

## OFFICIAL SCHEDULE OF DISTRICT REGULATIONS

<u>ZONING DISTRICTS</u>	<u>PERMITTED USES</u>	<u>CONDITIONAL USES</u>
(Symbols as used on the Official Zoning Map)	(Accessory uses and essential services are included)	(Permitted upon issuance of a Conditional Use Permit by the Board of Zoning Appeals)
1	2	3
<b>U-1 RURAL DISTRICT</b>	Agriculture; Conservation; Very low density residential; Home occupation; Orchards; Plant nurseries; Agricultural products; processing & sales; Public & quasipublic uses;	Animal hospital, clinic, kennel; Mineral extraction; Service business; Commercial & Non-commercial recreation; Food processing; Public service facility; Personal services; Junk storage & sales; Offices; Wholesale & warehousing; Manufactured homes individually; Essential services; Light & heavy manufacturing & directly related offices & retail sales;
<b>R-1 LOW DENSITY RESIDENTIAL DISTRICT</b>	Single-family dwelling; Home occupation; Public & quasipublic uses;	Multi-family dwelling; Commercial & Non-Commercial recreation; Personal services; Offices; Service business; Agriculture**; Manufactured homes individually; Public service facility; Animal hospital, clinic, kennel; Convenience-type retail; Light manufacturing; Telecommunication Towers
<b>B-1 SERVICE BUSINESS DISTRICT</b>	Shopping-type retail; Service business; Drive-in business; Personal services; Offices; Eating & drinking establishments; Commercial recreation; Transient lodgings; Public & quasipublic uses; Single & multi-family dwellings*; Supply yards; Wholesale & warehousing; Agriculture;	Manufactured homes individually; Public service facility; Food processing; Light & heavy manufacturing & directly related offices & retail sales; Signs & advertising structures;
<b>M-2 HEAVY MANUFACTURING DISTRICT</b>	Light & heavy manufacturing & directly related offices and retail sales; Supply yards; Wholesale & warehousing; Mineral extraction; Transport terminals; Public & quasipublic uses; Service business; Single-family dwelling*;	Public service facility; Manufactured homes individually;

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	<u>MINIMUM LOT SIZE</u>			<u>MAXIMUM PERCENTAGE OF LOT TO BE OCCUPIED</u> (Principal and Accessory Buildings)	<u>MINIMUM FLOOR AREA</u> (Square Feet)	<u>MAXIMUM HEIGHT OF (PRINCIPAL) BUILDINGS</u>		<u>MINIMUM YARD DIMENSIONS</u> (feet)			
	(Square feet per household)		Frontage (Width) (Feet)			Stories	Feet	Front	Side Yards		Rear
	With On-Site Sewage Treatment	With Group or Central Sewage Treatment							One Side Yard	Sum of Side Yards	
	4	5	6			7	8	9	10	11	12
<b>U-1</b>	40,000	-----	150	25	1,000*	2 1/2	35	50	20	40	30
<b>R-1</b>	40,000	-----	150	25	1,000* (single) 600 (multi)	2 1/2	35	35	10	20	30
		10,800 (single)	80								
		2,700 (multi)	90								
<b>B-1</b>	40,000	-----	150	50	none*	3	40	30	none**	none**	30**
		none*	60								
<b>M-2</b>	80,000	-----	200	50	none*	4	50	80	20**	50**	40
		40,000	150								

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	<u>ACCESSORY BUILDINGS</u>			<u>MINIMUM (MANDATORY) OFF-STREET PARKING SPACE</u>	<u>MINIMUM (MANDATORY) OFF-STREET LOADING SPACE</u>	<u>SIGNS PERMITTED</u>	<u>OTHER PROVISIONS AND REQUIREMENTS</u> (Supplementary regulations, prohibitions, notes, etc.)
	Maximum Height (feet)	Minimum Distance In Feet To		18	19	20	21
		Side lot line	Rear lot line				
	15	16	17				
<b>U-1</b>	20	5	10	See Article XI	See Article XI	See Article XII	*1,000' for manufactured housing. Use of land or buildings for agricultural purposes are not affected by this Resolution and no zoning certificate shall be required for any such building or structure or use of land. Residential dwellings do require a permit.
<b>R-1</b>	15	5	10	"	"	"	*1,000' for manufactured homes ** as provided for in R.C. 519.21
<b>B-1</b>	15	0	0	"	One space for first 5,000 s.f. of floor area or less and one for each additional 10,000 s.f. or fraction thereof of ground floor area.	"	*For residential, refer to R-1 regulations, **Non-residential use cannot be conducted closer than 40 feet from any residential lot.
<b>M-2</b>	25	10	20	"	"	"	*For residential, refer to R-1 regulations, **Non-residential use cannot be conducted closer than 40 feet from any residential lot.