIGNS	41
150.87	SIGN PERMIT REQUIRED	42
150.88	SIGNS NOT REQUIRING PERMIT	42
150.89	SIGN EXEMPTIONS	42
150.90	DEVELOPMENT REVIEW PROCEDURES	43
150.91	ZONING PERMITS	43
150.92	SITE PLAN REVIEW PROCEDURES.....	45
150.93	CONDITIONAL USE PROCEDURES	47
150.94	APPEALS TO PLANNING COMMISSION DECISIONS	48
150.95	ZONING AMENDMENTS.....	48
150.96	ADMINISTRATIVE APPEALS AND VARIANCES	50
150.100	PLANNING COMMISSION.....	51
150.101	ORGANIZATION.....	51
150.102	POWERS.....	51
150.103	MEETINGS AND RECORDS	51
150.110	BOARD OF ZONING APPEALS.....	53
150.111	ORGANIZATION.....	53
150.112	POWERS.....	53
150.113	MEETINGS AND RECORDS	53
150.114	FILING OF APPEALS TO THE BOARD.....	54
150.115	INTERPRETATION OF ZONING TEXT OR MAP	54
150.116	VARIANCE REQUESTS AND PROCEDURES	55
150.117	DECISION OF THE BOARD	55
150.118	APPEALS.	56
150.120	ADMINISTRATION AND ENFORCEMENT	57
150.121	ZONING INSPECTOR.....	57
150.122	ENFORCEMENT	57
150.123	PENALTIES AND REMEDIES.....	57
150.130	DEFINITIONS AND INTERPRETATIONS	59
150.131	INTERPRETIONS.....	59
150.132	DEFINITIONS.....	59
	APPENDIX A, PERMITTED USE TABLE	69

150.00 GENERAL PROVISIONS

150.01 TITLE

- A. These regulations shall be referred to as the Village of Glandorf Zoning Code (Code) or Zoning Regulations (Regulations).

150.02 INTENT AND PURPOSE

- A. This chapter establishes the zoning regulations for the Village of Glandorf, Ohio, and provides for the administration, enforcement, and amendment thereof; all for the purpose of promoting public health, safety, morals, comfort, and general welfare; through the regulation of the use of land and the location, size and use of buildings, and other structures.

150.03 RELATIONSHIP TO THE COMPREHENSIVE PLAN

- A. These Zoning Regulations implement the Glandorf Comprehensive Community Plan. Except as otherwise required by applicable state or federal law, all provisions of these regulations shall be construed as in conformity with the Comprehensive Community Plan, including any Plan elements, public facility master plans, thoroughfare plans, and other future plans as amended.

150.04 COMPLIANCE REQUIRED

- A. The regulations set forth by this chapter shall be the minimum regulations and shall apply uniformly to each class or kind of structure or land except as hereinafter provided:
- B. Buildings shall only be erected, converted, enlarged, reconstructed, or structurally altered, or land shall only be used for a purpose permitted in the district in which the building or land is located.
- C. Buildings shall only be erected, converted, enlarged, reconstructed, or structurally altered, only in conformity with the height limit herein established for the district in which the building is located.
- D. Buildings shall only be erected, converted, enlarged, reconstructed, or structurally altered, only in conformity with the area regulations of the district in which the building is located.
- E. The yard requirements of these regulations are minimum regulations for each and every building existing at the effective date of these regulations and for any building hereafter erected or structurally altered.
- F. Every building hereafter erected or structurally altered shall be located on a lot as herein defined and in no case shall there be more

than one building on a lot except otherwise provided in these regulations.

- G. Buildings shall only be erected or structurally altered to the extent specifically provided hereinafter in conformity with the off-street parking and loading requirements of these regulations.
- H. Cooperatives, condominiums, and all other forms of property ownership do not affect the provisions of these regulations and all requirements shall be observed as though the property were under single ownership.

150.05 INTERPRETATION AND CONFLICT

- A. The provisions of this Code are declared to be the minimum requirements. The provisions of this Code, in their interpretation and application, are adopted for the protection of public health, safety, and general welfare.
- B. Highest Standard or Requirement Applies. Where a provision of this Code varies from another in this Code, the most restrictive requirement or regulation shall govern. The Zoning Inspector shall determine which Code provision sets the highest standard.
- C. Requirements versus Guidelines. The use of the word “shall,” “must,” “required,” or similar directive terms, mean provisions of this code are mandatory. The use of the word “should,” “encouraged,” “may,” or similar terms, mean the provisions are recommended.
- D. Interpretation by Zoning Inspector. Words, uses and technical standards shall comply with Chapter 150.130, Definitions.
- E. Resolution of Conflict. Where a code interpretation may have significant policy implications, the Zoning Inspector may refer the request directly to the Board of Zoning Appeals for review and interpretation.
- F. A copy of the Board’s interpretation shall be transmitted to the Planning Commission and Council and kept on as the official interpretation, until such time that the code or regulation is amended.

150.10 DISTRICTS AND BOUNDARIES

150.11 DISTRICTS

The Village is hereby divided in the following specific zoning districts:

- Residential:
 - RU - Rural
 - RC - Conservation
 - R1 - Single Family Residential
 - R2 - Single Family Residential
 - R3 - Two Family Residential

- Commercial:
 - B1 - General Business
 - B2 - Downtown Business
 - B3 - Highway Business
 - I - Industrial

- Other:
 - PI - Public and Institutional
 - PD - Planned Development

150.12 BOUNDARIES

- A. The boundaries of the districts are shown on the map attached hereto and made a part of hereof, which map is designated as the official "Zoning District Map." The district map and all notations, references, and other information shown thereon are a part of these regulations and have the same force and effect as if the district map and all the notations, references, and other information shown thereon shall fully set forth or described herein, the original of which district map is properly attested and is on file with the Clerk of the Village.

- B. Whenever any street, alley, or other public way is vacated by official action of the Council 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 area included in the vacation shall then and hence forth be subject to all appropriate regulations of the extended districts.

- C. Annexation - Territory annexed to the Village after the effective date of these regulations shall continue to be governed by the zoning regulations which governed the territory annexed immediately prior to the annexation, as enacted by board of county commissioners under Ohio Revised Code, Sections 303.01 to 303.25, or enacted by a board of township trustees under Ohio Revised Code, Sections 519.02 to 519.25, until the Council shall either officially adopt the existing zoning regulations or adopt new regulations for such territory.

150.20 ZONING DISTRICT REGULATIONS

150.21 PERMITTED USE TABLE

- A. Refer to “**Appendix A**”

150.22 CONDITIONAL USE

- A. Uses listed in the Permitted Use Table as “C” Conditional, shall require Planning Commission approval in accordance with the procedures in Section 150.93, Conditional Use Procedures.

150.23 PROHIBITED USES WITHIN THE VILLAGE

- A. Commercial Feed Lot
- B. Manufactured Home Parks
- C. Marijuana Cultivators, Processors and Dispensaries

150.30 SPECIAL DISTRICTS AND OVERLAYS

150.31 PLANNED DEVELOPMENT DISTRICT

- A. Purpose - The Planned Development (PD) district is intended to encourage innovative land planning and site design concepts that support quality of life, conservation of natural resources, topography challenges, economic development, and ingenuity as an alternative to conventional zoning.
 - 1. Encourage superior and imaginative design and function in developments.
 - 2. Provide greater flexibility that integrates development of residential and/or nonresidential land uses allowing for more efficient use of lands.
 - 3. Allow alternative development patterns that respect conservation, floodplains, forests and other uniquely sensitive or challenged lands.
 - 4. Promotes quality design that respects surrounding established land uses and character and respects and takes advantage of a site's natural and manufactured features including historic sites, agriculture, and waterways.
 - 5. Encourage the provision of usable common open space and natural amenities
 - (a) In addition to zoning districts established elsewhere in this code, a Planned Development District may be established and designated on the Zoning Map through a zone change.
 - (b) Use Regulations - There are not specifically prescribed uses within the boundaries of a Planned Development, however those that may be applied are specified in Appendix A, Permitted Use Table. A list of permitted uses within any specific PD shall be adopted as part of the master development plan and zone change.
- B. Planned Development District permitted uses shall be compatible with surrounding zoning districts and uses.
 - 1. Planned Development Districts may include one or more of the following uses:
 - (a) Commercial
 - (b) Industrial (minimum impact)
 - (c) Public-Institutional
 - (d) Residential

- C. Prohibited Uses - Expressly prohibited uses within any PD District include:
 - 1. Adult Business Establishments
 - 2. Manufactured Homes
 - 3. Manufactured Home Park

- D. The PD district designation may be applied within any existing zoning district with the limitations described herein:
 - 1. The proposed PD shall be designed to provide for the unified development of the area in accordance with the spirit and purpose of the Comprehensive Plan, adjacent land uses and compatibility with surrounding zoning districts
 - 2. Minimum design and construction standards for streets and alleys shall meet the requirements adopted in Chapter 151, Subdivision Regulations or other policies on record.
 - 3. The basis for review and approval of a PD application shall be the PD Narrative and Master Development Plan Map (Development Plan), which shall be adopted as a part of the rezoning ordinance in conformance with the requirements described in the regulations.
 - 4. Development Standards - The following standards represent broad parameters under which all PD developments must comply:
 - (a) Layout and Design. The design and layout of all Planned Developments shall display excellence in design by carefully considering significant and sensitive site features, such as topography, natural drainage patterns, roadway access and circulation, surrounding land uses, and general public welfare to result in desirable land development. The Council may require landscape buffers to screen site features.
 - (b) Yard Requirements for Perimeter Lots. All lots located along the perimeter of the PD shall have minimum front, side, and rear setbacks equal to those that would normally be specified in the zoning district prevailing at the time of application for PD approval.
 - (c) Perimeter lots fronting rights of way or adjacent development, shall be similar in size and scale to provide for visual compatibility of development(s) and transition area(s) into the PD District.

- (d) Off street parking and loading shall be required, including bicycle parking.
 - (e) Multi-modal connectivity - There shall be internal and external pedestrian and bicycle connectivity, which may include sidewalks, multi-use paths, striped bicycle lanes and the like.
 - (f) A PD District shall connect to the existing roadway, bicycle and sidewalk networks adjacent to the development.
5. Residential and Mixed Use (PD) Development Standards - In addition to the general development standards described in Section 150.31(E)above, PD's with a residential component shall meet the following development standards:
 6. Cluster Development - Clustering residential density is encouraged to provide additional common open space and protect the natural landscape.
 7. Residential Development - a PD District may include a mixture of dwelling types, including single-family, single-family attached, two-family, zero lot-line, and multi-family dwelling units, provided the maximum heights defined do not exceed adjacent uses.
 8. Required Open Space - A minimum of twenty percent (20%) of the land developed for residential purposes in a residential or mixed-use PD shall be developed to provide usable common open space and recreation.
 - (a) The required amount of common space shall be under one ownership, and provisions shall be established for maintenance and care.
 - (b) Legal articles relating to any organization of property owners in the development charged with such open space maintenance shall be submitted to the municipality prior to final Plat approval.
 - E. Commercial uses shall be compatible with the proposed residential component and character of area surrounding the PD
 - F. Planned Development District Application Process.
 1. Pre-submittal Meeting - Prior to submitting a PD application, the applicant shall meet with the Zoning Inspector and Engineer to review the proposed development pattern, compatibility of the development with adjacent uses and procedures for establishment of a PD district.

2. Master Plan and Zoning Amendment Application Procedures. The application accompanied by the narrative and Development Plan shall be processed as a zoning amendment and district change in accordance with Section 150.94. The applicant may process the site plan or subdivision plan (plat), if applicable, concurrently.
3. Planned Development District Application Requirements - In addition to the items required for any concurrent applications, the following shall be required:
 - (a) The name of the project, location map, developer, engineer, and existing zoning.
 - (b) A list of permitted conditionally permitted, and accessory uses allowed in each area of the development.
 - (c) A copy of proposed deed restrictions.
 - (d) A survey and legal description of the proposed development site, showing dimensions and bearings of the property lines; area in acres, topography, and existing features of the development site, including major wooded areas, streets, easements, utility lines, and existing land uses.
 - (e) The location, general dimensions, yard requirements and building types for the proposed development.
 - (f) Conceptual drawings of sewer and water facilities, as well as street and drainage systems.
 - (g) A table indicating acreage devoted to various development types.
 - (h) Conceptual landscaping plan for all buffers and other common areas.
 - (i) Architectural guidelines to apply throughout the development.
 - (j) A traffic, bicycle and pedestrian circulation plan shall show the location and design of all entrances and exits to the site, circulation drives, and parking areas, showing the number of proposed parking spaces.
 - (k) A description of the expected timing of the development.
 - (l) In addition to the above referenced requirements, the following may be required, depending on scale and

scope of project at the discretion of Village Officials or the Planning Commission.

- (m) Additional reasonable requirements concerning protection of adjacent properties, ingress-egress control, lighting, signs, traffic counts, and drives may be set by the Planning Commission or Council.
- (n) A traffic impact study, economic impact analysis, environmental review or other relevant studies may also be required at the discretion of Village Officials or the Planning Commission.

- G. Applications for consideration as a Planned Development District, together with the submittal requirements, shall be in accordance with Section 150.94, Zoning Amendments procedures and 150.92, Site Plan Review Procedures. Final consideration of rejection or approval of a PD District by Council shall include the Planning Commission's recommendation and shall require a majority of the full membership of Council.

150.40 INTENSITY AND DIMENSIONAL STANDARDS

150.41 MINIMUM LOT SIZE

ZONING DISTRICTS	MINIMUM LOT REQUIREMENTS	
	Minimum Lot Width (Feet)	Minimum Lot Area (Square Feet)
RU Rural	100	22,000
RC Conservation	100	22,000
R1 Single Family	90	12,000
R2 Single Family	60	8,500
R3 Two Family		
Single Family Dwelling	60	6,600
Two Family Dwelling	80	8,800 (4,400 per unit)
BI General Business	None	None
B2 Downtown Business	60	8,500
B3 Highway Business	None	None
I Industrial	None	None
PI Public/Institutional	None	None
PD Planned Development	Pursuant to an approved Planned Development plan.	

150.42 MINIMUM LOT DEPTH

- A. Pursuant to the Subdivision Regulations, Section 151.72 (G), the following applies to lot depths within the Village:
- B. No lot shall be less than One Hundred Ten (110) feet in depth; except that, whenever a lot fronts upon an exterior curved portion of a street, lot depth may be reduced to not less than One Hundred (100) feet.
- C. No lot shall have an average depth that is more than three (3) times its average width.

150.43 NONCONFORMING LOTS

- A. Where a lot of record, at the time of the effective date of these regulations, which has less area, depth or width as required within the zoning district regulations and of which there is no common ownership of contiguous lots or tracts:

- H. May continue to be used or modified in compliance with all other zoning regulations.
- I. Lots or tracts, contiguous under common ownership which individually do not comply with these regulations shall be combined prior to sale, expansion or change of use in order to conform to the requirements of this section.

150.44 HEIGHT AND YARD REQUIREMENTS (SETBACKS)

	ZONING DISTRICTS							
	RU, RC, R1	R2	R3	B1	B2	B3	I	PI
Maximum Height	35 feet	35 feet		45 feet				
Minimum Front Yard	30 feet	15 feet	15 feet	25 feet	15 feet	25 feet	25 feet	25 feet
Minimum Side Yard	10 feet	10 feet	10 feet	10 feet	0 feet	0 feet	25 feet	10 feet
Minimum Rear Yard	30 feet	30 feet	25 feet	25 feet	25 feet	25 feet	25 feet	25 feet

- A. Exceptions to Height Requirements. The above height limits may be exceeded in the following instances:
 - 1. Telecommunication towers, water and fire towers, where permitted, shall not exceed one hundred ten feet
 - 2. Church steeples, agricultural and industrial accessory structures and public or institutional buildings may be erected up to thirty feet higher than the maximum height permitted within the zoning district subject to conditional use approval pursuant to Section 150.032.
 - 3. Agricultural height exceptions shall only apply to RU and RC districts.

150.45 SUPPLEMENTAL YARD REGULATIONS

- A. Yard Measurement – Minimum yard requirements shall be measured from the lot line or right of way line. Public rights of way and alleys shall not count toward the minimum yard requirement.
 - 1. Dual Frontage - Lots that front on two non-intersecting streets shall provide the required front yard on both streets.
 - 2. Corner Lots – Lots located at the corner of two intersecting streets shall provide the required front yard on both streets.

- (a) At the intersection of two streets there shall be no sign, fence, wall, shrub, or other obstruction to vision exceeding three (3) feet in height above the established street grade or below twelve (12) feet in height within the site visibility triangle, which is the area of a corner lot, which is the area twenty (20) feet in distance along each intersecting street connected by a straight line.
3. Lots which are divided between more than one zoning district with different front yard requirements, shall provide for the same front yard setback which has been applied by adjacent buildings or the applicable front yard setback to the zoning district designation of the property's frontage.
- B. Required front yards shall be restricted to landscaped areas, driveways, sidewalks, signage and porches. Parking may be permitted in commercial districts, with the exception of B2, Downtown Business.
- C. Thoroughfare Plans or Reserved Right of Way - Where an agency of the federal, state or local government has approved future right of way acquisition or a thoroughfare plan, minimum yard requirements shall be measured based on the proposed right of way or thoroughfare plan.
- D. Public and Institutional Uses. The minimum width of a side yard for schools, libraries, churches, community buildings, and other public and semi-public buildings in residential districts shall be 25 feet, except where a side yard is adjacent to a Business (B) or Industrial (I) District, of which the underlying zoning district side yard requirements shall apply.
- E. Exceptions to Yard Requirements
 1. Where 40 percent or more of lot frontage is occupied by two or more buildings and where the front yard setback of one or more of the buildings is ten (10) feet or less; the front yard setback shall be an average of the of the distance of the deepest front yard provided and the required front yard setback per the zoning district.
 2. Any new buildings or structures shall comply with all yard requirements as provided in this zoning code.
 3. Sills, air conditioning units, chimneys, cornices, and other ornamental features may project into a required yard a distance not to exceed 24 inches.

4. Gas station pumps and pump islands may occupy required yard areas provided that they are a minimum of 15 feet from all lot lines.
5. Open fire escapes and balconies opening upon fire towers, and the ordinary projections of chimneys and flues into a rear yard shall be no more than three and one-half (3.5) feet and placed as to not obstruct light and ventilation.
6. Unenclosed porches, screened or unscreened, may extend up to five (5) feet into the required front yard in R districts.
7. Terraces and patios may extend into the required side yard to a maximum of five (5) feet from the side lot line or easement(s).
8. Garages accessed from an alley shall be located a minimum of ten (10) feet from the rear or side lot line or edge of pavement.

150.50 DEVELOPMENT STANDARDS

150.51 BUILDING AND DESIGN STANDARDS

- A. Residential. Building elevations and a list of materials shall be submitted with the zoning permit application to document compliance with this section.
 - 1. Preferred materials:
 - (a) Brick or stone
 - (b) Wood,
 - (c) Vinyl, composite or fiber cement siding.
 - (d) Glass
 - 2. Prohibited materials;
 - (a) Plywood
 - (b) Steel, aluminum or other metal siding
 - 3. Architectural features. Two or more of the following architectural features should be incorporated into the design of new residential structures; to break up large wall expanses and create visual interest:
 - (a) Windows and shutters
 - (b) Chimneys
 - (c) Two or more types of materials or styles of siding
 - (d) Cornices, gable vents or brackets
 - (e) Changes in roofline
 - (f) Other architectural features as deemed appropriate by the Zoning Inspector or Planning Commission.
 - 4. Garages. Detached accessory garages shall be of similar style, color, and material selection as the primary building. In meeting the standards for front elevation minimum materials, attached garage doors shall not be included in the calculations. Side or rear loaded garages are strongly encouraged.
 - (a) All primary and permanent garages and accessory structures shall have a minimum of ten (10) foot separation.
 - 5. Minimum Dwelling Unit Size
 - (a) One (1) Bedroom: 600 Square Feet

- (b) Two (2) Bedroom: 850 Square Feet
 - (c) Three (3+) Bedroom: 1200 Square Feet
- A. Non-Residential - Buildings with blank wall surfaces abutting rights-of-way shall incorporate architectural elements, changes in wall texture or windows to break up the mass and create visual interest.
- 6. The use of landscaping or other techniques may be approved by the Planning Commission.
 - 7. All mechanical equipment (including rooftop) must be screened from view.
 - 8. All entrances must be clearly defined and shall include one of the following:
 - (a) A minimum one-foot canopy, portico, or roof overhang.
 - (b) Architectural details such as moldings, tile work, display windows or other features.
 - (c) A combination of site amenities such as planters, benches, or trash cans; or
 - (d) Any equivalent technique to define entryways as approved by the Planning Commission.
 - 2. Permitted building materials shall be compatible with adjacent properties and a minimum of 33% of the building shall include one or more of these materials:
 - (a) Brick or stone.
 - (b) Wood (excluding plywood or wood sheeting).
 - (c) Vinyl, composite or fiber cement siding
 - (d) Split faced or textured masonry.
 - (e) Exterior insulation and finish systems (EIFS) or equivalent product.
 - (f) Other building finishes and materials may be approved by the Planning Commission if they are compatible with adjacent properties.

150.52 MINIMUM LANDSCAPE REQUIREMENTS

- A. Non-Residential
- 1. Ten (10) foot minimum landscape strip shall be provided adjacent to all rights-of-way.

- (a) Shade trees shall be planted within the landscape strip along major streets and highways and shall be spaced no less than forty (40) feet apart.
 - (b) Tree species and planting specifications shall be established by the Village.
 - (c) Along Main Street and within the B-2 zoning district, In lieu of the ten-foot landscape strip other landscape and hardscape requirements may be substituted as approved by the Zoning Inspector or until such time as the Village adopts a streetscape plan for the B-2 and/or Main Street corridor.
- 2. There shall be a minimum five- foot side and rear landscape area from the property line, which shall be curbed if adjacent to a right of way or used as stormwater retention or detention with approval of the Village
- 3. A minimum five-foot landscape area, planted with decorative trees, shrubs, flowers, or other plant materials shall be planted adjacent to all buildings.
 - (a) Where there is limited separation between the street or sidewalk and a building, alternatives such as planters or other decorative elements may be substituted as approved by the Zoning Inspector or Planning Commission.
- 4. Landscaping shall be installed along the perimeter of stormwater retention and detention areas and shall use native plants that perform well in moist environments to create natural a littoral edge.
- 5. Screening abutting Residential. For non-residential uses abutting a residential use, screening shall be provided, and maintained in good condition as a precondition to any and every non- residential use of such abutting property.
 - (a) Landscape material used for screening shall be installed so that within three years it shall mature to a minimum of five feet.
 - (b) Opaque fencing or walls may be used in lieu of landscape screening at a minimum height of five feet using decorative or compatible materials.
 - (c) Screening requirements along side lot lines shall begin along side lot lines behind the established front yard required.

6. All landscape areas shall be properly maintained and free of weeds. Dead or dying landscape materials shall be promptly removed and replaced

150.53 FENCES AND PLANTING AREAS

- A. Fences up to four (4) feet in height are permitted in the front yard and may be placed along the property line, with the exception of corner lots.
- B. Fences up to eight (8) feet in height are permitted in rear and side yards and may be placed along the side property line to the front of the house or primary building.
- C. Corner Lots. On corner lots, no fence shall be erected within twenty feet of an intersection or taller than three feet to ensure traffic visibility. This shall also apply to alleys.
 1. Fences erected on a corner lot in the rear and side yard facing the street shall be set back from the lot line a minimum of ten feet. Fences erected four feet or less, may be located in the side yard or on the lot line.
- D. Planted screens of any height are permitted in rear and side setbacks and may be placed along the side property line to the front of the building, unless the building is on a corner lot, in which case 150.53(C) shall control.

150.54 OFF STREET PARKING

- A. General Requirements
 1. All open parking areas shall be surfaced with a durable, dustproof surface consisting of concrete or asphalt concrete, adequate base as approved by the designated engineering personnel of the Village.
 2. Parking areas shall be maintained in a usable dustproof condition, free of potholes, and graded and drained so as not to accumulate surface water.
 3. Gross Floor Area, also referred to as "GFA," shall mean the floor area of the specific use, excluding any portion thereof used for parking, loading or circulation.
 4. Where fractional spaces result, the parking spaces required shall round up to the nearest whole number.
- B. Location of Parking
 1. Residential

- (a) Parking spaces required for residential buildings and uses shall be located on the same lot or tract for the building that it serves.
- (b) No parking spaces shall be located in the front yard of any Residential (R) zoning district with the exception of driveways.

2. Non-Residential

- (a) Parking spaces shall be located on premises within the side and rear yard or within two hundred (200) feet of the intended use.
- (c) Off Site Parking - Parking spaces that are not located on premises shall submit a zoning permit application in accordance with Section 150.91. The zoning permit shall be accompanied by a written instrument or lease agreement, enumerating the number, terms and timeframes of the agreement, executed by both parties if applicable. Non-renewal without replacing required parking shall result in a violation of these regulations.

C. Parking Space Requirements:

Uses	Number Required
RESIDENTIAL	
Single Family	Two for each dwelling unit.
Multi-family (per unit)	One for each studio or one-bedroom apartment. Two for each dwelling unit with two or more bedrooms.
Assisted Living, Convalescent, Group Home	One for each three beds
PUBLIC AND INSTITUTIONAL	
Private Club or Lodge	One per 250 square feet of GFA
Places of Worship	One for each four seats in main auditorium.
School (except high school or college).	Two (2) spaces for each classroom.
School, College, or high school.	Ten (10) spaces per classroom

Uses	Number Required
Community center, library, or museum or similar semi-public use.	One per 250 square feet of GFA
COMMERCIAL	
Bowling alley.	Four (4) for each alley.
Community entertainment facilities	One per 125 square feet of GFA One per 200 square feet of GFA
Commercial recreation facilities	One per four seats or 75 spaces per maximum occupancy.
Medical office	One per 200 square feet of GFA
Funeral Home	One for each 50 square feet of floor space in individual funeral service rooms.
Office, General	One per 300 square feet of GFA
Golf Course	Eight for each hole plus required space for clubhouse, bar or other accessory uses.
Hospital	One for each three beds.
Hotel or motel.	Five spaces plus one per sleeping room
Personal Services	One per 300 square feet of GFA
Restaurant, bars and taverns	One per 250 square feet of GFA
Retail Sales	One per 300 square feet,
Theater, auditorium or banquet hall	One for each four seats
INDUSTRIAL	
Manufacturing, research and testing or similar industrial use with onsite production.	Two spaces for every three employees on the maximum shift, plus space(s) to accommodate trucks and other vehicles used in connection with the business.

Uses	Number Required
Research and Testing	One per 300 square feet of GFA
Transportation, terminals, warehouse, wholesale distribution.	One per 1,000 square feet of GFA, plus space to accommodate all trucks and other vehicles.

- D. Shared Parking. Shared parking requests shall be submitted with an agreement executed by both parties and a zoning permit application pursuant to Section 150.91. Shared parking criteria includes the following:
 - 1. A Sunday or weekend only use may share up to 80% of its parking with non-residential uses that operate Monday through Friday.
 - 2. Daytime only or evening only non-residential uses may share up to 20% of its parking with use that does not have overlapping hours of operation.
- E. Mixed Use. Commercial, institutional, industrial and residential uses located on the same lot or tract which include more than one of the above referenced uses and which shall have differing hours of operation, may reduce aggregate parking requirements by fifteen percent (15%).

150.55 BICYCLE PARKING

- A. Purpose. The purpose of this division is to:
 - 1. Promote bicycling as an important and integral mode of transportation which enables healthy lifestyles, is affordable, and reduces greenhouse gas emissions;
 - 1. Provide requirements and standards efficient and safe bicycle parking meeting the parking needs of specific uses; and
 - 2. Provide the necessary bicycle parking facilities for a bicycle-friendly community.
- B. Number of bicycle parking spaces required

Uses	Number of Spaces
Retail Sales and Services	1 per 2,000 square feet
Eating and Drinking Establishments	1 per 2,000 square feet
Office	1 per 40,000 square feet

Auditoriums and Churches	1 per 40 seats
Schools	1 per classroom

- C. Bicycle parking facilities shall follow the following guidelines for:
1. Bicycle racks shall enable a U-lock to lock both the frame of the bicycle and bicycle tire to the bicycle rack.
 2. Bicycle racks shall support the frame of the bicycle in at least two places.
 3. Bicycle parking shall not encroach upon any five (5) foot pedestrian clear zone.
 4. Bicycle parking shall be secured with tamper-proof screws or be cast in place upon concrete. The concrete shall extend far enough in both directions from the bicycle parking for an entire bicycle to rest upon.

150.56 PARKING LOT DESIGN CRITERIA

A. Parking Lot Dimensions

Parking Stall Type	Width	Length	Drive Aisle Width
Parallel (180°)	8 feet	22 feet	12 feet
Perpendicular (90°)	9 feet	20 feet	22 feet
Angled (45°)	9 feet	18 feet	12 feet (one way) 22 feet (two way)

- B. Parking lots and spaces shall be properly delineated with striping, which is permanent, visible and not faded. This also includes any traffic control markings.
- C. Curbs or wheel stops shall be required for parking stalls along the perimeter of the property, allowing for a three foot overhang which does not extend beyond the property line, overhang a pedestrian walkway or sidewalk, and provides for an additional two feet when adjacent to a structure.
- D. Lighting shall be provided for all commercial, industrial and multifamily uses and shall be hooded or shielded as to reflect light away from abutting properties and rights of way.
- E. To the extent possible, adjacent parking lots should be connected by a drive aisle or aggregated for shared parking and access to minimize access drives off of streets and highways.

F. Landscaping.

1. There shall be a minimum five (5) foot landscape buffer between parking areas and the property line, with the exception of adjacent parking lots that share parking.
2. One standard tree of at least eight (8) feet tall and with a three-inch (3") caliper shall be planted for every ten parking spaces.
3. For parking lots containing twenty (20) or more parking spaces a tree island, the length of adjacent parking spaces, shall be provided at no less than ten parking stall intervals.
4. Off-street parking areas for more than five (5) vehicles shall be effectively screened on each side which adjoins premises situated in any residential district, or any public or institutional use by the use of a fence or a hedge.
 - (a) Buildings and structures within the B2 zoning district are exempt in order to create a cohesive and walkable experience for patrons.
5. A minimum of ten percent of any parking area shall be pervious, this may include landscape areas and stormwater management.

G. Accessible parking shall be required in compliance with the 2010 ADA Standards and any updates thereto.

150.57 OFF STREET LOADING REQUIREMENTS

- A. Loading Zone Dimensions. Each loading space shall be fourteen (14) feet clear in height and directly accessible to a door.
1. For buildings less than 25,000 square feet, loading space dimensions shall be a minimum of twenty five (25) feet long and not less than twelve (12) feet wide.
 2. For buildings 25,000 square feet or more, loading space dimensions shall be a minimum of fifty (50) feet long and thirteen (13) feet wide.
- B. Number of Loading Spaces Required

Use	Number of Spaces
Office	<ul style="list-style-type: none">• One (1) space for 5,000 to 50,000 square feet of gross floor area.• Two (2) spaces for buildings exceeding 50,000 square feet up to 200,000 square feet

Use	Number of Spaces
	<ul style="list-style-type: none"> • One (1) additional space for each 75,000 square feet exceeding 200,000 gross floor area
Retail, Service and Wholesale	<ul style="list-style-type: none"> • One (1) space for 2,000 to 20,000 square feet of gross floor area. • Two (2) spaces for buildings exceeding 20,000 square feet up to 100,000 square feet • One (1) additional space for each 75,000 square feet exceeding 100,000 gross floor area
Industrial and Manufacturing	<ul style="list-style-type: none"> • One (1) space for each 10,000 square feet of gross floor area or fraction thereof in excess of 5,000 square feet.

150.58

DUMPSTER ENCLOSURES

- A. Solid fencing or a wall shall be installed around any trash dumpsters or receptacle for commercial or industrial use to provide year-round visual screening and shall meet the following minimum standards:
1. Screening shall be a minimum height of six feet.
 2. All four sides of the dumpster must be screened.
 3. The screen should incorporate access to the dumpster by using a wooden fence or another opaque device to serve as a gate.
 4. Fencing and/or screening around dumpsters shall be maintained in good condition and free of any advertisement.

150.60 SUPPLEMENTAL REGULATIONS

150.61 ACCESSORY BUILDINGS AND STRUCTURES

A. General Requirements

- 1. Accessory buildings or structures shall only be located within the side or rear yard and the aggregate of all accessory structures shall not occupy more than thirty percent (30%) of the yard area.
- 2. Accessory buildings or structures that are five hundred (500) square feet or less shall be a minimum of five (5) feet from the side and rear lot lines and shall not exceed the height of the primary structure.
- 3. Accessory buildings or structures that exceed five hundred (500) square feet shall comply with the zoning district requirements for a principal structure.
- 4. There shall be no more than three (3) accessory buildings or structures permitted per property, excluding pools, ponds and attached decks and patios.
- 5. No accessory building or structure shall be constructed upon a lot until the construction of the primary structure has commenced
- 6. No accessory buildings or structures shall be used unless the primary structure or use is also being used.
- 7. Accessory buildings may not be used for dwelling purposes.

B. Permitted in all Residential districts:

- 1. Garages and sheds, not to exceed five hundred (500) square feet, with the exception of:
 - (a) Lots exceeding 8,000 square feet may add an additional two hundred (200) square feet for every additional 3,000 square feet of lot area.
 - (b) No garage or shed shall exceed 1,000 square feet.
- 2. Tennis, Basketball or other similar recreational facilities.
- 3. Swimming pools built in accordance with Section 150.68
- 4. Patios, Decks and Gazebos
- 5. Renewable energy systems pursuant to Section 150.67
- 6. Similar uses customarily accessory to residential

C. Permitted in Commercial, Industrial and Public/Institutional districts:

1. Parking lots built in accordance with Section 150.54
2. Patios, Decks and Gazebos.
3. Dumpster enclosure
4. Storage building(s) incidental to the primary use
 - (a) Storage buildings or storage areas incidental to commercial, industrial or public institutional uses shall not exceed forty percent (40%) of the gross floor area of the primary building.
5. Renewable energy systems pursuant to Section 150.67
6. Similar uses customarily accessory to the specific non-residential use as long as it complies with Section 150.61(C)(4)(a) and as determined by the Zoning Inspector

150.62 FARM ANIMALS AND APIARIES

A. General Requirements

1. Small livestock and bees must be kept in a manner that limits odors, the attraction of insects or rodents, does not cause a nuisance to neighbors and does not cause a health hazard.
2. Small livestock and bees may be kept for personal use only and may not be used for commercial purposes.
3. Area requirements for livestock and bees are cumulative on a lot regardless of the type of animal. You may not use the same space on the property for two or more different types of animals.
4. Small livestock and bees may be kept on a vacant lot which is contiguous to the owner of the animals and combined meets the minimum requirements of the zoning code.
5. The slaughtering of animals must be done inside and in a manner that limits odors, attracts insects and rodents and does not cause a nuisance or health hazard.
6. A zoning permit is required for all fencing, enclosures and structures associated with the keeping of animals.
7. The Village may create a permit or registration process for small scale livestock, and any other administrative requirements to preserve the health, safety and well-being of its residents and to ensure the humane treatment of animals.

B. Bees (Apiaries)

1. No person, being the owner of or leasing of property, shall have apiaries and/or raise bees in the Village, unless;

- (a) The Beekeeper and/or apiaries are managed in accordance with Ohio Revised Code, including Chapter 909; and,
- (b) The Beekeeper shall not opt out of the annual inspection by the County or State bee inspector as part of the Ohio Department of Agriculture; and,
- (c) The Beekeeper shall be able to produce an inspection certificate annually for the Village upon request.

2. Location and Setbacks

- (a) Beehives must be kept a minimum of twenty five (25) feet from any property line.
- (b) Beehives must be located in the side or rear yard
- (c) Beehives may be kept on a vacant lot so long as the owner of the bees occupies an adjacent lot.
- (d) Beehives and colonies shall be placed so that they face away from neighbors and so that the flight path does not interfere with outdoor activities in adjacent properties.
- (e) Beehives and apiaries shall not be permitted in R3 Zoning District.

3. Colony Density

- (a) For each colony permitted to be maintained under this ordinance, there may also be maintained upon the same apiary lot, one nucleus colony.
- (b) Number of colonies permitted:

Property Size	# of Colonies
10,000 square feet to ½ acre	1
Larger than ½ acre up to 1 acre	2
Larger than 1 acre but less than 5 acres	4
5 acres or more	No more than 10

C. Chickens, Ducks and Rabbits and Similar Sized Animals

1. Location and Setbacks

- (a) Coops, cages and other enclosures must be located in the rear or side yard.

- (b) Coops, cagers and other containment structures must be located fifteen (15) feet from any property line.
- (c) Roosters, geese, turkeys or other large vocal poultry are only permitted in RU and RC districts on lots 2 acres or more.

2. Number of Poultry or Rabbits Permitted

Property Size	Number of Animals
12,000 square feet to up to 1/2 acre	2
Larger than 1/2 acre up to 1 acre	6
Larger than 1 acre but less than 2 acres	10
2 acres but less than 5 acres	16
5 acres or more in R1	20
5 acres or more in RU or RC	100

3. Coops, Cages and Enclosures

- (a) All animals shall be provided with a covered, predator-proof coop or cage or other enclosure, and of sufficient size to permit free movement of the animals, exclusive of areas used for storage of materials or vehicles.
- (b) The total area of all coops or cages shall be a minimum of four (4) square feet per animal.
- (c) Coops and cages, singly or in combination, shall not exceed fifteen (15) feet in height.
- (d) Birds and poultry must have access to an outdoor enclosure
- (e) Coops, cages and enclosures are considered accessory structures and shall meet all other zoning requirements.

D. Goats, Swine, Sheep and Hooved Animals

1. Location and Setbacks

- (a) Permitted in RU, Rural District only.
- (b) Barns/stables must be located in the rear or side yard.
- (c) Barns/stables must meet the rear and side setbacks of the principal structure and be a minimum of one hundred (100) feet from any neighboring residence.

- (d) Existing structures that are non-conforming may not be used as a barn or stable
- (e) All fencing must meet zoning requirements.

2. Number of Equine, Bovine and Swine.

Property Size	Number of Animals
2 acres but less than 3 acres	1
3 acres but less than 5 acres	3
5 acres or more in RU or RC	10

3. Number of sheep and goats

Property Size	Number of Animals
2 acres but less than 3 acres	4
3 acres but less than 5 acres	6
5 acres or more in RU or RC	15

4. Barns, Stables and Enclosures

- (a) All animals must be provided with covered shelter
- (b) Barns and stables count as accessory structures
- (c) Animals must have access to an outdoor enclosure

150.63 Home Occupations

- A. Home occupations are permitted as an accessory to a residential use under the following conditions:
- B. No more than 25% of the gross area of a dwelling unit shall be used. Use of accessory buildings for these purposes is permitted.
- C. No use shall require external alterations or involve major construction to accommodate the home occupation use.
- D. There shall be no outdoor storage of any kind related to said occupation and no more than one additional vehicle at a time.
- E. Signage advertising the home occupation shall not be permitted.
- F. Permitted home occupations:
 - 1. Artists, crafters, and musicians, including one on one instruction.
 - 2. Dressmakers, seamstress, and tailors.

3. Family day care home, in compliance with Ohio Department of Jobs and Family rules.
 4. Office facility of a counselor, psychiatrist or other professional that provides counsel mental and/or emotional counsel one on one.
 5. Office facility for professionals that service customers off-site or remotely.
 6. Office facility for an individual providing professional services such as architecture, financial services, attorney, or real estate agent.
 7. Computer operations where the residents can conduct their work at home.
- G. All home occupations and businesses shall be required to register with the Village Income Tax Department and remit local income taxes as applicable.

150.64 MANUFACTURED HOMES AND CONSTRUCTION TRAILERS

- A. Manufactured Homes and Construction Trailers shall only be permitted in the Village as a temporary use.
- B. Manufactured homes for temporary use may be considered if:
 1. The applicant is in the process of building a permanent dwelling unit on site; or
 2. If the facts show that the applicant has a health condition or is a caregiver for a person with a health condition that would require temporary co-location for the provision of care.
 3. During construction, emergencies or for life safety reasons
 - (c) Zoning Permit Required. A zoning permit for temporary placement shall require Planning Commission approval and meet all zoning permit application requirements.
- C. Permit Required. Manufactured Homes and Construction Trailers shall require a zoning permit.
 1. Manufactured Homes.
 - (a) Zoning permits for the primary structure and temporary structure may be applied for concurrently.
 - (b) No manufactured home shall be placed on site until the zoning permit has been approved for the primary residence.

- (c) Installation. All manufactured homes shall require a permit from the Ohio Department of Commerce prior to installation and shall comply with all district zoning regulations and O.A.C. 4781-6, Ohio Model Manufactured Home Installation Standards.
- D. Length of Permit. A zoning permit for temporary placement shall be valid for a period of two years and may only be renewed for a period of one year for good cause and approval of the Planning Commission.
 - 1. Construction Trailers shall be removed within thirty (30) days of completion of construction projects, regardless of length of approved permit.
- E. Permit Expiration. Upon expiration of the temporary use zoning permit the manufactured homes and all appurtenances and utilities shall be properly disconnected and removed within sixty (60) days.
 - 1. The Village reserves the right to remove and dispose of the manufactured home or construction trailers should the owner not comply with the permit expiration terms above or abandoned for six months or more. The Village shall recover all costs in full for said removal and associated costs through any remedies available to the Village.

150.65 NONCONFORMING USES

- A. Any lawful use of buildings or land existing on the effective date of this zoning code may be continued, even though such use does not conform to the provisions of this chapter. The nonconforming use of a building may be extended throughout those existing parts of the building, which were arranged or designed for such use. No nonconforming building or structure shall be moved, extended, enlarged, or altered and no nonconforming use of land shall be expanded.
- B. Discontinuance of Nonconforming Use or Structure. No building or portion thereof used in whole or in part for a nonconforming use is discontinued for a continuous period of one year, whether or not the equipment or fixtures are removed, any future use shall be in conformity with these zoning regulations, applicable building codes and engineering standards.
- C. Destruction of Nonconforming Use or Structure. No building which has been damaged by any cause whatsoever to the extent of more than fifty percent (50%) of the fair market value of the building immediately prior to damage, shall be restored except in conformity with these regulations, and all rights as a nonconforming use are terminated.

- D. If a building is damaged by less than fifty (50) percent of the fair market value, it may be repaired or reconstructed and used as before the time of damage, provided that such repairs or reconstruction be substantially completed within twelve (12) months of the date of such damage and there is no expansion of the use or gross floor area.
- E. The casual, intermittent, temporary, or illegal use of land or buildings shall not be sufficient to establish the existence of a nonconforming use and the existence of a nonconforming use on the part of a lot or tract shall not be constructed to establish a nonconforming use on the entire lot or tract.
- F. The Zoning Inspector shall have the authority to determine if a nonconforming use or structure exists.

150.66 OUTDOOR STORAGE

- A. Outdoor storage shall not interfere with parking or the safe and unobstructed use of vehicular or pedestrian access ways or walkways.
- B. Outdoor storage shall not be located in any required setback on the property.
- C. Outdoor storage areas shall be fully screened with an opaque fence or wall not to exceed the fence height regulations as set forth in Section 150.53 and shall be kept in an organized and orderly manner, with no growing or noxious weeds permitted.

150.67 RENEWABLE ENERGY

- A. General Requirements
 - 1. Renewable energy systems, other than solar farms, shall be considered ancillary to the primary use within all zoning districts, subject to the provisions of this zoning code.
 - 2. Renewable energy systems shall not constitute an increase in maximum lot coverage or rear yard coverage and shall be included in the overall calculation for that zoning district.
 - 3. Any renewable energy system, including related equipment, that becomes inoperable shall be repaired or removed at the owner's expense within one (1) year of the date the system became inoperable.
 - 4. All renewable energy systems shall require a zoning permit.
- B. Solar Energy Generation Systems, Accessory
 - 1. Solar collector systems and solar equipment shall be located in a manner to minimize view blockage of surrounding properties and shading of properties to the north.

2. Solar collectors may be attached to the roof or the building wall, but not both.
3. Solar collectors on a building wall shall be flush mounted or integrated and shall be attached so as not to face a street.
4. Roof Mounted System.
 - (a) Roof mounted solar collectors may project eighteen (18) inches above the maximum building height from the roof to the highest edge or surface of the system.
 - (b) Roof mounted solar collectors installed on a building or structure with a sloped roof surface shall not project vertically above the peak of the roof to which it is attached.
 - (c) Solar collectors mounted on a flat roof shall be placed no higher than six (6) feet above the roof at its highest point and shall not be visible from the street.
5. Building Integrated System. Solar collector systems integrated as the surface layer of a roof structure shall be permitted subject to requirements of the Ohio Building Code and other applicable state and local legislation.
 - (a) Solar collectors integrated as the surface layer of a roof structure may be located on any part of the roof.
6. Freestanding System. Solar collectors that are not attached to a building shall be permitted as an accessory structure subject to the following regulations:
 - (a) Free-standing solar collectors shall be permitted in the rear yard only.
 - (b) Free-standing solar collectors shall be setback according to the setback requirements of the zoning district.
 - (c) Free-standing solar collectors shall not exceed a height of five (5) feet in residential zoning districts and ten (10) feet in non-residential zoning districts.
 - (d) The surface area covered by a free-standing system shall not exceed two (2) percent of the lot and shall be calculated as part of the maximum lot coverage for the zoning district.
 - (e) Free-standing solar collectors shall not be visible from adjacent property and shall be screened by landscaping or fencing where necessary.

C. Solar Energy Generation Systems, Solar Farms.

1. Solar energy generation as a principal use, referred to as a Solar Farm, may be permitted as a conditional use, in RU, Rural, RC, Conservation and PI, Public/Institutional zoning districts.
2. Solar Farms shall comply with all zoning district regulations and any other conditions of approval and shall be subject to the follow supplemental regulations:
 - (a) All solar farms shall meet minimum requirements of the zoning district in which it is located including height, setbacks, and other requirements of these zoning regulations.
 - (b) Fence. Physical access shall be restricted by fencing or walls a minimum of five (5) feet in height and in compliance with Section 150.53
 - (c) All solar collectors and energy generation equipment shall be located a minimum of fifty (50) feet from any lot line under separate ownership.
 - (d) All solar farms must comply with Section 150.52 Landscaping.

D. Wind Energy Generation

1. General Requirements:
 - (e) The maximum height of any wind turbine in a residential zoning district shall not exceed the maximum height permitted within the zoning district.
 - (f) The maximum height of any wind turbine for public or commercial generation shall be forty (40) feet. Heights exceeding forty (40) feet may be reviewed and approved as a conditional use by the Planning Commission in accordance with Section 150.83
 - (g) Wind turbines exceeding two hundred (200) feet in height shall require documentation of FAA approval.
 - (h) Setbacks. Any wind turbine erected on a parcel of land shall be located within the rear yard and shall meet the required setbacks of the zoning district and will need to establish a “clear fall zone” equal to the maximum height of the wind turbine from all neighboring property lines, structures, as well as any structures on the parcel intended for the wind turbine.

- (i) Ice. The potential ice throw or ice shedding for the wind turbine shall not cross the property lines of the site in question nor impinge on any public right-of-way or overhead utility line.

150.68 SWIMMING POOLS

- A. Swimming pools are to be used solely for the enjoyment of the occupants and guests of the principal use of the property on which it is located.
- B. Swimming pools may not be located closer than ten (10) feet to any property line of the property to the water's edge.
- C. Fencing. Swimming pools, both in ground and above ground, shall have a minimum four (4) foot wall or fence with a gate and lock enclosing the pool or the property on which it is located to prevent uncontrolled access by children to the street or from adjacent properties.
- D. Prior to construction of a pool, temporary fencing shall totally enclose the construction area and shall be removed within 14 days of completion.
- E. Proper drainage shall be provided to ensure that pool or pond overflow does not affect adjacent properties.
- F. Portable or inflatable swimming pools and garden ponds less than three (3) feet in depth are exempt from these requirements.
- G. Swimming ponds shall not be considered a swimming pool and are not permitted.

150.69 ADULT USE BUSINESS

- A. Adult use businesses shall not be located within:
 - 1. Five hundred feet of residential zoned districts;
 - 2. One thousand feet of any other adult business;
 - 3. Five hundred feet of a day care center, church, public parks, schools, libraries, or other public buildings; and
 - 4. Five hundred feet from any establishment with a liquor license.
- B. The distance shall be measured in a straight line, without regard to intervening structures, from the closest exterior structural wall of each business.
- C. All building openings, entries, windows, and openings shall be located, covered, or otherwise arranged in such a manner to prevent a view into the interior of the use.

- D. Minors Prohibited. No person under the age of 18 years shall be permitted on the premises of a sexually oriented business.
- E. Hours of Operation. No sexually oriented business shall be or remain open for business between 12:00 midnight and 6:00 a.m. on any day, except that a sexually oriented business that holds a liquor permit pursuant to Chapter 4303 of the Ohio Revised Code may remain open until the hour specified in that permit if it does not conduct, offer, or allow adult use business activities in which the performers appear nude.

150.70 RESERVED

150.80 SIGN REGULATIONS

150.81 REGULATING SIGNS

- A. The intent of this section is to regulate all signs within the Village of Glandorf to ensure that they are appropriate for their respective uses and locations, in keeping with the appearance of the subject property and surrounding environment, and protective of public health, safety, and general welfare by:
 - 1. Ensuring sign design that builds on the community character, image, and historic context.
 - 2. Prohibiting the erection of signs in such numbers, sizes, designs, illumination, and locations as may create a hazard to pedestrians and motorists; and,
 - 3. Setting standards and providing uniform controls, based on best practices that permit reasonable use of signage for advertising.
 - 4. No sign shall be permitted in any district except as hereinafter provided.

150.82 SIGNS, GENERAL REQUIREMENTS

- A. Sign Area. Sign area shall mean the area of all lettering, wording, and accompanying designs, logos, and symbols. The area of a sign shall not include any supporting framework, bracing or trim which is incidental to the display, if it does not contain any lettering, wording, or symbols.
- B. Maximum Sign Area. The area of all permanent advertising signs B, Commercial and I, Industrial districts shall be equivalent to two (2) square feet of sign area for each linear foot of width of a building.
- C. For the purpose of this section, width shall be measured along the building face parallel to the primary street right of way. In the case of a corner lot, either building face may be used in determining maximum sign area.
- D. The aggregate of all sign area on a site shall not exceed a maximum of six hundred (600) square feet.
- E. Where the sign consists of individual letters and/or symbols attached to a building, awning, wall, or window, the area shall be that of the smallest rectangle around all letters and symbols.
- F. Double Sided Signs. Only one side of the sign shall be counted when calculating sign area.
- G. No building wall or sign shall be used for display of advertising except that pertaining to the use within such building.

- H. No part of any sign shall be located within two (2) feet of the back of the curb.
- I. Abandoned signs shall be removed within 30 days by the owner or lessee of the premises.

150.83

SIGNS, BUSINESS AND INDUSTRIAL

- A. Awning and Canopy Signs. Awning and canopy signs shall meet the following criteria.
 - 1. Awnings and canopies must be centered above architectural elements such as windows or doors, or if comprised of the length of the building face. Signage or sign copy shall be centered on the awning or canopy.
 - 2. If the awning or canopy sign is mounted on a multi-tenant building, all awning or canopy signs shall be consistent in terms of height, projection, and style across all tenants in the building.
- B. Changeable Copy Sign. Changeable copy signs are permitted only when integrated into a monument, wall, or portable sign. Changeable copy lettering shall be of the same color, size, and font.
 - 1. Changeable copy signs may be electronic or manual
 - 2. No copy or message may contain text which flashes, pulsates, moves, or scrolls. Each complete message must fit on one screen.
 - 3. If there is an automatic change of copy or message it shall be accomplished within three seconds. Individual messages shall remain fixed for a minimum of twenty seconds.
- C. Ground Signs. No ground sign, including its structure, shall exceed fifteen (15) feet above ground level.
 - 1. Ground signs shall be a minimum of ten feet off of any right-of-way or lot line.
 - 2. Signs located at a corner or near an intersection shall comply with Section 150.45(C).
 - 3. Ground signs shall be at least six (6) feet from any wall or fence or any obstruction that would prevent clear passage around the structure.
 - 4. There shall be only one ground sign per street frontage.
 - 5. Total sign area shall not exceed sixty square feet per side.
 - 6. There shall be no more than four (4) feet of space between the lower edge of such sign and the ground level. The base

of the sign may consist of posts, podium or other structure and may include low shrubbery or landscaping.

7. Signs may include the following information:
 - (a) Name of the development
 - (b) Logo or special symbol
 - (c) Address number
 - (d) If more than one tenant, a list of tenants in a small font all of the same color and size.
 8. Every ground sign shall be constructed in a secure and substantial manner.
- D. Projecting Signs. All projecting signs shall be at least ten feet above the pavement or sidewalk and shall not project more than four (4) feet from the face of a building and a minimum of ten (10) feet from the ground or sidewalk.
- E. Wall Signs. Wall signs shall meet the following criteria:
1. No wall sign shall extend beyond the building more than 12 inches.
 2. No wall sign shall be erected so as to cover the doors or windows of any building or otherwise prevent free ingress and egress to or from any window, door, or any fire escape of any building.
 3. Wall signs shall be a minimum of ten (10) feet above the ground or sidewalk.
- F. Window signs. Window signs may be painted, attached, or hang within six (6") inches to the inside of windows and glass doors facing the street. This type of signage may contain text, graphic logos, and other images.
1. Maximum area: Twenty-five (25%) percent of the total transparent glass area of windows and doors facing the street and limited to ground floor windows only.
 2. Window signage not exceeding 5% of the total glass area, such as business name or hours of operation shall be permitted and will not be counted toward the total permissible signage square footage.
 3. Temporary window signs shall not exceed four (4) square feet.

150.84 SIGNS, RESIDENTIAL AND INSTITUTIONAL

- A. Residential Developments. Subdivisions (10 units or more) shall be permitted one (1) identification ground sign per street frontage, pursuant which may include the following.
- B. All other signs in residential districts shall not exceed one square foot in area and bear only property numbers, post box numbers, or names of occupants of premises.
- C. Church or public building bulletin board signs shall not exceed 12 square feet in area.

150.85 ILLUMINATION

- A. All signs may be illuminated internally or externally provided the source of light is not directly visible.
- B. Illumination shall be placed to reflect away from the adjoining premises and no more than 0.2 foot candle shall be detected at any boundary to the property.
- C. Illumination shall not be so placed as to cause confusion or a hazard to traffic or conflict with traffic control signs or lights

150.86 TEMPORARY SIGNS

- A. Temporary ground signs advertising future use, construction or development of property on which such signs are located may be maintained subject to the provisions of this section, provided such signs do not exceed thirty (30) square feet in area and are removed within thirty (30) days of completion
- B. Commercial Real Estate Signs. Real estate signs in B and I districts for for the purposes of leasing or sale of vacant space or land shall not exceed 48 square feet or remain more than ~~90~~ 30 days after sale or full occupancy.
- C. Temporary signs in residential areas. Signs advertising the sale of property, open house, garage sales and the like shall not exceed twelve square feet in area when located upon property to which the sign refers and shall not be located closer than ten feet to a lot line.
- D. Real estate signs shall be removed with fourteen days of closing
- E. Garage sale signs and constructions signs shall be removed within three days of conclusion or completion.
- F. Signs referring to church, school, political or community events any other shall be located a minimum of five (5) feet from the right of way line.

- G. Political signs and community event signs shall be removed within seven days after the event.
- H. Portable signs. Portable signs or A-Frame signs shall be permitted in B districts with the following provisions:
 - 1. Shall not exceed twelve square feet
 - 2. Shall not obstruct pedestrian circulation and shall provide for a minimum of forty eight inches of access when placed on a sidewalk
 - 3. Shall only be displayed during business hours.

150.87 SIGN PERMIT REQUIRED

- A. A sign permit is required for each sign or sign plan unless otherwise noted in this section.
- B. Each application for a sign permit shall be accompanied by the following:
 - 1. A drawing showing the design proposed, the size, character and color of letters, lines and symbols, materials and method of illumination.
 - 2. The exact location of the sign in relation to the building and property, the details, and specifications for construction.
 - 3. A fee shall accompany each application for a sign permit.

150.88 SIGNS NOT REQUIRING PERMIT

- A. Temporary signs with an area of twelve (12) square feet or less shall not require a permit.
- B. Portable signs

150.89 SIGN EXEMPTIONS

- A. Public notices, traffic control signs, wayfinding and other official signs and notices are exempt from the provisions of this section.
- B. Signs erected by the Village in fulfilling a public purpose.
- C. Directional signs, not containing advertising, are exempt from the maximum square footage requirements and shall be approved by the Zoning Inspector.

150.90 DEVELOPMENT REVIEW PROCEDURES

150.91 ZONING PERMITS

- A. It shall be unlawful to construct, alter, or to commence the construction or alteration of a building or structure, without first filing with the Zoning Inspector an application in writing and obtaining a formal permit.
- B. A zoning permit shall be required for any of the following:
 - 1. Construction or enlargement of any building or structure, including accessory structures.
 - 5. Site improvements such as parking lots, driveways and swimming pools.
 - 6. Renewable Energy Systems, in accordance with Section 150.67
 - 7. Temporary Manufactured Homes and Construction Trailers, in accordance with Section 150.64
 - 8. Signs, in accordance with the requirements in Section 150.87
 - 9. Off-site and Shared Parking, in accordance with Sections 150.54(B)(2)(b) and (B)(5)
- C. Application. An application for permit shall be submitted in such form as the Zoning Inspector may prescribe. Such application shall be made by the owner or lessee, or authorized agent, including, the architect, engineer, or building contractor employed in connection with the proposed work.
 - 1. If such an application is made by a person other than the owner, it shall be accompanied by a duly verified authorization signed by the owner of record.
 - 2. Application shall contain the full names and addresses of the applicant and of the owner, and, if the owner is a corporate body, of its responsible officers.
 - 3. Applications shall briefly describe the proposed work and shall give any additional information as may be required by the Zoning Inspector.
 - (a) Applications for a sign permit shall submit supplementary information in accordance with Section 150.87.
 - (b) All other permit applications shall be accompanied by a Plot Diagram as described in Section 150.91(D) and any other supplementary information described in this zoning code.

4. Applications shall be accompanied by payment of such fees as the Council may determine from time to time.
 5. Applications for permit shall not be considered complete until all information as requested has been submitted to the Zoning Inspector.
- D. Plot Diagram: For permit applications, excluding signs, a plot diagram shall also be submitted with the application. The Plot Diagram shall be drawn to scale in a form and include the following:
1. Name and site address
 2. Location and dimensions of the proposed improvement(s), including:
 3. Dimensions of the proposed improvement.
 4. Distance from all lot lines.
 5. Location of existing buildings and structures.
 6. For new construction:
 - (a) Floor Plan
 - (b) Front, Rear and Side Elevations
 - (c) Material list, if applicable.
 7. Any other details, plans or information, deemed necessary by the Zoning Inspector to adequately review the permit.
- E. Amendments. Nothing in this section shall prohibit the filing of amendments to an application or to a plan, at any time before the completion of the work as long as said work does not continue until such amendment is approved.
- F. Duration of permit. Zoning permits shall be valid for a period of one (1) year with an option to request an extension for an additional year. Zoning permit extensions may be granted by the Zoning Inspector under the following conditions:
1. Construction shall have been started within six (6) months of approval.
 2. Construction shall be fifty percent (50%) or more complete within one (1) year of approval.
 - (a) A permit under which no work is commenced within one (1) year after issuance shall expire automatically.
 3. Should a permit expire prior to completion of construction, without an extension, a new zoning permit application shall be submitted of which approval of said application is at the discretion of the Zoning Inspector.

- G. Condition of Permit All work performed under a permit issued by the Zoning Inspector shall conform to the approved application and plans, and approved amendments thereof.
- H. Revocation of Permit. The Zoning Inspector may revoke a permit or approval issued under the provisions of zoning regulations if it is found that there were false statement or misrepresentation as to a material fact in the application or construction is not in compliance with the approved permit.

150.92 SITE PLAN REVIEW PROCEDURES

- A. Site plan review shall be required for all projects meeting the following threshold(s):
 - 1. Expansion of an existing commercial, industrial, or public/institutional buildings or building footprint by 20% or more of gross floor area.
 - 2. New commercial or industrial construction of 1,000 square feet or more.
- B. Minor Site Plan Review. Site plans that meet the following requirements shall be reviewed and approved administratively and, upon approval, issued a zoning permit.
 - 1. Construction of 5,000 square feet or less
 - 2. Construction or project does not require conditional use, zone change, variance, or other modifications to code requirements.
- C. Major Site Plan Review Submittal Requirements. Sites that exceed minimum thresholds for Minor Site Plan Approval shall require site plan review and approval by the Planning Commission.
- D. Site Plan Review Submittal Requirements. A Site Plan shall be accompanied by a zoning permit application as well as other applicable forms and a fee as prescribed by the Council and shall include at a minimum the following elements:
 - 1. Site location and site data table as prescribed by the Zoning Inspector.
 - 2. Property survey including location of right of ways and easements
 - 3. Location and dimensions of proposed and existing buildings and distance from property lines.
 - 4. Parking and circulation layout including number of parking spaces required and provided, dimensions of drive aisle and off-street loading areas.

5. Location and dimensions of proposed and existing buildings and distance from property lines.
6. Existing topographic elevations on site and on adjacent properties. This information shall be sufficient to indicate directions of drainage flow.
7. Landscape plan and irrigation plans, if applicable.
8. Depending on the scale of the project the Zoning Inspector may require a landscape plan prepared by a licensed Landscape Architect.
9. Plan drawings shall show all right-of-way lines, property lines, and easements.
10. Proposed building elevations including finished grade, number of stories and building heights and a chart of materials.
11. Additional information as deemed important by the Zoning Inspector, Engineer or other Village Official which may include but not be limited to:
 - (a) Proposed stormwater management plan and calculations
 - (b) Utility location map indicating locations and sizes of all existing utilities (water lines, storm sewers, and sanitary sewers, and the like and appurtenances thereto.
 - (c) Utility Plans showing locations and sizes, types of material, and elevations of proposed sewer, water and stormwater lines and structures.
 - (d) All parcels of land intended to be dedicated or temporarily reserved for public use or reserved in the deeds for the common use of property owners shall be indicated.
 - (e) Additional reasonable requirements concerning protection of adjoining activities and ingress-egress control which may include lighting, signs, traffic studies and economic impact analysis.
12. Site plan applications shall not be scheduled for Planning Commission approval until the application is deemed complete by the Zoning Inspector and preliminary review comments have been adequately addressed.

CONDITIONAL USE PROCEDURES

- A. Conditional use considerations are referred to the Planning Commission to ensure compatibility with the Comprehensive Plan, protection of adjacent properties and the health, safety and welfare of the community.
- B. An application in a form prescribed by the Village, along with a zoning permit or site plan application shall be submitted to the Village Clerk or Zoning Inspector which shall include:
 - 1. A description of the proposed use, including
 - (a) Location, size and hours of operation of proposed use
 - (b) Nature of use, (retail, wholesale, personal use, etc.)
 - (c) Detailed description of use
 - (d) Number of employees and patrons
 - (e) Photos, samples or other relevant information
 - (f) Justification statement as to why the proposed use is compatible with adjacent properties and consistent with the Comprehensive Plan.
- C. Public Hearing Required.
 - 1. No conditional use application shall be scheduled for public hearing and consideration by the Planning Commission until the Zoning Inspector deems the application complete.
 - 2. Procedures for the public hearing shall follow the procedures listed in Section 150.94(C).
 - 3. The following basic standards shall apply as to consideration by the Planning Commission:
 - (a) The location and size of the use.
 - (b) The nature and intensity of the operations involved in or conducted in connection with it.
 - (c) The site layout and its relation to streets giving access to it shall be such that both pedestrian and vehicular traffic to and from the use and the
 - (d) The assembly of persons in connection with the use will not be hazardous, inconvenient or conflict with the normal traffic on residential streets.
 - (e) Consistency with the Comprehensive Plan.
 - (f) The location and height of buildings, the location, nature, and height of walls and fences, and the nature

and extent of landscaping on the site shall be such that the use will not hinder or discourage the appropriate development and use of adjacent land and buildings.

- (g) Convenience of access by prospective patrons and employees, the physical and economic relationships of one type of use to another, and characteristic groupings of uses in a commercial or industrial district.
- (h) The Commission may approve a conditional use application with conditions that may include, but not be limited to, landscaping, access, public amenities, hours of operations or any other conditions that would lessen any negative impacts to the community.

150.94 APPEALS TO PLANNING COMMISSION DECISIONS

- B. Appeals to any binding action of the Planning Commission shall be referred to the Council. The Council shall be the final authority on the matter.
 - 1. Appeals to Planning Commission decisions shall be submitted to the Village Clerk or Zoning Inspector within thirty (30) days of said action.
 - 2. The Village shall have sixty (60) days from the time that the appeal is received to schedule for Council consideration.

150.95 ZONING AMENDMENTS

- A. An application, in the form prescribed by the Village, may be filed for consideration of a proposed change to the zoning map or zoning regulations by Council, the owner of a property or an authorized agent of the owner.
 - 1. Applications by owners or authorized agents shall be submitted to the Village Clerk or Zoning Inspector and shall not be considered officially submitted until the application is considered complete by the Zoning Inspector or other authorized Village official.
 - 2. Before any action shall be taken as provided in this section, the party or parties proposing or recommending a change in the district regulations or district boundaries shall make payment of such fees as the Council may determine from time to time. Under no condition shall said sum or any part thereof be refunded for failure of said change to be adopted by the Council.
- B. Council Initiated Amendments. The Council may initiate a proposed change or amendment of the zoning map or zoning regulations

through official action of council either recommendation through an affirmative vote referring the matter to the Planning Commission for study and report or resolution. The Commission shall have not less than sixty (60) days in which to consider and report recommendations to the Council.

1. If no report is received from the Commission within sixty (60) days, it may be assumed that the Commission has approved the amendment.

C. Public hearing by Planning Commission. Before submitting its recommendation on a proposed zoning amendment to Council, the Commission shall hold a public hearing, duly noticed at least thirty (30) days in advance.

1. Public notice shall be given by publication in a newspaper of general circulation in the municipality at least thirty (30) days before the date of the hearing. The notice shall state the time and place of the public hearing and location at which the proposed amendment to the ordinance, including text and maps, may be examined.
2. Mailed Notices. Notice of the public hearing shall be mailed at least twenty (20) days in advance of the public hearing, by first class mail, to all properties owners contiguous to and directly across the any right of way from such parcel or parcels.
3. Failure to notify, as provided in this section, shall not invalidate any recommendations adopted hereunder; it being the intention of this section to provide due notice to the persons substantially interested in the proposed change.

D. Action of Planning Commission. The Commission may recommend the application be granted as requested, modified, or denied. These recommendations shall then be certified to the Village Clerk and Council within 30 days of hearing.

1. The Planning Commission's recommendation(s) on a zoning change shall require a majority affirmative vote of members present to pass a motion, with a minimum of three (3) present to conduct business.
2. The Commission may recommend special conditions, which shall be applied to a specific parcel(s) of land or land use, which the applicant intends to place on the property. The special conditions shall be so specified in the recommendation to Council.

- E. Public hearing by Council. After receiving the Planning Commission recommendations on the proposed amendment, and before adoption of such amendment, the Council shall hold a public hearing thereon.
 - 1. At least thirty (30) days prior to the hearing a notice of the public hearing shall be published in a newspaper, of general circulation in the municipality. The notice shall state the time and place and the nature of the proposed change or amendment.
 - 2. During such thirty days (30) the text or copy of the text of such ordinance, measure, or regulation, together with the maps or plans, or copies thereof, forming part of or referred to in such ordinance, measure, or regulation and the maps, plans, and reports submitted by the planning commission, board, or officer shall be on file, for public examination, in the office of the clerk of the legislative authority or in such other office as is designated by the legislative authority.
 - 3. If the amendment intends to rezone or redistrict ten or less parcels of land, as listed on the tax duplicate, written notice of the hearing shall be mailed, by first class mail, at least twenty (20) days before the date of the public hearing to the owners of property within and contiguous to and directly across any right of way.

150.96

ADMINISTRATIVE APPEALS AND VARIANCES

- C. Appeals to any administrative decision by the Zoning Inspector or other Village Official related to Chapter 150 Zoning Code or Chapter 151, Subdivision Regulations shall be referred to the Board of Zoning Appeals in accordance with Section 150.114.
- D. Variances. Any request to deviate from the zoning or subdivision regulations, which does not constitute an appeal of an administrative decision, shall submit separate application to the Board of Zoning Appeals pursuant to Section 150.116, Variance Request and Procedures.

150.100 PLANNING COMMISSION

150.101 ORGANIZATION

- A. The Planning Commission shall also be known as the “Commission” when referenced in these regulations.
- B. The Planning Commission shall consist of five (5) members consisting of the Mayor, one member of Council, two citizens of the Village, and one public member to be appointed by the Mayor for terms of six years each, except that the term of one of the members of the first commission shall be for four years and one for two years.
- C. The Planning Commission shall require a quorum of three (3) members at all of its meetings and the concurring vote of three members shall be necessary to affect any order.
- D. The Planning Commission shall organize and adopt rules of order in accordance with these regulations.
- E. All members shall serve without compensation.

150.102 POWERS

- A. Conditional Use. Approve, disapprove, or approve with conditions major site plans pursuant to Section 150.93.
- B. Major Site Plan. Approve, disapprove, or approve with conditions major site plans pursuant to Section 150.92.
- C. To make recommendations to Council for approval, disapproval or approval with conditions Preliminary and/or Final Plat pursuant to Chapter 151, Subdivision Regulations.
- D. To make recommendations to Council with reference to applicant initiated zoning amendments, zoning code revisions, amendments to the Comprehensive Plan and other planning related analysis or referrals for review as delegated by Council.

150.103 MEETINGS AND RECORDS

- A. Meetings of the Planning Commission shall be held at the call of the Chairman or two other members and at such other times as it may be necessary.
- B. The Planning Commission shall act by resolution or motion and shall keep minutes of its proceedings showing the vote of each member, upon roll call, or if absent or failing to vote.
- C. The minutes shall indicate each item considered by the Planning Commission and include the section of these regulations which the Planning Commission has considered in approving or disapproving

any petition or other matter brought before the Planning Commission.

- D. The Planning Commission shall keep records of its examinations and other official actions, all of which shall be immediately filed in the office of the Village Clerk and Zoning Inspector and shall be a public record.

150.110 BOARD OF ZONING APPEALS

150.111 ORGANIZATION

- A. The Board of Zoning Appeals shall also be known as the “Board” when referenced in these zoning regulations.
- B. The Board of Zoning Appeals shall consist of five (5) members, all of whom shall be residents of the Village and appointed by the Mayor or Council, as delegated by the Mayor.
- C. Each member shall serve until his successor is appointed and qualified.
- D. The Board shall organize and adopt rules in accordance with the provisions of these regulations.
- E. The Board of Zoning Appeals shall serve in an administrative board and as such, shall preside over quasi-judicial matters in the manner established by this section and Ohio Revised Code Section 713.11.

150.112 POWERS

- A. To hear and adjudicate appeals where it is alleged there is an error in any order, requirement, decision, or determination made by the Zoning Inspector or other Village official in the enforcement of these regulations and Chapter 151, Subdivision Regulations.
- B. Interpreting the meaning of the text of these zoning regulations or the exact location of a zoning district boundary when there is uncertainty.
- C. The Board of Zoning Appeals shall have the power to consider variances from these regulations and Chapter 151, Subdivision Regulations where, by reason of unusual characteristics of parcel or plot of land, the strict application of said regulations would create an undue hardship upon the owner thereof.

150.113 MEETINGS AND RECORDS

- A. Meetings of the Board shall be held at the call of the Chairman, and at such other times as the Board may determine.
- B. The Chairman, or in his absence the acting Chairman, may administer oaths and the Board may compel the attendance of witnesses.
- C. Sworn testimony shall be required of all authorized agents, witnesses and staff that will testify in matters before the Board.
- D. All meetings of the Board shall be open to the public and all business of the Board shall be transacted at such meetings.

- E. The Board shall keep minutes and recordings of its proceedings showing the vote of each member on each question by roll call or, if absent or failing to vote, indicating such fact.
- F. The Board shall keep records of its examinations and other official actions, all of which shall be immediately filed in the office of the Village Clerk and shall be a public record.

150.114 FILING OF APPEALS TO THE BOARD

- A. Appeals to the Board may be taken by any person aggrieved by the decision of the Zoning Inspector or other Village Official. Such an appeal shall be filed within twenty (20) days after the decision, interpretation, failure to act or disapproval.
- B. An appeal shall be filed, in writing, to the Zoning Inspector or Village Clerk specifying the grounds thereof and include any evidence provided to the Inspector or Official by which the decision was made.
- C. Such an appeal shall be accompanied by payment of any fees that have been established by the Village.
- D. The Zoning Inspector or Clerk shall transmit the appeal request along with all regulations and related records which the Zoning Inspector or Official used in making its decision.
- E. The Board shall fix a reasonable time for the hearing of the appeal and give ten (10) days' written notice to the parties of interest as well as post notice of the time and place by which the appeal will be heard by the Board.
- F. Upon the hearing, any party may appear in person or by the attorney to testify on behalf of either party, however no new evidence shall be presented for consideration.

150.115 INTERPRETATION OF ZONING TEXT OR MAP

- A. The Council, Commission or Zoning Inspector, from time to time, may request clarification as to the meaning of these zoning regulations.
- B. Property owners, lessees, or authorized agents shall follow the Filing of Appeals process in Section 150.94.
- C. Consideration of a request for interpretation. In considering an interpretation of zoning text or map boundaries, the Board shall reference Section 150.06, Interpretations and Conflicts.

150.116 VARIANCE REQUESTS AND PROCEDURES

- A. An application for a variance shall be filed on forms as prescribed by the Zoning Inspector. Incomplete applications shall not be set for hearing until all requested information has been provided.
- B. Variance Criteria. The Board may grant a variance if there is a finding of unnecessary hardship or practical difficulty based on the strict application of the zoning code or Chapter 151 and only if all the following findings are made:
 - 1. That there are unique physical circumstances or conditions, including irregularity, narrowness, or depth of lot size or shape, or exceptional topographical or other physical conditions generally created by the provisions of the zoning regulations.
 - 2. The granting of the variance is necessary and is not for the convenience of the property owner, but to preserve the use of the property to yield a reasonable return on property and not infringe on property rights.
 - 3. That such unnecessary hardship has not been willfully created by the applicant.
 - 4. That the variance, if authorized, will not alter the essential character of the area or put any undue burden on adjacent property owners.
 - 5. That the variance if authorized, will represent the minimum variance that will afford relief and will represent the least modification possible of the regulation in issue.
- C. In granting a variance, the Board may prescribe specific conditions of approval to protect the health, safety and welfare of the community or natural environment.
- D. Expiration. A variance, if granted, shall expire if not acted on within two (2) years and may be revoked by the Board if any of the conditions of approval are violated. An extension of one year may be granted for just cause at the discretion of the Board.

150.117 DECISION OF THE BOARD

- A. A certified copy of all Board decisions shall be transmitted to all parties in interest. Such decision shall be binding upon the Zoning Inspector or other decision maker and shall be incorporated into the terms and conditions of any permit
- B. Any interpretation of the zoning text or map made by the Board shall be deemed the official interpretation from that point forward. The final

interpretation shall be recorded and provided to the Planning Commission, Council, Village Clerk and Zoning Inspector

150.118 APPEALS.

- E. Any party adversely affected by a decision of the Board may appeal to the Court of Common Pleas of the county, on the grounds that the decision was unreasonable or unlawful.

150.120 ADMINISTRATION AND ENFORCEMENT

150.121 ZONING INSPECTOR

- A. It shall be the duty of the Zoning Inspector to enforce these zoning regulations and have authority to:
 - 1. Issue permits as prescribed by these regulations.
 - 2. Examine premises for which permits have been issued and may make necessary inspections to see that the provisions of these regulations have been met.
 - 3. Enforce all regulations related to this zoning code and Chapter 151, Subdivision Regulations.
- B. Inspections shall be made by the Zoning Inspector or a duly appointed assistant.
- C. Records. The Village Clerk shall keep careful and comprehensive records of applications, or permits issued, of certificates issued, of inspections made, of reports rendered, and of notices or orders issued. He shall retain on file copies of all papers in connection with building work so long as any part of the building or structure to which they relate may be in existence. All such records shall be open to public inspection at reasonable hours.

Cooperation of other Officials. The Zoning Inspector may request and shall receive, so far as may be necessary in the discharge of duties, the assistance and cooperation of the Engineer in fixing grades, of the Chief of Police in enforcing order, of the Solicitor in prosecuting violations, and of other officials as appropriate.

150.122 ENFORCEMENT

- A. The Zoning Inspector shall serve as the primary enforcement officer in administering the enforcement of the zoning code and property maintenance code.
 - 1. The Zoning Inspector shall issue all necessary notices or orders to ensure compliance with the Code.
 - 2. The Zoning Inspector may call upon any department for whatever assistance may be necessary to abate a violation of the property maintenance code.

150.123 PENALTIES AND REMEDIES

- A. Whoever violates any of the provisions of this zoning code or fails to comply with any of the requirements thereof or builds or alters any building or commences to erect or alter any building in disregard or violation of any detailed statement or plan submitted or approved in

connection with the issuance of any permit, for which no penalty is otherwise provided, the Village shall fine the violator not more than fifty dollars (\$50.00).

1. A separate offense shall be deemed committed each day during or on which a violation or noncompliance occurs or continues. The owner of the building or lot where anything in violation of this zoning code is placed or permitted to exist, and any architect, builder, contractor, agent, lessee or person employed in connection with such violation, or who has assisted in the commission of any such violation, shall be deemed guilty of a separate offense and shall be subject to the penalty herein provided.
- B. In addition to the other remedies and penalties provided in this zoning code, in the event any building or structure is built, relocated or structurally altered or any lot is used in violation of the provisions of this zoning code, the Village Solicitor, if so directed by the Mayor or Council or any adjacent or neighboring property owner who would be especially damaged by the violation, may institute injunctions, mandamus, abatement or any other appropriate action or proceeding to prevent any threatened or continuing violation.

150.130 DEFINITIONS AND INTERPRETATIONS

150.131 INTERPRETIONS

- A. For the purpose of these regulations, certain terms are hereby defined.
- B. Words used in the present tense shall include the future;
- C. The singular number shall include the plural and the plural the singular; The word “building” shall include the word “structure” and “premises”;
- D. The words “used” or “occupied” include the words “intended,” “designed,” or “arranged to be used or occupied”
- E. The word “lot” includes the words “plot” or “parcel”; and
- F. The word “person” includes a firm, association, organization, partnership, trust, company, or corporation as well as an individual.
- G. Any word not herein defined shall be as defined in any recognized standard English dictionary or such understanding of the word within its use and context.

150.132 DEFINITIONS

- A. Accessory Building. A subordinate building, the use of which is incidental to and customary in connection with the principal building or use and which is located on the same lot with such principal building or use.
- B. Adult Use Business. Any adult bookstore, adult hotel or motel, adult motion picture arcade, adult motion picture theater, cabaret, sexual encounter center, or any other business or establishment that offers its patrons services or entertainment characterized by an emphasis on matter depicting, describing, or relating to specified sexual activities or specified anatomical areas, including the following:
 - 1. “Adult bookstore,” “adult cabaret,” “adult motion picture theater,” “adult video store,” “characterized by,” “nude,” “nudity,” “state of nudity,” “seminude,” “state of semi nudity,” “sexual device,” “sexual device shop,” “sexual encounter center,” “specified anatomical areas,” and “specified sexual activity” have the same meanings as in Section 2907.40 of the Ohio Revised Code; and
 - 2. “Adult arcade,” “adult entertainment,” “adult entertainment establishment,” “adult novelty store,” “adult theater,” “distinguished or characterized by their emphasis upon,” “nude or seminude model studio,” “regularly features,” “regularly shown,” and “sexual encounter establishment” have

the same meanings as in Section 2907.39 of the Ohio Revised Code.

- C. Agricultural Activity. The use of land for agricultural purposes, including the raising of crops, fruit and nursery stock, and the harvesting, shipping and selling of products produced on the premises, and uses such as the repair of personally owned farm equipment.
- D. Agriculture and Farm Supplies Sales. An establishment that stocks and sells goods and supplies for the operation of a farm or for agricultural purposes.
- E. Alley. An unnamed public or private right of way, typically twenty-two (22) feet or less, which affords only a secondary means of access to abutting property.
- F. Animal Boarding. Any structure, land, or combination thereof used, designed, or arranged for the boarding or care of dogs, cats, pets, fowl, horses, or other domestic animals for profit, but exclusive of animals used for agricultural purposes.
- G. Animal Grooming. An establishment where the primary service provided is the cleaning and grooming of domestic pets including bathing, brushing, combing, nail and hair trimming, etc., and where there are no boarding facilities. The facility may also provide services such as obedience classes, training, or behavioral counseling.
- H. Art Studios and Schools. Place designed to be used, or used as, both as place of work by an artist, artisan, or craftsperson, including persons engaged in the application, teaching, or performance of fine arts such as but not limited to drawing, vocal or instrumental music, dance, painting, sculpture, and writing.
- I. Assembly and Banquet Halls. An establishment providing meeting space for social gatherings, including but not limited to wedding receptions, graduations parties and business or retirement functions.
- J. Banks and Financial Institutions. Establishments engaged in deposit banking. Banks and financial institutions may include, but are not limited to, commercial banks, loan or mortgage companies, stockbrokers, savings institutions, credit unions, and other similar uses.
- K. Barn. A non-residential accessory structure upon a lot customarily used for the housing of livestock or for the storage of crops or machinery used in bona fide agricultural activities.
- L. Bars and Taverns. Establishments providing or dispensing, for on-site consumption, any beer, wine and liquors. The sale of food

products including, but not limited to, sandwiches and light snacks may be a secondary use to the service of the aforementioned drinks.

- M. Bed and Breakfast. A residential building, other than a hotel or motel, where overnight lodging, together with breakfast, is offered to the general public in exchange for a daily fee.
- N. Board. Board of Appeals established
- O. Buildable Area. The area of the lot left to be built upon after the required yards are provided.
- P. Building. Any structure having a roof supported by columns or walls for the shelter or enclosure of persons or property. Where roofed structures are separated from each other by party walls having no openings for passage, each portion so separated shall be considered a separate building.
- Q. Clerk. Clerk of the Village of Glandorf.
- R. Cluster Residential Development. An area of land to be planned and developed as a single residential development, in which a variety of housing units may be accommodated and the minimum lot size and setback requirements, while maintaining the density as prescribed in the district, and allowing for the flexible arrangement and clustering of houses to preserve restricted open space, natural and conservation areas.
- S. Commercial Feed Lot. An area of land devoted to raising and feeding livestock for profit where the operation is not a part of normal agricultural activity or feed yard is used in intensive animal farming, notably beef cattle, but also swine, horses, sheep, turkeys, chickens or ducks, prior to slaughter.
- T. Commercial Recreation. Any establishment whose main purpose is to provide the general public with an amusing or entertaining activity and where tickets are sold, or fees are collected for the activity. Includes, but not limited to, skating rinks, water slides, miniature golf courses, arcades, bowling alleys, billiard halls, movie theaters.
- U. Commission. Planning Commission of Glandorf.
- V. Conditional Use. A use within a particular zoning district which requires Commission approval and may include additional conditions attached to said use as part of its approval, to mitigate any potential adverse impacts to surrounding properties or the community at large.
- W. Conservation and Natural Areas. Any parcel or area of undeveloped land conserved in its natural state for perpetuity through deeds or other legal means.

- X. Construction Office/Trailer. A vehicle which is: (1) built on a single chassis; (2) 500 square feet or less when measured at the largest horizontal projection; (3) designed to be self-propelled or permanently towable; and (4) designed for use as a temporary office facility used to support management of a construction project, and not as a permanent structure.
- Y. Council. Village Council of Glandorf.
- Z. Cultural Facilities and Structures. Public or private facilities used for display, performance, or enjoyment of heritage, history, or the arts. This use includes, but is not limited to, museums, libraries, monuments, art performance venues, cultural centers, and interpretative sites.
- AA. Day Care Center. A commercial or nonprofit day care facility not operated as a small family day care home. Includes infant centers, preschools, extended day care facilities and adult day care facilities. These may be operated in conjunction with a business, school, or religious facility, or as an independent land use.
- BB. District. A part of the Village as designated on a map wherein uniform regulations apply.
- CC. Dwelling. Any building or portion thereof which is designed or used exclusively for residential purposes.
 - 1. Dwelling, Apartment. One or more rooms with private bath and kitchen facilities comprising an independent self-contained dwelling unit not owned in fee simple.
 - 2. Dwelling, Multi-Family. A building designed for or occupied exclusively by three or more families.
 - 3. Dwelling, Single Family. Dwelling, Single-Family. A building designed for or occupied exclusively by one family.
 - 4. Dwelling, Two-Family. A Building designed for or occupied exclusively by two families.
- DD. Education Facilities. Use of land or a building or buildings as or for an institution not for profit but for the establishment and maintenance of a public or private college, secondary or elementary school or other educational institution for the academic or vocational instruction.
- EE. Family. One or more persons related by blood, marriage, or adoption occupying a dwelling unit as an individual housekeeping organization. A family may not include more than two people not related by blood, marriage or adoption.

- FF. Farm Stand. A temporary open air stand or place for the seasonal selling of agricultural produce. A produce stand is portable and capable of being dismantled or removed from the sales site.
- GG. Fence. A structure for enclosure or screening of a yard.
- HH. Food Production, On-Site Sales. A retail establishment that prepares, cooks, or bakes food or non-alcoholic beverages for on-site sales and/or consumption.
- II. Funeral Home (Mortuary). An establishment providing services such as preparing the human dead for burial and arranging and managing funerals and may include limited caretaker facilities. This classification excludes cemeteries and crematoriums.
- JJ. Garage. A detached or attached accessory building or portion of a main building, for housing the automobiles of the occupants of the premises, but not commercial vehicles.
- KK. Gas Station. A facility limited to retail sales to the public of gasoline, motor oil, lubricants, motor fuels, travel aids, and minor automobile accessories.
- LL. Greenhouses and Nurseries. An establishment used for the growing, storage, and sale of legal garden plants, shrubs, trees, or vines for retail or wholesale sales. Greenhouses and nurseries that are part of a larger agricultural use shall be considered accessory to the principal agricultural use of the land.
- MM. Golf Course. A tract of land laid out with at least nine holes for playing a game of golf and improved with tees, greens, not including miniature golf. A golf course includes a clubhouse and shelters as accessory uses.
- NN. Gross Floor Area. The total number of square feet of floor space within the outside line of walls and includes the total of all space on all floors of a building, but not including porches, garages, or space in a basement or cellar when said basement or cellar space is used only for storage or incidental uses.
- OO. Group Home. "Group home" means any building, structure, home, facility or place operated by person(s) other than the residents themselves, in which three (3) to sixteen (16) unrelated persons reside for a period of more than twenty-four hours, which provides personal assistance, personal services, personal care and protective care but not skilled nursing care or inpatient treatment. Group homes may include assisted living facilities.
- PP. Heavy Equipment Sales and Service. Establishments primarily engaged in the sale or rental of tools, trucks, tractors, construction equipment, agricultural implements, and similar equipment, and the

rental of recreational and commercial motor vehicles. This term includes incidental storage, maintenance, and servicing of such equipment.

- QQ. Height, Building. The vertical distance from the grade to (a) the highest point of a flat roof, (b) the deck line of a mansard roof or (c) the average height between eaves and ridge for gable, hip, and gambrel roofs.
- RR. Home Occupation. Any occupation or profession carried on by a member of a family, residing on the premises, and there is no commodity sold upon the premises; except that prepared on the premises, no person is employed other than a member of the immediate family residing on the premises; and no mechanical equipment is used except such as is customary for purely domestic household purposes.
- SS. Hospital. An institution providing health services primarily for human in-patient medical/surgical care for the sick or injured and including related facilities such as laboratories. The use may also include out-patient departments, training facilities, and staff offices that are an integral part of the facility and goes beyond general care typically administered within a doctor's office.
- TT. Hotel or Motel. An establishment providing, for a fee, sleeping accommodations and customary lodging services, including maid service, the furnishing and upkeep of furniture and bed linens, and telephone and desk service. Related ancillary uses may include but shall not be limited to conference and meeting rooms, restaurants, bars, and recreational facilities.
- UU. Institution. A nonprofit establishment for public use.
- VV. Landscaped area. An area that is permanently devoted to and maintained for the growing of shrubbery, grass, trees and other plant material.
- WW. Light Manufacturing. The manufacturing, predominately from previously prepared materials, of finished products or parts, including processing, fabrication, assembly, treatment, and packaging of such products, and incidental storage, sales, and distribution of such products, provided all manufacturing activities are contained entirely within a building and noise, odor, smoke, heat, glare, and vibration resulting from the manufacturing activity are confined entirely within the building.
- XX. Loading Space. A space within the main building or on the same lot for the standing, loading, or unloading of trucks.
- YY. Lot. A parcel of land occupied or intended for occupancy by a use permitted in these regulations, including one main building together

with its accessory buildings, open spaces, and parking spaces required by these regulations, and having its principal frontage upon a public or private right of way, as designated on a plat or the public record of the Putnam County Auditor's Office. Lot also includes the terms, parcel or plot.

- ZZ. Lot, Depth. The mean horizontal distance between the front and rear lot lines.
- AAA. Lot, Width. The width of a lot along the frontage or the front yard line.
- BBB. Manufactured Home. A building unit that is fabricated in an off-site facility and constructed in conformance with the federal construction and safety standards in "Manufactured Housing Construction and Safety Standards Act of 1974," 88 Stat. 700, 42 U.S.C.A. 5401, 5403, 24 CFR Part 3280 and that has a permanent tag affixed to it, as specified in 42 U.S.C.A 5415.
- CCC. Medical Clinics and Offices. Office or clinic uses concerned with the diagnosis, treatment, and care of human beings related to medicine or dental and veterinarian offices. This term shall also include the operation of an urgent care clinic that may be opened for 24 hours and that is meant to accommodate non-emergency medical situations.
- DDD. Micro-breweries, Distilleries and Wineries. An establishment that produces small-scale beer, wine or liquor which may include an onsite tap room/tasting room, bar or restaurant. A micro-brewery, micro-distillery or micro-winery may also include some off-site distribution of its alcoholic beverages consistent with state law.
- EEE. Motor Vehicle Repair and/or Sales. Any building or land used for the display, sale or rental or repair of new or used motor vehicles in operable condition. This use type is intended to be for the sale or long-term lease (one-year or longer) of typical passenger vehicles including, but not limited to, cars, passenger trucks, motorcycles and watercraft.
- FFF. Nonconforming Use. The lawful use of land or a building, or a portion thereof, which use does not conform with the use regulations of the district in which it is located.
- GGG. Nonconforming Lots and Structures. A lot or structure of which the area, dimensions, or location of which was lawful prior to the adoption, revision, or amendment of the zoning regulations no longer conforms to the zoning standards because of said revision or amendment.
- HHH. Open Space. areas within a development which are designed or intended for the use and enjoyment of the residents and their guests.

- III. Parking Space. A surfaced area, sufficient in size to store one automobile, pursuant to these zoning regulations.
- JJJ. Parking Lot. An outdoor area made up of marked parking spaces and associated access drives, pursuant to these regulations, where motor vehicles may be stored for the purpose of temporary off-street parking.
- KKK. Personal Services. Establishments that are primarily engaged in providing services generally involving the care of the person or person's possessions. Personal services may include, but are not limited to, laundry and dry-cleaning services, barber shops, beauty salons, health and fitness studios, small scale repair shops, informational and instructional services, tanning salons, and portrait studios.
- LLL. Places of Worship. A building, together with its accessory buildings and uses, where persons regularly assemble for religious worship and which building, together with its accessory buildings and uses, is maintained and controlled by a religious body organized to sustain public worship.
- MMM. Premises. A lot together with all buildings and structures thereon.
- NNN. Professional Office. Professional or government offices including but not limited to; accounting, auditing and bookkeeping services; advertising agencies; architectural and engineering; management; professional services and other similar businesses.
- OOO. Research and Development Facilities. A building or group of buildings used for scientific research, investigation, testing or experimentation, but not facilities for the manufacture or sale of products, except as incidental to the main purpose of the laboratory.
- PPP. Sign. An identification, description, illustration, or device which is affixed to, or represented directly or indirectly upon a building, structure, or land and which directs attention to a product, place, activity, person, institution, or business.
 - 1. Awning and Canopy Sign. Any sign painted on, applied, or attached to an awning or canopy.
 - 2. Changeable Copy Sign. A sign or portion thereof on which the copy or symbols are changed manually or digitally through replacement of letters or symbols on a sign face. This may also include electronic message boards.
 - 3. Ground Sign. Any sign erected, constructed, or maintained for the purpose of displaying outdoor advertising by means of posters, pictures, pictorial, and reading matter when such sign is supported by two or more uprights, posts, or braces placed

upon or affixed in the ground and not attached to any part of a building.

4. Portable Sign. A sign designed to be transported or moved and not permanently anchored to the ground, a building, or other structure.
5. Projecting Sign. Projecting signs are two sided signs that project perpendicular to the storefront or building.
6. Temporary Sign. A sign intended to display either commercial or noncommercial messages of a transitory or temporary nature.
7. Wall Sign. A sign affixed to any surface or plane of a building on the front, side, or rear wall. Walls signs are anchored and completely supported by exterior walls.
8. Window Sign. Any sign that is applied, painted, or affixed to a window, or placed inside a window, within two feet of the glass, facing the outside of the building, and easily seen from the outside. Customary displays of merchandise or objects and material without lettering behind a store window are not considered signs.

QQQ. Sign Area. Sign area shall mean the area of all lettering, wording, and accompanying designs, logos, and symbols. The area of a sign shall not include any supporting framework, bracing or trim which is incidental to the display, if it does not contain any lettering, wording, or symbols.

RRR. Setback. The minimum horizontal distance between the right of way line or street line and the front foundation line of a building.

SSS. Skilled Nursing Facility. A long-term or short-term residential facility that provides skilled nursing services in a facility that is not in a traditional dwelling type (e.g., single-family dwelling). Such facility shall not mean the same as “hospitals” or “group home.”

TTT. Street. A public way which affords the principal means of access to abutting property.

UUU. Telecommunications Tower and Facilities. A mast, pole, monopole, guyed, or freestanding framework together with any facilities or other vertical elements that act as an antenna or to that an antenna is affixed or attached.

VVV. Townhome (Rowhouse or Villa). A type of multifamily dwelling structure consisting of attached dwelling units owned individually and not in common by one owner which also has its own front and rear yards.

- WWW. Wholesale, Warehouse and Distribution. A use where goods are received and/or stored or sold for delivery to the ultimate customer at remote locations. May include truck terminals and transportation.
- XXX. Yard, Front. The yard area across the full width of the lot extending from the front property line to the front elevation of the primary building, which is the primary access.
- YYY. Yard, Rear. The yard area across the full width of the lot extending from the rear property line to the back elevation of the primary building.
- ZZZ. Yard, Side. The yard area between the main building and the side property lot line, extending from the front yard line to the rear yard line.
- AAAA. Zero Lot Line (Residential). Single-family detached dwellings arranged on individual lots where the required side yard offset is reduced on one side to the property line and where the opposite side yard separates the units.
- BBBB. Zoning Inspector. The individual designated to administer the zoning regulations and who is responsible for the enforcement of other land development regulations as delegated by the Mayor and/or Council.

APPENDIX A – PERMITTED USE TABLE

"APPENDIX A"

Permitted Use Table												
P = Permitted, C = Conditional Use												
Use Type	RU	RC	R-1	R-2	R-3	B-1	B-2	B-3	I	PI	PD	Additional Use Regulations
Agricultural Uses												
Agricultural Activity, Raising of Crops	P	P	C									
Agricultural Activity, Animals	P	P	P	P								Section 150.62
Farm Stands and Sales	P	P					C					
Greenhouses and Nurseries	P	P				P			P			
Residential Uses												
Cluster Residential Development											C	
Dwellings, Single-Family	P	P	P	P	P	C					C	
Dwellings, Two-Family					P						C	
Dwellings, Apartment						C	C				C	*Accessory to business use
Dwellings, Multi-Family											C	
Group Home					C					C	C	
Manufactured Home	C	C	C	C								Section 150.64
Skilled Nursing Facility						C						
Townhome											C	
Zero Lot Line (Single Family)											C	
Commercial and Office Uses												
Adult Use Business									C			
Agriculture and Farm Supplies Sales						P	C	C				
Animal Grooming						P	P	P			C	
Animal Boarding	P	P						C	C			
Art Studios and Schools						P	P		C		C	
Assembly and Banquet Halls						P	P	C		C	C	
Banks and Financial Institutions						P	P	P			C	
Bars or Taverns						P	P				C	
Bed and Breakfast			C	C	C		C					
Food Production, On-Site Sales						P	P	P			C	
Funeral Homes and Mortuary						P			P			
Gas Station						P		P	P			Section 150.45(E)(4)
Golf Course	P										C	
Hotels or Motels						C					C	

"APPENDIX A"

Permitted Use Table												
P = Permitted, C = Conditional Use												
Use Type	RU	RC	R-1	R-2	R-3	B-1	B-2	B-3	I	PI	PD	Additional Use Regulations
Medical Clinics or Offices						P	P	C		P	C	
Micro-Brewery, Distillery, or Wineries.	C					C	C	C			C	
Motor Vehicle Repair and/or Sales						C		C				
Personal Services						P	P	P			C	
Professional Office						P	P	P			C	
Commercial Recreation, Indoor						C	C	C			C	
Commercial Recreation, Outdoor	P	P				C	C					
Restaurants						P	P		C		C	
Retail Sales						P	P		P		C	
Veterinarian Offices/Animal Hospital	C					P	P	P	C		C	
Industrial Uses												
Building Supplies and Materials Sales						P	C	C	P			
Heavy Equipment Sales and Service								C	P			
Light Manufacturing									P			
Research and Development Facilities								C	P			
Wholesale, Warehouse and Distribution						C			P			
Public and Institutional Uses												
Airports	C											
Cemeteries	C									C		
Charitable and Philanthropic Institutions					C					P	C	
Child Care Centers				P	P	P	C		P	C	C	
Education Facilities, Post-Secondary						C				P	C	
Recreation Facility, Public	P	P	P	P	C	P	P			C	C	
Cultural Facilities and Structures				C	C	P			P	P	C	
Educational Facilities, K-12	C			P	P	P				P	C	
Hospitals	C					P		C		P	C	
Conservation and Natural Areas	P	P								P	C	
Places of Worship	C					P	P			P	C	
Public and Government Buildings or Uses	C					P	P	P	C	P	C	
Solar Farms	C	C								C		Section 150.67(C)
Telecommunications Towers and Facilities	C								C	C		