

**ARTICLE 8
DISTRICT REGULATIONS**

800 COMPLIANCE WITH REGULATIONS

The regulations for each district set forth by this Resolution shall be minimum regulations and shall apply uniformly to each class or kind of structure or land, except as hereinafter provided:

1. No building, structure, or land shall be used or occupied and no building or structure or part thereof shall be erected, constructed, reconstructed, moved, or structurally altered except in conformity with all of the regulations herein specified for the district in which it is located;
2. No building or other structure shall be erected or altered:
 - a. to provide for greater height or bulk;
 - b. to accommodate or house a greater number of families;
 - c. to occupy a greater percentage of lot area;
 - d. to have narrower or smaller rear yards, front yards, side yards, or other open space; than herein required, or in any other manner be contrary to the provisions of this Resolution;
3. No yard or lot existing at the time of passage of this Resolution shall be reduced in dimension or area below the minimum requirements set forth herein. Yards or lots created after the effective date of this Resolution shall meet at least the minimum requirements set forth herein.
4. The purpose of the Official Schedule of Permitted Uses and Dimensional Requirements is to list different land uses and specify what districts within the community allow those uses. **Any uses not listed in the Schedule are prohibited.** Specifically prohibited uses are junkyards, automotive wrecking, captive landfills, and manufactured home parks. Recreational Vehicle Trailers and Mobile Homes as primary use are prohibited in all districts except Recreational Commercial (RC).

810 OFFICIAL SCHEDULE OF PERMITTED USES AND DIMENSIONAL REQUIREMENTS District regulations shall be as set forth in the Official Schedule of Permitted Uses and Dimensional Requirements hereby adopted and declared to be a part of this Resolution and in Article 9 and 10 of this Resolution, “Supplementary District Regulations” and “Special Regulations.”

AC: Accommodating Commercial

OFFICIAL SCHEDULE OF PERMITTED USES AND DIMENSIONAL REQUIREMENTS

Purpose: The purpose of the AC (Accommodation Commercial) District is to encourage the establishment of areas for highway commercial uses only. This district is specifically designed to service the motoring public. AC Districts are generally associated with interchange areas along the major limited access highways. *PUD's allowed as an overlay district. See Section 820 Interstate 90 Overlay District for further regulations that may apply.*¹⁵

Permitted Uses	Conditional Uses
<ol style="list-style-type: none"> 1. Accessory uses & structures incidental to a permitted use which will not create a nuisance or hazard 2. Agencies or offices rendering specialized services in the professions, real estate & brokerage, including service agencies⁸ 3. Alcoholic beverage package retail sales 4. Antiques and gift retail sales 5. Appliance distributors⁸ 6. Automobile, automatic car wash 7. Automobile (new & used) & accessory sales 8. Automobile repair shops 9. Automobile service station 10. Automobile & truck leasing 11. Bakery shops & confectioneries operating both wholesale & retail business provided such operations are limited to 1500sq.ft. of manufacturing area & to the use of non-smoke-producing types of furnaces 12. Banks, finance & loan companies 13. Beauty, barber equipment sales & supply 14. Beauty, barber & other personal services 15. Bicycle sale & repair 16. Bus repair & storage terminals 17. Catering establishments 18. Clubs & places of entertainment, not including sexually-oriented businesses⁸ 19. Colleges, universities, business colleges, trade schools, music conservatories, dancing schools, & similar organizations offering training in specific fields 20. Dairy bars for retail sales on the premises only 21. Drive-in restaurant⁸ 22. Eating & drinking establishments 23. Food stores (retail only): grocery, delicatessen, meat & fish but excluding the killing & dressing of any flesh or fowl 24. Gases or liquefied petroleum gases in approved portable metal cylinders for storage or sale 25. Hospitals & sanitariums located on a major or secondary major street 26. Hotels 27. Jewelry & watch sale & repair 	<ol style="list-style-type: none"> 1. ...¹ 2. Amusement arcade (see Section 1000.20), accessory use² 3. Amusement enterprises (excluding theater), accessory use² 4. Veterinary Clinic, Kennel, & Animal Shelter³ 5. Auctions⁴ 6. Automobile commercial parking enterprises (see Section 1000.60) 7. ...⁵ 8. Department stores 9. Electrical repair 10. Government buildings: used exclusively by the Federal, State, County, Township Government for public purposes except for garages, repair or storage yard, warehouse & buildings used or intended to be used as correctional or penal institutions 11. Miniature golf 12. Park & ride facilities 13. Parks 14. Physical culture establishments 15. Radio & television studios & towers 16. Self-Service Storage Facilities⁶ 17. Signs, off-premises, 101-1200 sq. ft. 18. Storage warehouses & yards 19. Wind energy systems¹²

AC: Accommodating Commercial

OFFICIAL SCHEDULE OF PERMITTED USES AND DIMENSIONAL REQUIREMENTS

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| <ul style="list-style-type: none">28. Laundries & drycleaners⁸29. Lock & gunsmith30. Medical & diagnostic centers⁸31. Motels32. Motorcycle sales & repairs33. Musical instrument store, sale of & instruction34. Office buildings: government, private, & professional offices35. Office equipment & supplies sales & service36. Office & secretarial service establishments37. Pet shops & bird stores⁸38. Photographic studios & camera supply stores39. Postal facilities, private or publicly owned40. Recreational vehicle sales & service41. Repair & servicing of office & household equipment42. Retail accessory uses wholly within the principal building and without exterior advertising display43. Retail stores conducting incidental light manufacturing or processing of goods above the first floor or in the basement to be sold exclusively on the premises and employing not more than 10 operatives44. Retail stores including but not limited to antique sales⁷, art supply, book & stationery, camera sales & supplies & services, candy products, clothing, drug, electrical supplies, florists, footwear, furniture & floor covering, furrier, gifts & cards, hardware & appliances, music, optical, paint, sporting goods, upholstery paper hanging & decorator, variety and other similar retail sales45. Rug & carpet cleaning establishments46. [Deleted]¹³47. Schools, public & private48. Storage, under cover of goods intended for retail sale on the premises49. Swimming pools, accessory use⁸50. Tailors, dressmakers, milliners51. Taverns, bars & nightclubs, not including sexually-oriented business⁸52. Taxi stand53. Telecommunications towers: Principal & Accessory Uses (see Sections 1000.40-.45)⁸54. Tennis courts, commercial or club-related, accessory use⁸55. Theaters, housed in a permanent indoor structure, exhibition halls and other similar structures56. Tractor or trailer sales or leasing areas57. Volleyball, commercial or club-related, accessory use⁸58. Medical Marijuana Dispensaries¹⁴ | |
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AC: Accommodating Commercial

OFFICIAL SCHEDULE OF PERMITTED USES AND DIMENSIONAL REQUIREMENTS

Principal Structure	Max. Bldg Density	Min. Lot Area		Min. Lot Width		Min. Principal Bldg Setbacks			Min. Accessory Building Setbacks			Max. %-age Lot Coverage		Max. Bldg Height		Min. Floor Area per Dwelling Unit
		No Sewer	With Sewer	No Sewer	With Sewer	Front	Each Side	Rear	Front	Each Side	Rear	No Sewer	With Sewer	Principal Building	Accessory Building	
Highway Commercial		1 acre	.5 acre ⁸	200 ft.	100 ft. ⁸	50 ft. ^{8,9,10}	15 ft.	15 ft. ¹¹	80 ft. ⁹	15 ft. ¹¹	15 ft. ¹¹	50%	70% ⁸	35 ft	35 ft	1000 sq. ft.
Multi-Unit Retail ¹⁶	N/A	1 acre	.5 acres	200 ft.	100 ft.	50 ft.	15 ft.	15 ft.	80 ft.	15 ft.	15 ft.	50%	70%	35 ft.	35 ft.	1500 sq. ft. (min unit size = 500 sq.ft.)

Footnotes for AC - Accommodation Commercial District

¹ Adult Entertainment Conditional Use Deleted 6/16/05

² Conditional Uses Amended 2/18/11; deleted entries include Funeral homes, Heliport, Home Occupation

³ Veterinary Clinic, Kennel, & Animal Shelter Amended 10/19/11

⁴ Auctions Conditional Use Added 8/1/02

⁵ Bed & Breakfast Conditional Use Deleted 4/20/06

⁶ Self-Service Storage Facilities Conditional Use Added 5/5/99

⁷ Retail Stores including...antique sales Permitted Use Added 8/1/02

⁸ Permitted Uses Amended 2/18/11; deleted entries include Assembly halls...; Charitable Institutions; Churches...; Dental laboratory; Dwellings; Farm Machine Feed sales & storage; Fertilizer...; Flour...; Food processing...; Fraternity & sorority houses; Frozen food lockers; Fur storage; Grounds & facilities for recreation and community center buildings...; Group Homes...; Home Occupation; Laundries: all hand laundries; Laundries, steam; Laundry pick up stations; Libraries; Lodges...; Lumber Yards...; Museums...; Nursery...; Oil/gas wells; Pavilion; Playgrounds...; Plumbing Shop...; Shoe repair...; Tennis courts...

⁹ No parking, loading or maneuvering area less than 15 feet from the road right-of-way line

¹⁰ 50 feet without Front Yard parking

¹¹ No parking, loading or maneuvering area less than 5 feet from any lot line; and no principal or accessory building, parking or maneuvering area less than 60 ft. the boundary of a Residential Zone.

¹² Wind energy systems Conditional Uses Added 5/1/13

¹³ Satellite Dishes Deleted from Permitted Uses 8/15/19

¹⁴ Medical Marijuana Dispensaries Added 9/21/17

¹⁵ "See Section 820..." Added 9/19/24

¹⁶ Multi-Unit Retail Added 2/20/26

EC: Educational Campus

OFFICIAL SCHEDULE OF PERMITTED USES AND DIMENSIONAL REQUIREMENTS

Purpose: The purpose of the EC (Educational Campus) District¹ is to establish appropriate areas for the existence and development of educational campuses. The guidelines for the EC district shall supersede any regulations from other areas of the zoning text if there is a conflict.

1. All required new parking spaces, together with driveways and other circulation areas, shall be improved with such material to provide a durable dust free surface and adequate spaces shall be provided for staff, students and visitors.
2. The distance between buildings in the EC district shall be 30 feet or 1.2 times the height of the tallest building whichever is greater.
3. The prohibition of no more than one principal structure on a building lot is not applicable for EC district.
4. There shall be no development in the EC district including but not limited to buildings, driveways or parking lots within 60 ft of the boundary of the EC district. This does not include the outer boundary that is frontage on a public road.
5. Since the EC district is a non-retail use, typical required loading spaces are waived. The school is responsible for providing suitable loading spaces for service to buildings requiring regular deliveries.
6. Access from drives and public roads is to be provided for all designated dumpster locations.
7. The school occupying the EC District shall be a private, non-profit institution as defined by the IRS.
8. Building setbacks shall be 80ft from the center of the road if there is no road right of way established.
9. Minimum amount of green space shall be 50% of district acreage.

Permitted Uses	Conditional Uses
1. Private, Non-Profit Schools; uses that directly support the operation of that school	

Main Structure	Minimum district acreage	Max. Building Density	Min. Lot Area		Min. Lot Width		Min. Main Building Setbacks from the road right of way			Min. Accessory Building Setbacks from the road right of way			Max. Percentage Lot Coverage		Max. Building Height	
			No Sewer	With Sewer	No Sewer	With Sewer	Front	Each Side	Rear	Front	Each Side	Rear	No Sewer	With Sewer	Main Bldg.	Acc. Bldg.
Educational or support thereof	20 acres	N/A	N/A	N/A	N/A	N/A	50 ft	N/A	N/A	80 ft	N/A	N/A	N/A	N/A	60 ft	35 ft

Footnotes for the EC – Educational Campus District:

EC District Added 10/8/15

I/OP: Industrial/Office Park

OFFICIAL SCHEDULE OF PERMITTED USES AND DIMENSIONAL REQUIREMENTS

Purpose: The purpose of the IOP (Industrial/Office Park) District is to provide a protective zone for a park-like development of industry, warehousing, distributing and office buildings. These regulations have been established so as to provide a healthful operating environment for industrial, distribution and office uses and to protect these uses from encroachment from residential & retail commercial uses. The regulations for this district are intended to minimize the impact of the allowable uses on surrounding non-industrial land uses; to lessen traffic congestion; to protect the health and safety of the residents & workers in the area; to prevent detrimental effects to the use or development of adjacent properties or the general neighborhood. *See Section 820 Interstate 90 Overlay District for further regulations that may apply.*⁹

Permitted Uses	Conditional Uses
<ol style="list-style-type: none"> 1. Accessory uses & structures incidental to a permitted use which will not create a nuisance or hazard 2. Adult Entertainment Businesses, including the retail sale of products located on the premises and associated with the business¹ 3. Agencies or office rendering specialized services in the professions, real estate & brokerage, including service agencies not involving on-premise retail trade nor wholesale trade on-premises, nor maintenance of stock of goods for sale to the general public 4. Appliance distributors for wholesale 5. Assembly of machines & appliances from previously prepared parts 6. Automobile commercial parking enterprises (See Section 1000.60) 7. Automobile & truck assembly 8. Bakeries or baking plants 9. Blueprinting & photostating establishments 10. Bookbindery 11. Bottling works for soft drinks 12. Cold storage plants, food 13. Contractor's plants/office or storage yards 14. Dairy products processing, bottling & distribution, cream manufacture, all on a wholesale basis 15. Distribution facilities for wholesale basis 16. Electronic unit assembly plant 17. Farm machinery assembly 18. Flammable liquids: handling & storage in bulk plants 19. Flour & other grain products, milling & storage 	<ol style="list-style-type: none"> 1. Signs, off-premises, 101-1200 sq. ft. 2. Wind Energy systems²

I/OP: Industrial/Office Park

OFFICIAL SCHEDULE OF PERMITTED USES AND DIMENSIONAL REQUIREMENTS

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| <ol style="list-style-type: none">20. Food processing in wholesale quantities except meat, fish, poultry, vinegar and yeast21. Frozen food lockers22. Government buildings: used exclusively by the Federal, State, County, Township Government for public purposes except for buildings used or intended to be used as correctional or penal institutions23. Industry not otherwise listed provided the industry is similar to other industries permitted in an industrial district & such industry shall comply with the design control of a similar industry24. Laboratories for research and testing25. Machine shops26. Manufacturing & storage of: abrasives, bedding, carpet & pillow (cleaning & renovating), candy products, canvas & burlap products, clothing, construction materials, cosmetics & perfume, footwear, glass, hosiery, ice, jewelry, watch, clocks, leather goods (tanning prohibited), machine tools, machinery, motor vehicles & equipment, optical, scientific & musical instruments, pharmaceutical products, plastics, pottery, porcelain & vitreous china, signs, stonecutting & monuments, textiles, textile machinery27. Meat processing28. Metal fabrication plants using plate & structural shapes29. Metal stamping plants30. Office buildings: government, private, & professional offices31. [Deleted]⁶32. Planing or saw mills (other than temporary)33. Plating works34. Prefabricating buildings & structural members35. Printing, publishing & reproduction establishments36. Repair & servicing of industrial equipment & machinery³37. Retail accessory uses wholly within the principal building and without exterior advertising display38. [Deleted]⁷39. Sheet metal shops40. Storage warehouses & yards41. Truck terminals, repair shops, hauling & storage yards42. Wholesale & jobbing establishments including incidental retail43. Woodworking shops, mill work44. Medical Marijuana cultivation, processing and dispensing facilities⁸ | |
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I/OP: Industrial/Office Park

OFFICIAL SCHEDULE OF PERMITTED USES AND DIMENSIONAL REQUIREMENTS

Principal Structure	Max.Bldg Density	Min. Lot Area		Min. Lot Width		Min. Principal Bldg Setbacks			Min. Accessory Building Setbacks			Max. %-age Lot Coverage		Max. Bldg Height		Min.Floor Area per Dwelling Unit
		No Sewer	With Sewer	No Sewer	With Sewer	Front	Each Side	Rear	Front	Each Side	Rear	No Sewer	With Sewer	Principal Building	Accessory Building	Principal Building
Light Industrial & Office		1 acre			120 ft.	80 ft ⁴	20 ft ⁵	20 ft ⁵	80 ft ³	20 ft ⁴	20 ft ⁵		30%	60 ft	60 ft	5,000 sq.ft.

Footnotes for I/OP - Industrial/Office Park District

- 1 Adult Entertainment Conditional Use Deleted 6/16/05*
- 2 Wind Energy Systems added 5/1/13*
- 3 Repair & servicing... Amended 2/18/11*
- 4 Includes principal & accessory buildings & parking, loading, maneuvering area.*
- 5 No parking, loading or maneuvering area less than 5 feet from any lot line and no principal or accessory building, parking, loading, or maneuvering area less than 60 ft. from the boundary of a Residential Zone.*
- 6 Oil/gas wells Permitted Uses Deleted 8/15/19*
- 7 Satellite Dish Permitted Uses Deleted 8/15/19*
- 8 Medical Marijuana cultivation, processing and dispensing facilities Added 9/21/17*
- 9 "See Section 820" Added 9/19/24*

NC: Neighborhood Commercial

OFFICIAL SCHEDULE OF PERMITTED USES AND DIMENSIONAL REQUIREMENTS

Purpose: The purpose of the NC (Neighborhood Commercial) District is to encourage renewal in the historic core business area of the community by promoting historical character while providing best compliance to modern commercial needs. A mix of single-family residential uses, cultural, public, quasi-public, and commercial uses which tend to meet the daily needs of the residents of the community is encouraged. Marginal strip development shall be prohibited.

PUDs allowed as an overlay district.

Permitted Uses	Conditional Uses
1. Accessory uses & structures incidental to a permitted use which will not create a nuisance or hazard	1. Airports & landing fields
2. Assembly halls, gymnasiums & similar structures when a part of a school or place of worship	2. Amusement Arcade (see Section 1000.20)
3. Agencies or offices rendering specialized services in the professions, real estate & brokerage, including service agencies not involving on-premises retail trade not wholesale trade on-premises, nor maintenance of stock of goods for sale to the general public	3. Amusement enterprises (excluding theater)
4. Alcoholic beverage package retail sales	4. Veterinary Clinic, Kennel, & Animal Shelter ²
5. Bakery shops & confectioneries operating both wholesale & retail business, provided such operations are limited to 1500 sq. ft. of manufacturing area and to the use of non-smoke-producing types of furnaces	5. Auctions ³ (see Section 1000.200-205)
6. Banks, finance & loan companies	6. Automobile commercial parking enterprises (see Section 1000.60)
7. Beauty, barber & other personal services	7. Bed & Breakfast
8. Beauty, barber equipment sales & supply	8. Clubs & places of entertainment
9. Bicycle sale & repair	9. Convalescent/nursing homes
10. Charitable institutions	10. Child Day-care Center ¹⁶
11. Churches & other places of worship	11. Drive-in food dispensary
12. Custodial & diagnostic centers	12. Firearm ranges
13. Colleges, universities, business colleges, trade schools, music conservatories, dancing schools, & similar organizations offering training in specific fields	13. Funeral homes
14. Dairy bars for retail sales on the premises only	14. Adult Group Homes
15. Dental laboratory	15. Heliport
16. Dwellings, detached single family (see Section 1000.90-96)	16. Home Occupation (see Section 1000.73)
17. Existing dwellings, multi-family ¹	
18. Eating & drinking establishments	
19. Electrical repair	
20. Feed sales & storage	
21. Fertilizer, wholesale & retail sales & blending	
22. Fire & police stations	
23. Flour & other grain products, milling & storage	
24. Food processing: for sale at retail on-premises, but excluding the killing & dressing of any flesh or fowl	
25. Food stores (retail only): grocery, delicatessen, meat & fish but excluding the killing & dressing of any flesh or fowl	
26. Fraternity & sorority houses	
27. Fur storage	
28. Grounds & facilities for recreational & community center buildings, country clubs, lakes, & other similar facilities operated on a nonprofit basis	

NC: Neighborhood Commercial

OFFICIAL SCHEDULE OF PERMITTED USES AND DIMENSIONAL REQUIREMENTS

<p>29. Government buildings: used exclusively by the Federal, State, County, Township Government for public purposes except for garages, repair or storage yard, warehouse & buildings uses or intended to be used as correctional or penal institutions</p> <p>30. Adult Family Homes (see Section 1000.80)¹⁷</p> <p>31. Home Occupation (see Section 1000.72)</p> <p>32. Jewelry & watch sale & repair</p> <p>33. Laundry pick up stations</p> <p>34. Libraries</p> <p>35. Lock & gunsmith</p> <p>36. Lodges, fraternal & social organizations</p> <p>37. Lumber yards, building materials storage & sales</p> <p>38. Museums & art galleries</p> <p>39. Musical instrument store, sale of & instruction</p> <p>40. Nursery (plants)</p> <p>41. Office buildings: government & private, including professional, office buildings</p> <p>42. Office equipment & supplies sales & service</p> <p>43. [Deleted]¹²</p> <p>44. Parks</p> <p>45. Pavilion</p> <p>46. Playgrounds, principal use</p> <p>47. Playgrounds, Tot-lot</p> <p>48. Plumbing shop & yard</p> <p>49. Postal facilities private or publicly owned</p> <p>50. Repair & servicing of office & household equipment</p> <p>51. Retail accessory uses wholly within the principal building and without exterior advertising display</p> <p>52. Retail stores including but not limited to antique sales⁵, art supply, book & stationery, camera sales & supplies & services, candy products, clothing, drug, electrical supplies, florists, footwear, furniture & floor covering, furrier, gifts & cards, hardware & appliances, music, optical, paint, sporting goods, upholstery paper hanging & decorator, variety and other similar retail sales</p> <p>53. [Deleted]¹³</p> <p>54. Schools, public & private</p> <p>55. Shoe repair</p> <p>56. Storage, under cover of goods intended for retail sale on the premises but not including combustibles</p> <p>57. Swimming pools, accessory use (private residence only: see Section 1000.52)</p> <p>58. Tailors, dressmakers, milliners</p> <p>59. Taverns, bars & nightclubs</p> <p>60. Taxi stand</p> <p>61. Tennis courts, private</p> <p>62. Theaters, housed in a permanent indoor structure, exhibition halls and other similar structures</p> <p>63. Family Day-Care Home Type B¹⁵</p>	<p>17. Miniature golf, tennis, archery, basketball, baseball/softball, volleyball, football/soccer facilities that are commercial or club-related</p> <p>18. Pet shops, bird stores, taxidermists</p> <p>19. Radio & television studios & towers</p> <p>20. Retail stores conducting incidental light manufacturing or processing of goods above the first floor or in the basement to be sold exclusively on the premises & employing not more than 10 operatives</p> <p>21. Self-service storage facilities⁴</p> <p>22. [Deleted]¹⁹</p> <p>23. Storage warehouses & yard</p> <p>24. Wind energy systems¹⁴</p> <p>25. Carports¹⁸</p>
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NC: Neighborhood Commercial

OFFICIAL SCHEDULE OF PERMITTED USES AND DIMENSIONAL REQUIREMENTS

Principal Structure	Max. Bldg Density	Min. Lot Area		Min. Lot Width		Min. Principal Bldg Setbacks			Min. Accessory Building Setbacks			Max. %-age Lot Coverage		Max. Bldg Height		Min. Floor Area Principal Building
		No Sewer	With Sewer	No Sewer	With Sewer	Front	Each Side	Rear	Front	Each Side	Rear	No Sewer	With Sewer	Principal Building	Accessory Building	1400 sq. ft.
Mixed Commercial & Residential		2 acres ⁷	1 acre	200 ft ⁶	120 ft	80 ft ^{6,8,9}	15 ft ^{6,8,10}	15 ft ^{6,8,9}	80 ft ^{6,7}	15 ft ^{6,9}	15 ft ^{6,9}	35% ⁶	50%	35 ft ^{6,11}	35 ft ^{6,10}	Min floor area per dwelling unit for multifamily structure: 700 sq ft – 1 bedroom 850 sq ft – 2 bedroom 1000 sq ft – 3 bedroom

Footnotes for NC – Neighborhood Commercial District

- 1 Existing dwellings, multi-family Permitted Uses Amended 8/7/14*
- 2 Conditional Uses Veterinary Clinic, Kennel, & Animal Shelter Amended 10/19/11*
- 3 Conditional Uses Auctions Added 8/1/02; Antique sales deleted*
- 4 Conditional Uses Self-service storage facilities Added 5/5/99*
- 5 Permitted Uses #51 “antique sales” Added 8/1/02*
- 6 Changed to per dwelling unit 6/14/14 6*
- 7 Mixed Commercial & Residential Amended 7/21/04*
- 8 No parking, loading or maneuvering area less than 15 feet from the road right-of-way line*
- 9 See also Section 1000.206*
- 10 No parking, loading or maneuvering area less than 5 feet from any lot line*
- 11 Existing buildings exempt from 7/21/04 amendment*
- 12 Oil/gas wells Permitted Uses Deleted 8/15/19*
- 13 Satellite Dishes Permitted Uses Deleted 8/15/19*
- 14 Wind energy systems Conditional Uses Added 5/1/13*
- 15 Family Day-Care Home Type B Added 9/15/22*
- 16 Day Nurseries, Kindergarten Deleted and Child Day-care Center Added 9/15/22*
- 17 Group homes: Class I Type A, Class II Type B Deleted and Adult Family Homes Added 9/15/22*
- 18 Carports Conditional Use Added 9/15/22*
- 19 Signs, off-premises, 101-1200 sq. ft. Conditional Uses Deleted 12/20/23*

PUD: Planned Unit Development

OFFICIAL SCHEDULE OF PERMITTED USES AND DIMENSIONAL REQUIREMENTS

Purpose: The purpose of the Planned Unit Development (PUD) District shall be to provide sites in which a variety of uses of land and buildings may be located in supportive and compatible arrangements subject to a flexible design and approval process and responsive to the natural, locational and man-made resources and opportunities of such sites (see also Article 15).

Permitted Uses	Conditional Uses
1. All uses permitted in the R-1 District 2. All uses permitted in the R-2 District 3. All uses permitted in the NC D4istrict 4. All uses permitted in the RC District 5. All uses permitted in the AC District	1. All uses conditionally permitted in the R-1, R-2, NC, RC, AC Districts

Principal Structure	Min. Site Area	Min. Lot Area Per Dwelling Unit	Min. Lot Width	Min. Principal Building Setbacks	Min. Accessory Building Setbacks	Max. Percentage Lot Coverage	Max. Building Height	Min. Floor Area Per Dwelling Unit			
								1 Bdrm MultiFamily	2 Bdrm MultiFamily	3 Bdrm MultiFamily	1&2 Family
Mixed	20 acres	All dimensions to be established by the development plan					800 sq. ft.	900 sq. ft.	1000 sq. ft.	1000 sq. ft.	

Footnotes for the PUD – Planned Unit Development District:

None

R-1: Single and Two-Family

OFFICIAL SCHEDULE OF PERMITTED USES AND DIMENSIONAL REQUIREMENTS

Purpose: The purpose of the R-1 (Single- and Two-Family District) is to permit development of rural and near-rural areas which may not have public facilities in the near future.

This district allows single-family dwelling units and two-family dwelling units which may be site-built, modular, or manufactured housing conforming to Sections 1000.90-96.

PUD's allowed as an overlay district.

Permitted Uses	Conditional Uses
<ol style="list-style-type: none"> 1. Accessory uses & structures 2. Home Occupation (see Section 1000.72) 3. Assembly halls, gymnasiums & similar structures when part of a school or place of worship 4. Church & other places of worship 5. Dwellings, detached single-family (see Sections 1000.90-96) 6. Dwellings, two-family 7. Fire & police stations 8. Adult Family Homes (see Section 1000.80-84)¹⁰ 9. Libraries 10. [Deleted]⁶ 11. Pavilion 12. Parks 13. Playground (principal use) 14. Playground, Tot-Lot 15. [Deleted]⁷ 16. Schools, public & private 17. Swimming pools, accessory use (private res. only; see Section 1000.52) 18. Tennis courts, private 19. Family Day-Care Home Type B⁸ 	<ol style="list-style-type: none"> 1. Beauty/Barber shops (see Section 1000.70) 2. Bed & Breakfast¹ 3. Canoe Livery (see Section 1000.70) 4. Cemetery 5. Child Day-care Center⁹ 6. Home Occupation (see Section 1000.73) 7. Veterinary Clinic, Kennel, & Animal Shelter² 8. Recreation & Community Center Building 9. [Deleted]¹² 10. Wind Energy Systems³ 11. Carports¹¹

R-1: Single and Two-Family

OFFICIAL SCHEDULE OF PERMITTED USES AND DIMENSIONAL REQUIREMENTS

Principal Structure	Max. Building Density	Min. Lot Area		Min. Lot Width		Min. Principal Building Setbacks			Min. Accessory Building Setbacks			Max. Percentage Lot Coverage		Max. Building Height		Min. Floor Area per Dwelling Unit
		No Sewer	With Sewer	No Sewer	With Sewer	Front	Each Side	Rear	Front	Each Side	Rear	No Sewer	With Sewer	Principal Building	Accessory Building	
1-family		2 sq. acres ¹	20,000 sq.ft.	250 sq.ft. ⁴	100 sq.ft.	50 ft. ⁵	15 ft. ⁵	40 ft. ⁵	50 ft.	15 ft.	15 ft.	16% ⁴	20%	35 ft.	35 ft.	1400 sq. ft. ⁴
2-family		4 sq. acres ⁴	80,000 sq.ft.	500 sq.ft. ⁴	200 sq.ft.	50 ft. ⁵	15 ft. ⁵	40 ft. ⁵	50 ft.	15 ft.	15 ft.	20% ^{1,4}	20%	35 ft.	35 ft.	1200 sq. ft. ⁴

Footnotes for R-1 – Single- and Two-Family District

- 1 *Bed & Breakfast Conditional Use Added 4/20/06*
- 2 *Veterinary Clinic, Kennel, & Animal Shelter Amended 10/19/11*
- 3 *Wind Energy Systems added 5/1/13*
- 4 *Principal Structure 1-Family & 2-Family Amended 7/21/04*
- 5 *See also Section 1000.206*
- 6 *Oil/gas wells Permitted Use Deleted 8/15/19*
- 7 *Satellite Dish Permitted Use Deleted 8/15/19*
- 8 *Family Day-Care Home Type B Added 9/15/22*
- 9 *Day Care Center (Type A) Conditional Use Deleted and Child Day-care Center Added 9/15/22*
- 10 *Group Home: Class I, Type B Deleted and Adult Family Homes Added 9/15/22*
- 11 *Carports Conditional Use Added 9/15/22*
- 12 *Signs, off-premise 101-1200 sq. ft. Conditional Use Deleted 12/20/23*

R-2: Multi-Family

OFFICIAL SCHEDULE OF PERMITTED USES AND DIMENSIONAL REQUIREMENTS

Purpose: The purpose of the R-2 (Multi-Family) District is to permit development of multi-family residences in groups of not less than 3 or more than 12 dwelling units per building in areas which have the necessary public utilities.

Single- and two-family housing is permitted, but not encouraged, unless part of a PUD as described in Article 15.

PUDs allowed as an overlay district.

Permitted Uses	Conditional Uses
<ol style="list-style-type: none"> 1. Accessory uses and structures incidental to a permitted use which will not create a nuisance or hazard 2. Assembly halls, gymnasiums & similar structures when part of a school or place of worship 3. Churches & other places of worship 4. Dwellings, detached single family (see Section 1000.90-96) 5. Dwellings, two family 6. Dwellings, attached single family such as apartment buildings, row or town houses in groups of not less than 3 nor more than 12 units 7. Fire & police stations 8. Adult Family Homes (see Section 1000.80-84) 6 9. Libraries 10. [Deleted]² 11. Parks 12. Pavilion 13. Playground (principal use) 14. Playground (Tot-lot) 15. [Deleted]³ 16. School, public & private 17. Swimming pool, accessory use (private residence, see Section 1000.52) 18. Tennis courts, private 19. Home Occupation (see Section 1000.72) 20. Family Day-Care Home Type B⁴ 	<ol style="list-style-type: none"> 1. Beauty/Barber shops (see Section 1000.70) 2. Bed & Breakfast¹ 3. Child Day-care Center⁵ 4. Adult Group Homes ⁷ 5. Home Occupation (see Section 1000.73) 6. Recreation & Community Center Building 7. Nursing Home 8. Carports⁸

R-2: Multi-Family

OFFICIAL SCHEDULE OF PERMITTED USES AND DIMENSIONAL REQUIREMENTS

Principal Structure	Max. Building Density	Min. Lot Area		Min. Lot Width		Min. Principal Bldg Setbacks			Min. Accessory Bldg Setbacks			Max. Percentage Lot Coverage		Max. Bldg Height		Min. Floor Area Per Dwelling Unit		
		No Sewer	With Sewer	No Sewer	With Sewer	Front	Each Side	Rear	Front	Each Side	Rear	No Sewer	With Sewer	Principal Building	Accessory Building	1 Bdrm	2 Bdrm	3 Bdrm
Multi-family	12 units net acre		1 acre		200 ft.	50 ft.	15 ft.	15 ft.	50 ft.	15 ft.	15 ft.		30%	35 ft.	35 ft.	800 sq.ft.	900 sq.ft.	1000 sq.ft.

Footnotes for R-2 – Multi-Family District:

1. *Bed & Breakfast Conditional Use Added 4/20/06*
2. *Oil/gas wells Permitted Use Deleted 8/15/19*
3. *Satellite Dish Permitted Use Deleted 8/15/19*
4. *Family Day-Care Home Type B Added 9/15/22*
5. *Day Care Center Conditional Use Deleted and Child Day-care Center Added 9/15/22*
6. *Group homes, Class I Type B Permitted Uses Deleted and Adult Family Homes Added 9/15/22*
7. *Group Homes: Class I, Type A, Class II, Type A, B Conditional Uses Deleted and Adult Group Homes Added 9/15/22*
8. *Carports Conditional Use Added 9/15/22*

RC: Recreation Commercial

OFFICIAL SCHEDULE OF PERMITTED USES AND DIMENSIONAL REQUIREMENTS

Purpose: The RC (Recreation Commercial) District allows the development of commercial and club-related recreational land uses that will contribute to the local economy without significantly diminishing the rural character of the Township.

Permitted Uses	Conditional Uses
<ol style="list-style-type: none"> 1. Accessory uses and structures incidental to a permitted use which will not create a nuisance or hazard 2. Campground, recreation 3. Canoe livery 4. Commercial or club-related recreational facilities for sports such as archery, basketball, football/soccer, miniature golf, softball/baseball, tennis, volleyball 5. Dwellings, detached single family 6. Firearm ranges and/or target shooting buildings 7. Gases or liquefied petroleum gases in approved portable metal cylinders for storage or sale 8. Golf courses, driving ranges, pitch & putt, par 3 courses 9. Grounds & facilities for recreational & community center buildings, country clubs, lakes, & other similar facilities operated on a nonprofit basis 10. Adult Family Homes (see Section 1000.80)⁸ 11. Horse riding club, riding stables 12. [Deleted]⁵ 13. Parks 14. Pavilion 15. Picnic area 16. Playgrounds (principal use) 17. Playgrounds (Tot-lot) 18. Retail accessory uses wholly within the principal building & without exterior advertising display 19. [Deleted]⁶ 20. Swimming pools, public & private (see Section 1000.52-.53) 21. Tennis courts, private 22. Family Day-Care Home Type B⁷ 	<ol style="list-style-type: none"> 1. Amusement Arcade (see Section 1000.20) 2. Wind Energy Systems¹ 3. Carports⁹

RC: Recreation Commercial

OFFICIAL SCHEDULE OF PERMITTED USES AND DIMENSIONAL REQUIREMENTS

Principal Structure	Max. Building Density	Min. Lot Area	Min. Lot Width				Min. Principal Building Setbacks ²			Min. Accessory Building Setbacks			Max. Percentage Lot Coverage		Max. Building Height		Min. Floor Area/Dwelling Unit
			No Sewer	With Sewer	No Sewer	With Sewer	Front	Each Side	Rear	Front	Each Side	Rear	No Sewer	With Sewer	Principal Building	Accessory Building	Principal Building
Recreation		50 acres	50 acres	200 ft.	200 ft.	100 ft. ^{1,3}	50 Ft. ^{1,2}	50 ft. ^{1,2}	100 ft. ¹	50 ft. ¹	50 ft. ¹	30%	30%	35 ft.	35 ft.	1400 ⁴ sq. ft.	

Footnotes for R-C – Recreation Commercial District:

- 1 Wind energy systems Conditional Uses Added 5/1/13
- 2 No parking, loading or maneuvering area shall be located in the required yard areas.
- 3 See also Section 1000.206
- 4 Min. Floor Area Amended 8/7/14
- 5 Oil/gas wells Permitted Use Deleted 8/15/19
- 6 Satellite Dish Permitted Use Deleted 8/15/19
- 7 Family Day-Care Home Type B Permitted Use Added 9/15/22
- 8 Group Home: Class I, Type B Permitted Use Deleted and Adult Family Homes Added 9/15/22
- 9 Carports Conditional Use Added 9/15/22

I-90: Interstate 90 Overlay

820 Interstate 90 Overlay District¹

Due to unique circumstances that exist at the Interstate Exit area, the following special circumstances shall apply to building heights for structures that are within this overlay district as seen on the Official Zoning Map.

The Interstate 90 Overlay District includes both the Accommodation Commercial District (AC) and the Industrial Office Park District (IOP).

The purpose of the AC (Accommodation Commercial) District is to encourage the establishment of areas for highway commercial uses only. This district is specifically designed to service the motoring public. AC Districts are generally associated with interchange areas along the major limited access highways. *See AC District for more information.*

The purpose of the IOP (Industrial/Office Park) District is to provide a protective zone for a park-like development of industry, warehousing, distributing and office buildings. These regulations have been established so as to provide a healthy operating environment for industrial, distribution and office uses and to protect these uses from encroachment from residential & retail commercial uses. The regulations for this district are intended to minimize the impact of the allowable uses on surrounding non-industrial land uses; to lessen traffic congestion; to protect the health and safety of the residents & workers in the area; to prevent detrimental effects to the use or development of adjacent properties or the general neighborhood. *See IOP District for more information.*

All standards apply as written in the zoning code for Accommodation Commercial and Industrial/Office Park, *except* the Principal Max Building Height will be 65 feet if it falls within the I-90 Overlay District as defined by the legal description and Map, Figure X.

All Ohio Revised Codes apply.

In recognition of the district characteristics and constraints presented by the areas surrounding interstate and limited access highways, specific regulations are hereby established for the Interstate 90 Overlay District. It is important to note that **this map** provides approximate boundaries of the Interstate 90 Overlay District. The property owner or purchaser must verify, through survey, the precise legal coordinates of a specific lot. The **map** provided below **is an estimate** used to identify approximate boundaries for the creation of an overlay district within Austinburg Township.

See Fig. X Interstate 90 Overlay District Map

¹ Section 820 Interstate 90 Overlay District Added 9/19/24

