OFFICIAL SCHEDULE OF DISTRICT REGULATIONS

ZONING DISTRICTS (Symbols as used on the official zoning map)	PERMITTED USES (Accessory uses and essential services are included)	CONDITIONAL USES (Permitted upon issuance of a Conditional Use Permit by the Board of Zoning Appeals)	PLANNED UNIT DEVELOPMENT USES	MINIMUM LOT SIZE (Square feet per household) With On-Site Sewage Treatment	MINIMUM LOT SIZE (Square feet per household) With Group or Central Sewage Treatment	MINIMUM LOT SIZE Width (feet)	MAXIMUM PERCENTAGE OF LOT TO BE OCCUPIED (Principal and accessory buildings)	MINIMUM FLOOR AREA (Square feet)	MAXIMUM HEIGHT OF (PRINCIPAL) BUILDINGS Stories	MAXIMUM HEIGHT OF (PRINCIPAL) BUILDINGS Feet	MINIMUM YARD DIMENSIONS (feet) Front	MINIMUM YARD DIMENSIONS (feet) Side Yards One side yard	MINIMUM YARD DIMENSIONS (feet) Side Yards Sum of side yards	MINIMUM YARD DIMENSIONS (feet) Rear	ACCESSORY BUILDINGS Maximum height (feet)	ACCESSORY BUILDINGS Minimum Distance In Feet To Side lot line	ACCESSORY BUILDINGS Minimum Distance In Feet To Rear lot line	MINIMUM (MANDATORY) OFF-STREET PARKING SPACE	MINIMUM (MANDATORY) OFF-STREET LOADING SPACE	SIGNS PERMITTED	OTHER PROVISIONS AND REQUIREMENTS (Supplementary regulations, prohibitions, notes, etc.)
1	2	3	4	5	6	7	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23
R-1 LOW DENSITY RESIDENTIAL	Single-family dwelling; Public & Quasipublic uses;	Home occupation; Personal services; Non-commercial recreation; Public service facility; Multi-family dwellings*	-----	---	10,800	80	25	1,200	2 1/2	35	35	8	20	40	20	5	10	Two spaces for each dwelling unit	none	See Article XII	*R-3 High Density Regulations apply
R-2 MEDIUM DENSITY RESIDENTIAL	Single-family dwelling; Funeral home; Club; Public & Quasipublic uses;	Multi-family dwelling*; Home occupation; Non-commercial recreation; Offices; Personal services; Service business; Public service facility; Mobile homes individually;	-----	---	5,400	60	25	850**	2 1/2	35	25	4	10	30	15	2	5	Two spaces for each dwelling unit	none	"	*R-3 High Density Regs. apply. Dwelling conversion permitted. **600 s.f. for mobile homes. Front setback for lots of record may be same as nearest adjoining residential structure.
R-3 HIGH DENSITY RESIDENTIAL	Single-family dwelling*; Multi-family dwelling; Public & Quasipublic uses;	Plant nursery; Non-commercial recreation; Personal services; Service business; Public service facility; Mobile home park (conformance with Ohio Revised Code 3733);	-----	---	2,700	80	25	600	3	40	25	10	25	30	15	5	10	Two spaces for each dwelling unit	none	"	*R-2 Regs. apply. Dwelling conversion permitted. Front setback for lots of record may be same as nearest adjoing residential structure.
B-1 SERVICE BUSINESS	Service business; Auto repair; Farm implement sales & service; Shopping-type retail; Public & Quasipublic uses; Eating & drinking estab.; Commercial recreation; Offices; Personal services; Single-family dwelling*; Multi-family dwelling**;	Wholesale & warehousing; Food processing; Printing & publishing; Transportation terminals; Public service facility;	-----	---	10,000	100	40	none	3	40	40	none	none	30	20	none	none	(See Section 1130)	One space for each 5,000 s.f. of floor area or less	"	*R-2 Regs. apply. ** R-3 Regs. apply.
B-2 LOCAL BUSINESS	Convenience-type retail; Eating & drinking estab.; Personal services; Offices; Service & drive-in business; Commercial recreation; Single-family dwelling*; Commercial recreation; Public & Quasipublic uses; Transient lodgings;	Shopping-type retail; Food processing; Animal hospital, clinic, kennel; Multi-family dwelling**; Public service facility;	-----	---	none	none	50	none	3	40	30	none	none	20	15	none	none	(See Section 1130)	"	"	*R-2 Regs. apply. **R-3 Regs. apply.
B-3 CENTRAL BUSINESS	Retail business (all types); Service business; Offices; Eating & drinking estab.; Commercial recreation; Printing & publishing; Personal services; Club; Single & multi-family dwelling* Public & Quasipublic uses;	Drive-in business; Food processing; Public service facility;	-----	---	none	none	100 percent less off-street loading requirement in Column 21	none	4	50	none	none	none	none except where adjacent to R district, then not less than 10 feet	25	none	none	(See Section 1130)	"	"	*For single-family, refer to R-2 Regs. and for multi-family, refer to R-3 Regs.
M-1 LIGHT MANUFACTURING	Light manufacturing & directly related offices & retail sales; Supply yards; Printing & publishing; Single-family dwelling*; Public & Quasipublic uses; Eating & drinking estab.;	Heavy manufacturing & directly related offices & retail sales; Food processing; Transport terminals; Public service facility; Multi-family dwelling**;	------	---	15,000	100	40	none	4	50	50	10	30	40	25	5	10	(See Section 1130)	"	"	*R-2 Regs. apply. **R-3 Regs. apply.

THIS IS TO CERTIFY THAT THIS IS THE OFFICIAL SCHDULE OF DISTRICT REGULATIONS REFERRED TO IN ARTICLE IX OF THE ZONING ORDINANCE OF THE VILLAGE OF DE GRAFF, OHIO.

Stanley J. Easton
Mayor

Attest: Crystal Bupp
Clerk

Sept. 22-1981
Date Passed.