

§ 156.102 TABLE OF AREA AND HEIGHT REGULATIONS.

(A) District regulations shall be as follows:

District	Minimum Lot Size	Minimum Lot Width	Maximum Height	Maximum % of Lot Coverage	(Minimum Lot Dimension in Feet)		
					Front	Side	Rear
Transitional	5 acre	300 ft.	35 ft.	NA	30	25	75
Single-family	6,000 sq. ft. ¹	60 ft.	35 ft.	35% including accessory structures	25	8 ²	25 ⁷
General res.	6,000 sq. ft. ¹ +2,000 each addit. dwelling unit	60 ft.	35 ft.	NA	25	8	25
Mobile home	6,000 sq. ft. ^{6 1}	60 ft. ⁶	35 ft.	30% including accessory structures	25	8 ⁶	25 ⁶
Central business	2,000 sq. ft.	25 ft.	35 ft.	90%	10	- ³ 3 ²	15
General business	6,000 sq. ft.	60ft.	35 ft.	NA	10	10 ³	15
Highway business	6,000 sq. ft.	60 ft.	35 ft.	NA	10	10 ³	15
Light industrial	10,000 sq. ft.	90 ft.	35 ft.	NA	25	15 ⁴ 25 abut. res.	10 backs alley ⁵ 25 backs res.
Heavy industrial	20,000 sq. ft.	90 ft.	35 ft.	NA	30	15 ⁴ 25 abut. res.	10 backs alley ⁵ 25 backs res.
Flood plain	*	*	*	*	*	*	*

* regulations of the underlying district apply except where provided otherwise by any part of this chapter.

For footnotes, see Division (B) hereof.

building established or existing or on an adjoining lot under the provisions of §§ 156.100 through § 156.108, or, in the case of parking, on another lot;

- (2) It is compatible in character and extent with the principal use and the zoning district where it is located;
- (3) It conforms with other such regulations as apply;
- (4) It is not prohibited;
- (5) It shall not be erected or established prior to the establishment or construction of the principal use or building, except as authorized by the Building Inspector; and
- (6) It is customarily incidental to the principal structure or use.
(Ord. 80-0-24, passed 1-12-81)

§ 156.092 TABLE OF PERMITTED AND SPECIAL USES.

The following uses are principal uses only. Accessory uses are not listed as being permitted or special uses in zoning districts. (S = Special use permit required; X = permitted.)

	<u>DISTRICT</u>									
	FP	T	D-1	D-2	D-3	B-1	B-2	B-3	I-1	I-2
<u>Residential Uses</u>										
Single-family dwelling on lot greater than or equal to S five acres (not including farmhouses)	X	X	X			X				S
Single-family dwelling on lot less than five acres (not including farmhouses)	S	S	X	X	X	X	X	S	S	
Two-family dwelling (Duplex)	S		S	X	X	X	X	S		
Multi-family dwelling	S			X	X	X	X	S	S	
Apartment in building occupied by another permitted use	S	S		X	X	X	X	X	S	
Rooming house	S	S		S	S	X	X	S		
Boarding house	S	S		S	S	X	X	S		
Membership lodging	S					X	X	S		
Nursing home, home for the aged, or similar group housing	S		S	S	S	S	S	S		
Tourist home	S	S		S	S	X	X	S		
Tourist court (includes motels)	S					X	X	X		
Hotel						X	X	X		
Mobile home accommodating one family, on individual lot	S				X					
Mobile home park	S				S					
<u>Resource Production and Agricultural Uses</u>										
Agriculture, including customary accessory uses X	X	X	X			X				X
Roadside stand, offering for sale any agricultural X products produced on premises	X	X	X			X				X
Commercial breeding facilities X			X							S
Commercial greenhouse, wholesale growers X	S	X				X	X			X
Commercial greenhouse, retail trade only	S	S				X	X	X		
Plant nursery X	X	X				X	X	S		X
Truck gardening or other horticultural uses, where no X building is involved, and not operated for profit	X	X	X	X	X	X	X	X	X	X
Mineral extraction, quarrying, topsoil removal, or similar activities	S	S		S						
<u>Public and Quasi-Public Activities</u>										
Elementary, junior high school, or high school	S	S	X	X	X	X	X			
Institution of an educational, philanthropic, or charitable nature	S		S	S	S	X	X	X	X	
Community building	S		X	X	X	X	X	X	S	
Church or temple	S	S	X	X	X	X	X	X	S	
Municipal or government building	S	S	S	S	S	X	X	X	X	X
Police station or fire station	S	S	S	S	S	X	X	X	X	X
Public library, museum, or gallery	S	S	X	X	X	X	X	X	S	
Public park or playground	X	X	X	X	X	X	X	X	X	X
Public or commercial sanitary landfill	S									S
Sewage disposal plant or lagoon	S	S	S	S	S	S	S		S	S
Parking garage or lot	S	S				X	X	X	X	X
Radio or television tower or station	S	S				S	S	S	S	X
Water treatment, pumping, or storage facility	S	S	S	S	S	S	S	S	S	X
Electrical substation	S	S	S	S	S	X	X	S	X	X
Telephone exchange	S	S	S	S	S	X	X	X	X	X
Public telephone	S	X	S	S	X	X	X	X	X	X
Hospital					S		S	S	S	S

	<u>DISTRICT</u>													
	FP	T	D-1	D-2	D-3	B-1	B-2	B-3	I-1	I-2				
<u>Public and Quasi-Public Activities, Cont'd.</u>														
Telegraph office						S	S		S	X	X	X	X	X
Cemetery										S				
Gas regulation center or underground gas holder station						S	S	S	S	S	S	S	S	S
<u>Commercial Transportation Uses</u>														
Airport or airfield						S	S							S
Railroad passenger station								S	S			X	X	X
X Bus station or depot						S	S			X	X	X	X	X
Bus shop, storage garage, or yard						S	S			X	X	S	X	X
Truck storage garage or yard						S	S			X	X	S	X	X
Truck terminal or cartage and express facilities						S	S			X	S	S	X	X
Railroad yard or freight terminal						S	S		S	X	S	S	X	X
<u>Business Uses: Personal Services</u>														
Barber shop, beauty shop, or reducing salon						S	S	S	S	S	X	X	X	
Dressmaking, tailoring, or pressing shop						S		S	S	S	X	X	X	
Laundry or drycleaning establishment, employing not more than 1,000 pounds of dry goods per day and using nonflammable cleaning agents, as per Volume I, National Fire Protection Codes, Section 32, Dry Cleaning Plants						S				S	X	X	X	S
Laundry or drycleaning establishment of more than 1,000 pounds daily capacity						S				S				X
Laundry or drycleaning pickup						S				S	X	X	X	X
Self-service laundry						S				S	X	X	X	
Carpet and rug cleaning or repair						S					X	X	X	X
Millinery shop						S					X	X	X	
Shoe repair shop						S		S	S	S	X	X	X	
Clothing repair and storage							S		S	S	X	X	X	S
Undertaking establishment or funeral parlor										S	S	S	S	
Gun or weapon repair								S	S	S	X	X	X	S
Medical or dental clinic								S	S	S	X	X	X	
The manufacture and sale of ceramic products utilizing clay and other ceramic products fired in kilns, by either electricity or gas, with the following restrictions: no more than two kilns per residential lot, and no more than five total firings regardless of the number of kilns used per week, and no more than 100 total items being fired per week (with a "firing" being the activity of heating the clay or other ceramic product in the kiln until finished).						S	S	S	S	S	X	X	X	
All other personal services								S			X	X	X	S
<u>Business Uses. Agricultural</u>														
Farm chemicals and fertilizer sales, including incidental storage and mixing of blended fertilizer						S				S	S	S	X	X
Feed and grain store (sales only)						S	S			X	X	X	X	X
Farm equipment sales and service, building or sale lot						S				X	X	X	X	X
Grain elevator and bins, including grain drying, grain cleaning and sizing, and bagging plant						S	S						X	X
<u>Business Uses. Business, Private, Educational, and Financial Services</u>														
Bank or other financial services						S					X	X	X	
Insurances or real estate office						S					X	X	X	
Business office (individual office)						S		S	S	S	X	X	X	
Professional office (individual office)						S		S	S	S	X	X	X	
Office Building						S					X	X	X	
Private kindergarten or day care facility									S	S	X	X	S	
Vocational, trade, or business school						S					X	X	X	S
Music or dance school						S					X	X	X	
Temporary real estate sales or rental office						S	S	S	S	S	S	S	S	S

S = Special use permit required X = Permitted

	FP	T	DISTRICT							
			D-1	D-2	D-3	B-1	B-2	B-3	I-1	I-2
<u>Business Uses. Food Sales and Service</u>										
Restaurant (indoor service only)	S					X	X	X		
Drive-in restaurant	S					X	X	S		
Bakery, where all goods are sold on the premises at retail	S					X	X	X		
Tavern, night club, or retail liquor store, provided that it is located 300 feet in all directions from any church building property line or school property line	S	S				X	X	X		
All other retail food stores, if no slaughter or striping for meat and poultry is involved	S					X	X	X		
Frozen food locker	S					X	X	X	X	
<u>Motor Vehicle Sales and Service</u>										
Motor vehicle, trailer, or boat sales room (all indoors)		S					X	X	X	
Motor vehicle, trailer, or boat sales (open lot)	S					X	X	X		
Gasoline service station or minor automobile repair	S					X	X	S	X	X
Automobile or truck painting, upholstering, major repair, reconditioning, or body and fender work, when done within the confines of a structure	S					X	S	S	X	X
Automobile washing facility		S					X	X	X	S
Automotive accessories (excludes automobile junk yards and salvage yards)	S					X	X	X	S	
<u>Business Uses. Retail Trade</u>										
Storage and sale of lumber, building materials, and builder's supplies	S					X	X	X	X	X
Electrical or gas appliance sales and service	S					X	X	X		
Hardware store	S					X	X	X		
Department store or mail order house		S					X	X	X	
Jewelry store						X	X	X		
Stationary, gift, and shop or art supply store	S					X	X	X		
Florist shop		S		S	S	S	X	X	X	X
Newsstand or bookstore		S		S	S	S	X	X	X	X
Tobacconist	S					X	X	X		
Variety or drygoods store	S					X	X	X		
Music store	S					X	X	X		
Drugstore	S					X	X	X		
Photographic equipment sales and service	S					X	X	X		
Professional, photographic, or artist's studio	S					X	X	X		
Furniture, homefurnishings, or office equipment sales and service	S		S	S	S	X	X	X		
Antique sales and service	S	S				X	X	X		
Pet store, when conducted wholly within the confines of an enclosed building						X	X	X		
Sporting goods or bicycle sales and service	S					X	X	X		
Fuel, ice, coal, wood sales (retail only)	S					X	X	X	X	X
Monument sales (excludes stonecutting)	S					X	X	X	X	
Pawn shop	S					X	X	X		
Rental shop	S					X	X	X		
Lawn and garden supplies	S					X	X	X		
Plumbing, heating, ventilating, or air conditioning sales and service	S					X	X	X	X	
Paint, glass, or wallpaper sales	S					X	X	X		
Shopping centers	S					S	S	S		
All other retail trade		S					S	S	S	

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	DISTRICT									
	FP	T	D-1	D-2	D-3	B-1	B-2	B-3	I-1	I-2
<u>Business Uses. Recreational</u>										
Billiard room	S					X	X	X		
Bowling alley	S					X	X	X		
Country club or golf course (excludes driving ranges)	X	X	S			X			X	X
Driving range	X	X				S			S	X
Indoor theater		S					X	X	X	
Open-air or drive-in theater	S	S				S			S	S
Miniature golf course	S					X			S	
Lodge or private club	S	S				X	X	X		
All other outdoor private or commercial amusement or recreational enterprises	S	S				S	S	S	S	
<u>Business Uses. Miscellaneous</u>										
Aviation sales, service or storage	S	S				S			S	X
Kennel or dog pound		S				S			S	
Veterinary hospital		S				S	S	S	S	
Wholesale business	S					X	X	X	X	X
Storage or warehouse, except for explosive, flammable, or toxic substances		S					X	X	S	X
Storage of explosive, flammable, or toxic substances, except for bulk storage		S					S			S
Storage of building, contracting, maintenance, or operating equipment (building or yards)		S					X	X	S	X
Roadside sales stand	S	S				X	X	X		
<u>Industrial Uses. Food and Kindred Products</u>										
Meat, fish, or poultry preparation and packaging	S									S
Animal and marine fats and oils manufacturing and packaging	S									S
Processing of starch, dextrin, glucose, sugar, vinegar, yeast, sauerkraut, or sausage casings from animal products	S									S
All other food and kindred products manufacturing, processing, and packaging	S								S	S
<u>Industrial uses. Textile and Apparel</u>										
All textile goods manufacturing, apparel and clothing accessory manufacturing, and other fabricated textile products manufacturing	S								S	S
<u>Industrial Uses. Fabricated Metal Products</u>										
Electrical and electronics machinery, equipment, and supplies manufacturing	S								X	X
Machine shops and metal products manufacture, when not equipped with heavy punch presses, drop forges, screw machines, riveting machines, or any equipment which may create vibrations or noise disturbing to occupants of adjacent property	S								X	X
All other fabricated metal products manufacturing	S									S
<u>Industrial Uses. Chemicals and Allied Products</u>										
Drug manufacturing	S								X	X
Cosmetics and toiletries manufacturing	S								X	X
All other chemicals and allied products manufacturing, refining, and storage, using either organic or mineral substances	S								S	S

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	DISTRICT									
	FP	T	D-1	D-2	D-3	B-1	B-2	B-3	I-1	I-2
<u>Industrial Uses. Stone, Glass and Clay Products</u>										
The manufacture of ceramic products using only previously pulverized clay and kilns fired only by electricity or gas	S								X	X
All other stone, glass, and clay products manufacturing, including all stone cutting	S									
<u>Industrial Uses. Petroleum and Rubber Products</u>										
Petroleum refining	S									S
Petroleum and gas bulk storage, including bulk storage of any explosive, flammable, or toxic substance	S									
Paving and roofing materials manufacturing	S									S
Rubber products manufacturing, including the reclamation of rubber	S									
Linoleum and other hard surface floor coverings manufacturing	S									
<u>Industrial Uses. Professional, Scientific, and Controlling Devices</u>										
All manufacturing of professional, scientific, and controlling devices, photographic and optical goods, watches, and clocks	S								S	S
<u>Industrial Uses. Printing, Publishing, and Related Industries</u>										
All printing, publishing, and related industries	S					S	S	S	S	S
<u>Industrial Uses. Research, Development, and Prototype Manufacturing Industries</u>										
Nonprofit research, development, and prototype manufacturing industries	S						S	S	S	S
All other research, development, and prototype manufacturing industries	S						S	S	S	S
<u>Industrial Uses. Lumber and Wood Products</u>										
Wood fabricating shops and related activities	S	S							S	X
Furniture manufacturing and upholstery	S								X	X
Building paper, paper containers, and similar products manufacturing	S								X	X
All other lumber and wood products manufacturing	S								S	S
<u>Industrial Uses. Miscellaneous</u>										
Jewelry, costume jewelry, novelties, silverware and plated ware manufacturing and processing	S								X	X
Musical instruments and allied products manufacturing	S								X	X
Office and artist's materials manufacturing (except paints, inks, dyes, and similar products)	S									X
Signs and advertising display manufacturing (Ord. 80-0-24, passed 1-12-81)	S					S	S	S	X	X

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 (Ord. 80-0-24, passed 1-12-81; Am. Ord. 86-0-18, passed 9-22-86; Am. Ord. 87-0-15, passed 6-8-87; Am. Ord. 87-0-16, passed 6-8-87; Am. Ord. 89-0-11, passed 10-23-89)