

CHAPTER 2 GENERAL ZONING DISTRICT REGULATIONS

Section 201 A-1, Agricultural District [rev. 11-4-2020]

PRINCIPAL PERMITTED AND CONDITIONED USES:	MINIMUM ZONING LOT REQUIREMENTS						MAXIMUM HEIGHT (Feet)	FOOTNOTES (Restrictions)
	LOT SIZE (Area)	FRONTAGE WIDTH (feet)	FRONT (Setback)	YARD REQUIREMENTS (Feet)		REAR (Setback)		
				LEAST WIDTH	SUM of BOTH			
1. Agriculture uses, as defined by ORC 303.01, and related structures for agricultural operation	1 Acre	150	50	30	60	50	35	1, 2, 3, 5, 5a 6a, 8, 16, 31
2. Bed and Breakfast [eff. 4-2-2000]								2, 5, 30
3. Day-Care Homes								2, 5, 26
4. Private Landing Field								7
2. Single-Family Residential	40 Acre	500	40	25	60	60	35	2, 5, 5a, 6
Exception To 40 acre – Single-Family Residential (restricted to lot splits)	1 Acre #	150	40	25	60	60	35	2, 5, 5a, 6
	# Maximum Lot Size – 4.99 Acre							

CONDITIONALLY PERMITTED USES (Requires BZA Approval): [eff. 6-7-01]	MINIMUM ZONING LOT REQUIREMENTS						MAXIMUM HEIGHT (Feet)	FOOTNOTES (Restrictions)
	LOT SIZE (Area)	FRONTAGE WIDTH (feet)	FRONT (Setback)	YARD REQUIREMENTS (Feet)		REAR (Setback)		
				LEAST WIDTH	SUM of BOTH			
1. Airports								5, 21
2. Animal Clinic or Hospital & Kennels	1 Acre	150	50	30	60	50	35	5, 18
3. Campgrounds	-	150	50	40	80	70	35	5, 31
3. Cemeteries	3 Acres							17
4. Churches and Similar Places of Worship			50	25	50	50	35	5, 12
5. Day-Care Centers	1 Acre	150	50	30	60	50	35	2, 5, 25
6. Feed Lot, Grain Elevators, & Slaughterhouses	5 Acres	150	40	50	100	50	--	2, 5, 29
7. Garden Centers, Greenhouses, and Landscaping Business [rev: 12-13-2013]	1 Acre	150	50	30	60	50	35	5, 10
8. Group Care Home	1 Acre	150	50	30	60	50	35	5, 27
9. Home Occupations								9
10. Hospitals and Auxiliary Facilities	3 Acres	200	75	30	30	70	35	23
11. Institutions of Higher Learning	10 Acres	300	100	100	200	100	35	5, 14
12. Nursing Homes, Convalescent Homes, and Assisted Living Facilities [rev: 12-13-2013]	1 Acre	150	50	30	60	70	35	5, 28
13. Primary and Secondary Schools	2 Acres	300	100	100	200	100	35	5, 13
14. Public Recreation Areas	--	150	50	40	80	70	35	5, 11
15. Radio, Television, & Telecommunications Transmission & Receiving Towers	5 Acres							22
16. Resource and Mineral Extraction								19

Footnotes to Section 201

1. Related structures include, but are not limited to, barns, silos and storage tanks used in conjunction for agricultural operation. Also included is Farm Labor Housing subject to Section 723. [rev. 11-4-2020]
2. Other than agricultural use exempted buildings, the cumulative lot coverage of all buildings shall not exceed twenty-five (25) percent of the lot area. [rev. 11-4-2020]
3. Roadside sales of agricultural products at farm markets shall be permitted, provided that fifty (50) percent or more of the gross income received from the market is derived from produce raised on farms owned or operated by the farm market operator in a normal crop year. The size of structure shall not exceed one-hundred (100) square feet in area or ten (10) feet in height. There shall be no minimum lot size required for farm markets, however, a setback of twenty (20) feet from the adjacent existing or proposed public right-of-way shall be required. No curb cuts along a public road shall be established and, adequate areas for parking shall exist adjacent to the market so as not to interfere with vehicular traffic on adjacent thoroughfares.
4. (deleted) [eff. 2-1-2019]
5. In every case where a lot is not served with public water supply and/or the disposal of sanitary wastes by means of public sewers, the proposed method of water supply and/or disposal of wastes shall have approval from the Clark County Combined Health District or from the Ohio EPA, as applicable. [eff. 4-4-1996; rev. 12-13-2013; rev. 11-4-2020]
- 5a. Manufactured housing subject to requirements specified in Section 732. [eff. 4-4-1996; rev. 12-13-2013]
6. No parcel of land in this district shall be used for residential purposes, which has an area of less than one (1) acre. All lots or parcels under five (5) acres, the depth of such lot or parcel shall not exceed an amount equal to four (4) times its width. [eff. 10-17-85] No new lot or lots shall be created by the platting of a subdivision in the A-1 District. [eff. 4-4-1996]
- 6a. No parcel of land in the A-1 District shall have an area of less than one (1) acre except for a lot split that creates a lot for agricultural purposes that cannot be combined with an adjacent lot due to taxing district boundaries. [rev. 11-4-2020]
7. Private landing fields shall be permitted as an accessory use in the A-1 District, subject to the requirements of Section 802.02.01.
8. Subject to requirements for Agricultural-Related Processing & Marketing specified in Section 705.
9. Subject to requirements for Home Occupations specified in Section 728.
10. Subject to requirements for Garden Centers, Greenhouses, and Landscaping Businesses specified in Section 726. [eff. 1-13-2001; rev. 12-13-2013]
11. Subject to requirements for Public Recreation Areas specified in Section 741.
12. Subject to requirements for Churches and Similar Places of Worship specified in Section 714.
13. Subject to requirements for Primary and Secondary Schools specified in Section 740.
14. Subject to requirements for Institutions of Higher Learning specified in Section 730.
15. (deleted) [eff. 6-7-2001]
16. Subject to requirements for Farm Labor Housing specified in Section 723.
17. Subject to requirements for Cemeteries specified in Section 713.
18. Subject to requirements for Animal Clinic or Hospital, and Kennels specified in Section 707.
19. Subject to requirements for Resource and Mineral Extraction specified in Section 743.
20. (deleted) [eff. 6-7-2001]
21. Subject to requirements for Airports specified in Section 706.

22. To the extent permitted by ORC 303.211, Subject to requirements for Radio, Television, and Telecommunication Transmission/Receiving Towers specified in Section 742. [rev. 12-13-2013; rev. 11-4-2020]
23. Subject to requirements for Hospitals and Auxiliary Facilities specified in Section 729.
24. Subject to requirements for Demolition Disposal Facility specified in Section 720.
25. Subject to requirements for Day-Care Centers specified in Section 718.
26. Subject to requirements for Day-Care Homes specified in Section 719.
27. Subject to requirements for Group Care Homes specified in Section 727.
28. Subject to requirements for Nursing Homes, Convalescent Homes, and Assisted Living Facilities specified in Section 737. [rev. 12-13-2013]
29. Subject to requirements for Feed Lot, Grain Elevators, and Slaughterhouse specified in Section 724.
30. Subject to requirements for Bed and Breakfast specified in Section 709.
31. Subject to requirements for Campgrounds specified in Section 711. [11-4-2020]

Section 202 AE, Agricultural Exclusive District [11-4-2020]

PRINCIPAL PERMITTED AND CONDITIONED USES:	MINIMUM ZONING LOT REQUIREMENTS						MAXIMUM HEIGHT (Feet)	FOOTNOTES (Restrictions)
	LOT SIZE (Area)	FRONTAGE WIDTH (feet)	FRONT (Setback)	YARD REQUIREMENTS (Feet)		REAR (Setback)		
				LEAST WIDTH	SUM of BOTH			
1. Agriculture Uses, as defined by ORC 303.01, and Related Structures for agricultural operation	40 Acre	150	50	30	60	50	35	1, 2, 4
2. Farm Dwellings			40	25	60	60		2, 4, 5
3. Farm Markets								

CONDITIONAL USES:	MINIMUM ZONING LOT REQUIREMENTS						MAXIMUM HEIGHT (Feet)	FOOTNOTES (Restrictions)
	LOT SIZE (Area)	FRONTAGE WIDTH (feet)	FRONT (Setback)	YARD REQUIREMENTS (Feet)		REAR (Setback)		
				LEAST WIDTH	SUM of BOTH			
1. Home Occupation								7

Footnotes to Section 202

1. Related structures include, but are not limited to, barns, silos and storage tanks used in conjunction for agricultural operation. Also included is Farm Labor Housing subject to Section 723.
2. Other than agricultural use exempted buildings, the cumulative lot coverage of all buildings shall not exceed twenty-five (25) percent of the lot area.
3. Roadside sales of agricultural products at farm markets shall be permitted, provided that fifty (50) percent or more of the gross income received from the market is derived from produce raised on farms owned or operated by the farm market operator in a normal crop year. The size of structure shall not exceed one-hundred (100) square feet in area or ten (10) feet in height. There shall be no minimum lot size required for farm markets, however, a setback of twenty (20) feet from the adjacent existing or proposed public right-of-way shall be required. No curb cuts along a public road shall be established and, adequate areas for parking shall exist adjacent to the market so as not to interfere with vehicular traffic on adjacent thoroughfares.
4. In every case where a lot is not served with public water supply and/or the disposal of sanitary wastes by means of public sewers, the proposed method of water supply and/or disposal of wastes shall have approval from the Clark County Combined Health District or from the Ohio EPA, as applicable.

5. Manufactured housing subject to requirements specified in Section 732.
6. No new lot or lots shall be created in the AE District by a minor or major subdivision. [eff. 11-4-2020]
7. Subject to requirements for Home Occupation specified in Section 728.

Section 203 AR, Agricultural / Residential Districts

ZONING DISTRICT	AR-1	AR-2	AR-5	AR-10	AR-25
Minimum Lot Size (Area)	1 ac.	2 ac.	5 ac.	10 ac.	25 ac.
Maximum Lot Size (Area)	1.99 ac.	4.99 ac.	9.99 ac.	24.99 ac.	39.99 ac.
Minimum Frontage (Width – feet)	150	150	250	350	350

PRINCIPAL PERMITTED AND CONDITIONED USES:	ZONING DISTRICTS					MINIMUM ZONING LOT REQUIREMENTS				MAXIMUM HEIGHT (Feet)	Footnotes (Restrictions)
	AR-1	AR-2	AR-5	AR-10	AR-25	YARD REQUIREMENTS (Feet)					
						FRONT (Setback) **	SIDE		REAR (Setback)		
						LEAST WIDTH	SUM of BOTH				
1. Agriculture Uses, as defined by ORC 303.01, and Related Structures for agricultural operation [rev. 11-4-2020]	Y	Y	Y	Y	Y						1, 2, 3, 4, 5, 6a
2. Bed and Breakfast	Y	Y	Y	Y	Y						8
3. Day-Care Homes	Y	Y	Y	Y	Y						7
4. Single-Family Residences	Y	Y	Y	Y	Y	40	25	60	60	35	2, 4, 5, 6
Y = Yes (Permitted) N = No (Not Permitted)											

CONDITIONALLY PERMITTED USES (Requires BZA Approval) (See minimum & maximum lot size [area] and minimum frontage above)	ZONING DISTRICTS					MINIMUM ZONING LOT REQUIREMENTS				MAXIMUM HEIGHT (Feet)	Footnotes (Restrictions)
	AR-1	AR-2	AR-5	AR-10	AR-25	YARD REQUIREMENTS (Feet)					
						FRONT (Setback) **	SIDE		REAR (Setback)		
						LEAST WIDTH	SUM of BOTH				
1. Churches and Similar Places of Worship	Y	Y	Y	Y	Y	50	25	50	50	35	4, 10
2. Home Occupations	Y	Y	Y	Y	Y						9
3. Institutions of Higher Learning	N	N	Y	Y	Y	100	100	200	100	35	4, 12
4. Primary and Secondary Schools	N	Y	Y	Y	Y	100	100	200	100	35	4, 11
Y = Yes (Permitted) N = No (Not Permitted)											

Footnotes to Section 203

1. Related buildings and structures may include private garages, and manufactured farm homes for help employed on the premises as full-time labor. The minimum yard and height requirements for single-family residence shall apply to such related buildings and structures.
2. On no lot or parcel in the AR Districts shall buildings be constructed which cover more than twenty-five (25) percent of the lot or parcel area.
3. Roadside sales of agricultural products at farm markets shall be permitted, provided that fifty (50) percent or more of the gross income received from the market is derived from produce raised on farms owned or operated by the farm market operator in a normal crop year. The size of structure shall not exceed one-hundred (100) square feet in area or ten (10) feet in height. There shall be no minimum lot size required for farm markets, however, a setback of twenty (20) feet from the adjacent existing or proposed public right-of-way shall be required. No curb cuts along a public road shall be established, and adequate area for parking shall exist adjacent to the market so as not to interfere with vehicular traffic on adjacent thoroughfares.
4. In every case where a lot is not served with public water supply and/or the disposal of sanitary wastes by means of public sewers, the proposed method of water supply and/or disposal of wastes shall have approval from the Clark County Combined Health District or from the Ohio EPA., as applicable.
[eff. 12-13-2013; rev. 11-4-2020]
5. Manufactured housing subject to requirements specified in Section 732. [rev. 11-4-2020]
6. No parcel of land in this district shall be used for residential purposes, which has an area of less than one (1) acre. All lots or parcels within the AR-1 and AR-2 districts shall have a minimum lot frontage on a public road of one hundred fifty (150) feet. For lots or parcels under five (5) acres, the depth of such lot or parcel shall not exceed an amount equal to four (4) times its width.
- 6a. No parcel of land in an AR District shall have an area of less than one (1) acre except for a lot split that creates a lot for agricultural purposes that cannot be combined with an adjacent lot due to taxing district boundaries. [11-4-2020]
7. Subject to requirements for Day-Care Homes specified in Section 719.
8. Subject to requirements for Bed and Breakfast specified in Section 709.
9. Subject to requirements for Home Occupations specified in Section 728.
10. Subject to requirements for Churches and Similar Places of Worship specified in Section 714.
11. Subject to requirements for Primary and Secondary Schools specified in Section 740.
12. Subject to requirements for Institutions of Higher Learning specified in Section 730.

Section 204

Single-Family Residence Districts

R-1, Rural Residence

R-2A, Medium Density Residence

R-2, Low Density Residence

R-2B, Medium-High Density Residence

PRINCIPAL PERMITTED AND CONDITIONED USES:	ZONING DISTRICTS				MINIMUM ZONING LOT REQUIREMENTS						MAXIMUM HEIGHT (Feet)	Footnotes (Restrictions)
	R-1	R-2	R-2A	R-2B	LOT SIZE (Area)	FRONTAGE WIDTH (feet)	YARD REQUIREMENTS (Feet)					
							FRONT (Setback)	SIDE		REAR (Setback)		
LEAST WIDTH		SUM of BOTH										
1. Bed and Breakfast [eff. 4-20-2000]	Y	Y	Y	Y	20,000 SF	100	35	12	30	50	35	1, 1a, 2, 5
	N	Y	Y	Y	12,000 SF	80	30	6	16	25		1, 1a, 2, 5
	N	N	Y	Y	7,500 SF	60	25	6	16	25		1, 1a, 2, 5
	N	N	N	Y	5,000 SF	50	25	6	16	25		1, 1a, 2, 5
2. Single-Family Dwellings	Y	Y	Y	Y	20,000 SF	100	35	12	30	50	35	1, 1a, 2
	N	Y	Y	Y	12,000 SF	80	30	6	16	25		1, 1a, 2
	N	N	Y	Y	7,500 SF	60	25	6	16	25		1, 1a, 2
	N	N	N	Y	5,000 SF	50	25	6	16	25		1, 1a, 2
Y = Yes (Permitted) N = No (Not Permitted)												

CONDITIONALLY PERMITTED USES (Requires BZA Approval):	ZONING DISTRICTS				MINIMUM ZONING LOT REQUIREMENTS						MAXIMUM HEIGHT (Feet)	Footnotes (Restrictions)
	R-1	R-2	R-2A	R-2B	LOT SIZE (Area)	FRONTAGE WIDTH (feet)	YARD REQUIREMENTS (Feet)					
							FRONT (Setback)	SIDE		REAR (Setback)		
LEAST WIDTH		SUM of BOTH										
1. Cemeteries	Y	N	N	N	3 Acres							12
2. Churches & similar places of worship	Y	Y	Y	Y	--	--	50	25	50	50	35	1, 6
3. Day-Care Homes	Y	Y	Y	Y	20,000 SF	100	45	20	40	60	35	1, 2, 13
	N	Y	Y	Y	12,000 SF	80	35	15	25	35		1, 2, 13
	N	N	Y	Y	7,500 SF	60	35	15	25	35		1, 2, 13
	N	N	N	Y	5,000 SF	50	35	15	25	35		1, 2, 13
4. Farm Markets	Y	Y	Y	Y								11
5. Group Care Homes	Y	Y	Y	Y	20,000 SF	100	35	12	30	50	35	1, 2, 10
	N	Y	Y	Y	12,000 SF	80	30	6	16	25		1, 2, 10
	N	N	Y	Y	7,500 SF	60	25	6	16	25		1, 2, 10
	N	N	N	Y	5,000 SF	50	25	6	16	25		1, 2, 10
6. Home Occupation	Y	Y	Y	Y								4
7. Hospitals & Auxiliary Facilities	Y	Y	Y	N	3 Acres	200	75	30	60	70	35	1, 9
8. Institutions of Higher Learning	Y	N	N	N	10 Acres	300	100	100	200	100	35	1, 8
9. Nursing Homes, Convalescent Homes, & Assisted Living Facilities [rev. 12-13-2013]	Y	Y	Y	N	1 Acre	150	50	30	60	70	35	1, 14
10. Primary & Secondary Schools	Y	Y	Y	Y	90,000 SF	300	100	100	200	100	35	1, 7
12. Radio, Television & Tele-Communication Transmission / Receiving Towers	Y	N	N	N	5 Acres							15
13. Zero Lot Line, Cluster, Detached, Semi-Detached or Attached Dwellings, or other housing types of a similar character	N	Y	Y	Y								1, 2, 16
Y = Yes (Permitted) N = No (Not Permitted)												

Footnotes to Section 204

1. In every case where a lot is not served with public water supply and/or the disposal of sanitary wastes by means of public sewers, the proposed method of water supply and/or disposal of wastes shall have approval from the Clark County Combined Health District or from the Ohio EPA, as applicable. [eff. 4-4-1996; rev. 12-13-2013; rev. 11-4-2020]
- 1a. Manufactured housing subject to requirements for Manufactured Home specified in Section 740. [eff. 6-1-2000]
2. All Principal, Conditioned, and Conditionally Permitted Uses not served by public sewer and/or water shall have a minimum frontage, lot size(area), and setbacks as noted below: [eff. 12-1-2005]

UTILITIES SERVING PROPERTY	FRONTAGE	LOT SIZE	SETBACKS			
			Front	Side (Least Width)	Side (Sum of Both)	Rear
No public sewer or water	150 feet	1 acre	40 feet	15 feet	50 feet	60 feet
Public water only	125 feet	¾ acre	35 feet	12 feet	30 feet	50 feet
Public sewer only	100 feet	½ acre	35 feet	12 feet	30 feet	50 feet

3. Related buildings and structures may include private garages, and manufactured farm homes for full-time farm labor. The minimum yard and height requirements for single-family dwellings in the R-1 district shall apply to such related buildings and structures.
4. Subject to requirements for Home Occupations specified in Section 728.
5. Subject to requirements for Bed and Breakfast specified in Section 709.
6. Subject to requirements for Churches and Similar Places of Worship specified in Section 714.
7. Subject to requirements for Primary and Secondary Schools specified in Section 740.
8. Subject to requirements for Institutions of Higher Learning specified in Section 730.
9. Subject to requirements for Hospitals and Auxiliary Facilities specified in Section 729.
10. Subject to requirements for Group Care Homes specified in Section 727.
11. Roadside sales of agricultural products at farm markets shall be permitted, provided that fifty (50) percent or more of the gross income received from the market is derived from produce raised on farms owned or operated by the farm market operator in a normal crop year. The size of structure shall not exceed one-hundred (100) square feet in area or ten (10) feet in height. There shall be no minimum lot size required for farm markets, however, a setback of twenty (20) feet from the adjacent public right-of-way shall be required. No curb cuts along a public road shall be established and, adequate area for parking shall exist adjacent to the market so as not to interfere with vehicular traffic on adjacent thoroughfares.
12. Subject to requirements for Cemeteries specified in Section 713.
13. Subject to requirements for Day-Care Home specified in Section 719.
14. Subject to requirements for Nursing Homes, Convalescent Homes, and Assisted Living Facilities specified in Section 737. [eff. 12-13-2013]
15. Subject to requirements for Radio, Television, and Telecommunication Transmission/Receiving Towers specified in Section 742.
16. Subject to requirements for Zero Lot Line, Cluster, Detached, Semi-Detached, or Attached Dwellings specified in Section 747.

Section 205 Multifamily Residence Districts
R-3, Medium Density Single- & Two-Family Residence
R-4, Multiple Family Residence

PRINCIPAL PERMITTED AND CONDITIONED USES: [rev. 11-4-2020]	ZONING DISTRICTS		MINIMUM ZONING LOT REQUIREMENTS						MAXIMUM HEIGHT	Footnotes (Restrictions)
	R-3	R-4	LOT SIZE (Area)	FRONTAGE WIDTH (feet)	FRONT (Setback)	YARD REQUIREMENTS (Feet)			(Feet)	
						SIDE		REAR (Setback)		
						LEAST WIDTH	SUM of BOTH			
1. Single-Family Dwellings	Y	N	7,500 SF	60	25	6	16	25	35	1, 1a, 2
2. Two-Family Dwellings	Y	Y	10,000 SF	80	25	8	20	25	35	1, 2
3. Three-Family Dwellings	N	Y	11,000 SF	80	25	10	24	25	35	1, 2
4. Four-Family Dwellings	N	Y	12,000 SF	80	25	10	24	25	35	1, 2
5. Multiple-Family Dwellings	N	Y	--	100	25	12	28	25	45	1, 2, 3
6. Condominium Residences	N	Y								1, 2, 3, 12
		Y = Yes (Permitted) N = No (Not Permitted)								

CONDITIONALLY PERMITTED USES (Requires BZA Approval):	ZONING DISTRICTS		MINIMUM ZONING LOT REQUIREMENTS						MAXIMUM HEIGHT	Footnotes (Restrictions)
	R-3	R-4	LOT SIZE (Area)	FRONTAGE WIDTH (feet)	FRONT (Setback)	YARD REQUIREMENTS (Feet)			(Feet)	
						SIDE		REAR (Setback)		
						LEAST WIDTH	SUM of BOTH			
1. Churches & Similar places of worship	Y	Y			50	25	50	50	35	2, 7
2. Community Facilities	N	Y	20,000 SF						35	1, 2, 11
3. Day-Care Centers	N	Y	1 Acre	150	50	30	60	50	35	2, 10
4. Day-Care Homes	Y	Y	7,500 SF	60	35	15	25	35	35	1, 2, 9
5. Group Care Homes	Y	Y	7,500 SF	60	25	6	16	25	35	1, 2, 8
6. Home Occupation	Y	Y								5
7. Zero Lot Line, Cluster, Detached, Semi-Detached, or Attached Dwellings, or other housing types of a similar character	Y	Y								1, 2, 6
		Y = Yes (Permitted) N = No (Not Permitted)								

Footnotes to Section 205

1. All Principal, Conditioned, and Conditionally Permitted Uses shall have a minimum frontage and lot size(area) as noted below: [eff. 4-4-1996]

<u>UTILITIES SERVING PROPERTY</u>	<u>FRONTAGE</u>	<u>LOT SIZE</u>
No public sewer or water -	150'	1 acre
Public water only -	125'	¾ acre
Public sewer only -	100'	½ acre

NOTE: Public sewer and water required for three-, four-, or multiple-family dwellings.

- 1a. Factory-built housing subject to requirements for Factory-Built Housing specified in Section 732. [eff. 4-4-1996]
2. In every case where a lot is not served with and is not proposed to be served with public water supply and/or the disposal of sanitary wastes by means of public sewers, the proposed method of water supply and/or disposal of wastes shall have approval from the Clark County Combined Health District or approval from the Ohio EPA, as applicable. [rev. 12-13-2013; rev. 11-4-2020]
NOTE: Public sewer and water required for three-, four-, or multiple-family dwellings. [eff. 4-4-1996]
3. The minimum lot size requirement for multiple-family dwellings (i.e., in excess of a four-family dwelling) shall be two thousand nine hundred (2,900) square feet in area for each dwelling unit. [eff. 4-4-1996]
4. Related buildings and structures may include private garages and manufactured farm homes for full-time farm labor. The minimum yard and height requirements for single-family dwellings in the R-3 or R-4 district, as applicable, shall apply to such related buildings and structures. [eff. 4-4-1996]
5. Subject to requirements for Home Occupations specified in Section 728.
6. Subject to requirements for Zero Lot Line, Cluster, Detached, Semi-Detached, or Attached Dwellings specified in Section 747.
7. Subject to requirements for Churches and Similar Places of Worship specified in Section 714.
8. Subject to requirements for Group Care Homes specified in Section 727.
9. Subject to requirements for Day-Care Home specified in Section 719.
10. Subject to requirements for Day-Care Centers specified in Section 718.
11. Subject to requirements for Community Facilities specified in Section 716.
12. Subject to requirements for Condominium Residences specified in Section 717.

Section 206 R-MHP, Residential Manufactured Home Park (Mobile Home)

PRINCIPAL PERMITTED AND CONDITIONED USES:	MINIMUM ZONING LOT REQUIREMENTS						MAXIMUM HEIGHT	Footnotes (Restrictions)
	LOT SIZE (Area)	FRONTAGE	YARD REQUIREMENTS (Feet)				(Feet)	
			WIDTH (feet)	FRONT (Setback)	SIDE			
LEAST WIDTH	SUM of BOTH							
1. Communal Facilities	10,000 SF	300	50	30	60	50	35	1, 2, 3
2. Manufactured Homes	5 Acres	300	50	30	60	50		1, 2

Footnotes to Section 206

1. The requirements for Manufactured Home Parks contained in Section 408 shall also apply.
2. In any case where a lot is not provided with public water or disposal of sanitary wastes by means of public sewers, the proposed water supply system and/or disposal of wastes shall have approval from the legally authorized agency charged with issuing water and sewage permits for this type of use. [rev. 11-4-2020]
3. Used in Section 206, Communal Facilities shall refer to those facilities which are shared among residents within the R-MHP including, but not limited to, activity hall/room, laundry room, swimming pool, outdoor recreation field. [11-4-2020]

Section 207 R-CL, Residential – Crystal Lakes District

PRINCIPAL PERMITTED AND CONDITIONED USES:	MINIMUM ZONING LOT REQUIREMENTS						MAXIMUM HEIGHT	Footnotes (Restrictions)
	LOT SIZE (Area)	FRONTAGE	YARD REQUIREMENTS (Feet)				(Feet)	
			WIDTH (feet)	FRONT (Setback)	SIDE			
LEAST WIDTH	SUM of BOTH							
1. Bed and Breakfast	8,000 SF	80	25	15	30	25	35	1, 2, 4
2. Crystal Lakes Property Owners Association								1, 2, 10
3. Single-Family Dwellings	8,000 SF	80	25	15	30	25	35	1, 2

CONDITIONALLY PERMITTED AND (Requires BZA Approval):	MINIMUM ZONING LOT REQUIREMENTS						MAXIMUM HEIGHT	Footnotes (Restrictions)
	LOT SIZE (Area)	FRONTAGE	YARD REQUIREMENTS (Feet)				(Feet)	
			WIDTH (feet)	FRONT (Setback)	SIDE			
LEAST WIDTH	SUM of BOTH							
1. Churches & similar places of worship			25	15	30	25	35	1, 5
2. Day-Care Homes	8,000 SF	80	25	15	30	25	35	1, 2, 8
3. Farm Markets								9
4. Group Care Homes	8,000 SF	80	25	15	30	25	35	1, 2, 7
5. Home Occupation								3
6. Primary & Secondary Schools	90,000 SF	300	100	100	200	100	35	1, 6
7. Group Care Homes	8,000 SF	80	25	15	30	25	35	1, 2, 7

Footnotes to Section 207

1. In every case where a lot is not served with public water supply and/or the disposal of sanitary wastes by means of public sewers, the proposed method of water supply and/or disposal of wastes shall have approval from the Clark County Combined Health District or from the Ohio E.P.A., as applicable.
[rev. 11-4-2020]
2. Manufactured housing subject to requirements for Manufactured Home specified in Section 732.
3. Subject to requirements for Home Occupations specified in Section 728.
4. Subject to requirements for Bed and Breakfast specified in Section 709.
5. Subject to requirements for Churches and Similar Places of Worship specified in Section 714.
6. Subject to requirements for Primary and Secondary Schools specified in Section 740.
7. Subject to requirements for Group Care Homes specified in Section 727.
8. Subject to requirements for Day-Care Home specified in Section 719.
9. Roadside sales of agricultural products at farm markets shall be permitted, provided that fifty (50) percent or more of the gross income received from the market is derived from produce raised on farms owned or operated by the farm market operator in a normal crop year. The size of structure shall not exceed one-hundred (100) square feet in area or ten (10) feet in height. There shall be no minimum lot size required for farm markets, however, a setback of twenty (20) feet from the adjacent public right-of-way shall be required. No curb cuts along a public road shall be established and, adequate area for parking shall exist adjacent to the market so as not to interfere with vehicular traffic on adjacent thoroughfares.
10. All property owned by the Crystal Lakes Property Owners Association, and use of said property as approved by the Crystal Lakes Property Owners Association except where regulated by other provisions of the Clark County Zoning Regulations.

Section 208 PD, Planned Development Districts

PRINCIPAL PERMITTED USES:	MINIMUM ZONING LOT REQUIREMENTS						MAXIMUM HEIGHT (Feet)	Footnotes (Restrictions)
	LOT SIZE (Area)	FRONTAGE WIDTH (feet)	FRONT (Setback)	YARD REQUIREMENTS (Feet)		REAR (Setback)		
				LEAST WIDTH	SUM of BOTH			
1. PD-B (BUSINESS)							1	
2. PD-C (CONSERVATION)								
3. PD-I (INDUSTRIAL)							1	
4. PD-M (MIXED USE)							1	
5. PD-O (OFFICE)							1	
6. PD-R (RESIDENTIAL)							1	
7. PD-O (OFFICE)							1	
CONDITIONALLY PERMITTED USES (Requires BZA Approval):								
1. Home Occupation								2

Footnotes to Section 208

1. The requirements for Manufactured Home Parks contained in Section 408 shall also apply.
2. Subject to requirements for Home Occupations specified in Section 728.

Section 209

Office Districts

O-1, Office Business

OR-2, Office Residential

PRINCIPAL PERMITTED AND CONDITIONED USES:	ZONING DISTRICTS		MINIMUM ZONING LOT REQUIREMENTS						MAXIMUM HEIGHT (Feet)	Footnotes (Restrictions)
	O-1	OR-2	LOT SIZE (Area)	FRONTAGE WIDTH (feet)	FRONT (Setback)	YARD REQUIREMENTS (Feet)				
						LEAST WIDTH	SUM of BOTH	REAR (Setback)		
1. Banks and Financial Institutions	Y	N	7,500 SF	60	50				45	1, 2, 3, 4, 5, 6, 7
2. Business and/or Professional Offices, including Medical and Dental Clinics	Y	N	7,500 SF	60	50				45	1, 2, 3, 4, 5, 6, 7
3. Business Service Establishments	Y	N	7,500 SF	60	50				45	1, 2, 3, 4, 5, 6, 7
4. Incidental Business Uses	N	Y	7,500 SF	60	25	6	16	25	35	1, 2, 6, 8, 9
5. Law, Real Estate, and Insurance Offices	Y	N	7,500 SF	60	50				45	1, 2, 3, 4, 5, 6, 7
6. Single-Family Dwellings	N	Y	7,500 SF	60	25	6	16	25	35	1, 2
Y = Yes (Permitted) N = No (Not Permitted)										

Footnotes to Section 209

- All Principal, Conditioned, and Conditionally Permitted Uses shall have a minimum frontage and lot size (area) as noted below:

<u>UTILITIES SERVING PROPERTY</u>	<u>FRONTAGE</u>	<u>LOT SIZE</u>
No public sewer or water -	150'	1 acre
Public water only -	150'	¾ acre
Public sewer only -	100'	½ acre

- In every case where a lot is not served with and is not proposed to be served with public water supply and/or the disposal of sanitary wastes by means of public sewers, the proposed method of water supply and/or disposal of wastes shall have approval from the Clark County Combined Health District or approval from the Ohio EPA, as applicable. [rev. 12-13-2013; rev. 11-4-2020]
- No side yard shall be required, except that a side yard of twenty-five (25) feet shall be required between the principal building within an O-1 District and the lot line of any lot within an A-1 or "R" district; and, if located on a corner lot, the side yard requirement shall be twenty-five (25) feet when such side yard abuts on a public thoroughfare.
- The rear yard requirement for all Principal Permitted and Conditioned uses in the O-1 District shall be twenty (20) feet, except when a lot abuts an A-1 or "R" District, in which case the required rear yard shall be forty (40) feet.
- All commercial areas adjacent to Agricultural or Residential Districts shall provide a screening of shrubbery or artificial fencing so as to hide trash collection areas and service and storage areas from the view of adjacent agricultural or residential areas. All such shrubbery shall be properly trimmed and all screening shall be maintained in a neat and tidy manner.
- All uses, activities, and transactions (with the exception of off-street parking and loading/unloading) shall be conducted entirely within an enclosed building.
- No business or office unit in this District shall contain more than five thousand (5,000) square feet of ground floor space.
- Related buildings and structures may include storage structures and other accessory buildings as defined in Chapter 10.
- Subject to requirements for Office-Residential uses specified in Section 738.

Section 210 B-1, Neighborhood Business [eff. 11-6-2008]

PRINCIPAL PERMITTED AND CONDITIONED USES	Footnotes (Restrictions)
1. Business and/or Professional Offices	1, 2, 3, 4, 5, 6
2. Banks, Financial Institutions, & Loan Businesses	1, 2, 3, 4, 5, 6
3. Custom Butcher Shop or meat market	1, 2, 3, 4, 5, 6
4. Funeral Homes & Mortuaries	1, 2, 3, 4, 5, 6
5. Local retail or service establishments, including: camera, photo, or electronic store grocery, fruit or vegetable store bakery goods, pizza or delicatessen store toy store, hobby store, or home decorations store book store, news stand, or stationery store drugstore, florist, jewelry, gift, or optical store laundromat, clothes cleaning & laundry pick-up station luggage or leather goods store health & fitness center including spas pressing, alteration, sewing & garment repair shoe store or shoe repair shop durable goods, furniture & appliance store hardware store, barber or beauty shop candy or ice cream store tattoo parlor [eff. 12-13-2013]	1, 2, 3, 4, 5, 6
6. Motor Vehicle Fuel Only Station [rev. 11-4-2020]	1, 2, 3, 4, 5, 6, 9
7. Radio and Television Broadcasting Studios	1, 2, 3, 4, 5, 6
8. Restaurant excluding: a) Drive-in or Drive-thru b) those providing entertainment or dancing	1, 2, 3, 4, 5, 6
CONDITIONALLY PERMITTED USES – Requires BZA Approval	
1. Churches & similar places of worship	1, 2, 3, 4, 5, 29
2. Clubs, Fraternal or Lodge Organizations	1, 2, 3, 4, 5, 6
3. Commercial Recreation – Indoor [rev. 11-4-2020]	1, 2, 3, 5, 6, 19
4. Daycare Centers	1, 2, 3, 4, 5, 6, 8
5. Nursing Homes, Convalescent Homes, and Assisted Living Facilities [eff. 12-13-2013]	1, 2, 3, 5, 10

Table 2.1

<u>MINIMUM LOT FRONTAGE</u> 75' (subject to Footnote 1)	<u>MINIMUM LOT AREA</u> 10,000 square feet (subject to Footnote 1)	<u>MINIMUM FRONT YARD SETBACK</u> 35'	<u>MAXIMUM BUILDING HEIGHT</u> 35'
MINIMUM BUILDING SIDE AND REAR SETBACKS			
When abutting add Districts except "O", "B", or "I" Districts Minimum Side Setback = 20' Minimum Rear Setback = 50'		When abutting any "O", "B", or "I" Districts Minimum Side Setback = 5' Minimum Rear Setback = 20'	

Section 211 B-2, Community Business [eff. 11-6-2008]

PRINCIPAL PERMITTED AND CONDITIONED USES	Footnotes (Restrictions)
1. Uses listed as "Principal Permitted & Conditioned Uses" in the B-1 District but said uses must meet B-2 frontage, area, setbacks and other standards or Chapter 7 requirements if more restrictive.	
2. Air Conditioning, Plumbing, Heating, and Roofing Shops	1, 2, 3, 4, 5, 6
3. Antique and antique refinishing shop	1, 2, 3, 4, 5, 6
4. Automotive Parts Store selling new or newly remanufactured parts and/or tires and batteries	1, 2, 3, 4, 5, 6
5. Bowling alleys or billiard parlors	1, 2, 3, 4, 5, 6
6. Car Rental pick up facility	1, 2, 3, 4, 5
7. Car Washes	1, 2, 3, 4, 5, 16
8. Commercial Recreation – Indoor [rev. 11-4-2020]	1, 2, 3, 4, 5, 6, 19
9. Furniture upholstery & refinishing shop	1, 2, 3, 4, 5, 6
10. Garden Centers, Greenhouses, and Landscaping Businesses [rev. 12-13-2013]	1, 2, 3, 4, 5
11. Indoor Motion Picture Theaters	1, 2, 3, 4, 5, 6
12. Motor repair of small equipment excluding farm machinery and vehicles [eff. 12-13-2013; rev. 11-4-2020]	1, 2, 3, 4, 5, 6
13. Motor vehicle Fuel, Service and/or Repair [rev. 11-4-2020]	1, 2, 3, 4, 5, 6, 15
14. Printing, publishing, and lithograph shops	1, 2, 3, 4, 5, 6
15. Restaurants, including Drive-in, Carry-out, and Drive-thru excluding: a) those providing entertainment or dancing	1, 2, 3, 4, 5, 6, 14
CONDITIONALLY PERMITTED USES – Requires BZA Approval	
1. Uses listed as "Conditionally Permitted Uses" in the B-1 District but said uses must meet B-2 frontage, area, setbacks and other standards or Chapter 7 requirements if more restrictive.	
2. Animal Clinic or Hospitals, and Kennels	1, 2, 3, 4, 5, 6, 12
3. Bars and Taverns	1, 2, 3, 4, 5, 6, 13
4. Commercial Recreation – Outdoor [rev. 11-4-2020]	1, 2, 3, 4, 5, 6, 11

Table 2.2

<u>MINIMUM LOT FRONTAGE</u> 100' (subject to Footnote 1)	<u>MINIMUM LOT AREA</u> 15,000 square feet (subject to Footnote 1)	<u>MINIMUM FRONT YARD SETBACK</u> 35'	<u>MAXIMUM BUILDING HEIGHT</u> 35'
MINIMUM BUILDING SIDE AND REAR SETBACKS			
When abutting add Districts except "O", "B", or "I" Districts Minimum Side Setback = 25' Minimum Rear Setback = 60'		When abutting any "O", "B", or "I" Districts Minimum Side Setback = 5' Minimum Rear Setback = 20'	

Section 212 B-3, General Business [eff. 11-6-2008]

PRINCIPAL PERMITTED AND CONDITIONED USES	Footnotes (Restrictions)
1. Uses listed as "Principal Permitted & Conditioned Uses" in the B-2 District but said uses must meet B-3 frontage, Area, setbacks and other standards or Chapter 7 requirements if more restrictive.	
2. Animal Clinic or Hospitals, and Kennels	1, 2, 3, 4, 5, 6, 12
3. Automotive sales – new & used	1, 2, 3, 4, 5
4. Building Material Sales Yard	1, 2, 3, 4, 5, 6, 17
5. Building and Related Trades	1, 2, 3, 4, 5, 6
6. Commercial Recreation – Indoor or Outdoor [rev. 11-4-2020]	1, 2, 3, 5, 11, 19
7. Drive-In Motion Picture Theater	1, 2, 3, 5, 18
8. Hospitals & Auxiliary Facilities	1, 2, 3, 4, 5, 6, 21
9. Motels and Hotels	1, 2, 3, 4, 5, 6, 20
10. Motor Vehicle Body Shop and/or Repair	1, 2, 3, 4, 5, 6, 15, 22
11. Restaurants, including Drive-in, Carry-out, and Drive-thru and those providing entertainment or dancing	1, 2, 3, 4, 5, 6, 14
12. Wholesale Establishments	1, 2, 3, 4, 5, 6
CONDITIONALLY PERMITTED USES – Requires BZA Approval	
1. Uses listed as "Conditionally Permitted Uses" in the B-2 District but said uses must meet B-3 frontage, area, setbacks and other standards or Chapter 7 requirements if more restrictive.	

Table 2.3

<u>MINIMUM LOT FRONTAGE</u> 100' (subject to Footnote 1)	<u>MINIMUM LOT AREA</u> 15,000 square feet (subject to Footnote 1)	<u>MINIMUM FRONT YARD SETBACK</u> 40'	<u>MAXIMUM BUILDING HEIGHT</u> 35'
MINIMUM BUILDING SIDE AND REAR SETBACKS			
When abutting add Districts except "O", "B", or "I" Districts Minimum Side Setback = 25' Minimum Rear Setback = 60'		When abutting any "O", "B", or "I" Districts Minimum Side Setback = 5' Minimum Rear Setback = 20'	

Section 213 B-4, Heavy Business District [eff. 11-6-2008]

PRINCIPAL PERMITTED AND CONDITIONED USES	Footnotes (Restrictions)
1. Uses listed as "Principal Permitted & Conditioned Uses" in the B-3 District but said uses must meet B-4 frontage, area, setbacks and other standards or Chapter 7 requirements if more restrictive	
2. Bottling of Soft Drinks and Milk or Distribution Stations	1, 2, 3, 4, 5, 6, 23, 24, 26
3. Carpenter, Sheet Metal & Sign Painting Shop, Bakery, Laundry, Wholesale Business	1, 2, 3, 4, 5, 6, 25, 26
4. Carting, Express, or Hauling Establishment	1, 2, 3, 4, 5, 6, 24, 26
5. Commercial Recreation – Indoor or Outdoor [rev. 11-4-2020]	1, 2, 3, 4, 5, 11, 19
6. Contractor's Equipment Storage Yard or Storage & Rental of Contractor's Equipment	1, 2, 3, 4, 5, 24, 26
7. Mini-Warehouse or Self Storage Facility	1, 2, 3, 24, 26
8. Motor Vehicle, boat, & Camper Storage	1, 2, 3, 4, 5, 24, 26 & 27
9. Recycling center & transfer station	1, 2, 3, 4, 5, 6, 24, 26
10. Research facility [rev. 12-13-2013]	1, 2, 3, 4, 5, 6, 24, 26
11. Stone or Monument Works	1, 2, 3, 4, 5, 6, 24, 26
12. Trucking and Motor Freight Station or Terminal	1, 2, 3, 4, 5, 26, 30
PRINCIPAL PERMITTED AND CONDITIONED USES	
CONDITIONALLY PERMITTED USES – Requires BZA Approval	
1. Uses listed as "Conditionally Permitted Uses" in the B-3 District but said uses must meet B-4 frontage, area, setbacks and other standards or Chapter 7 requirements if more restrictive.	
2. Adult Entertainment Establishments	1, 2, 3, 5, 6, 28
3. Truck Stop [11-4-2020]	1, 2, 3, 5, 30

Table 2.4

<u>MINIMUM LOT FRONTAGE</u> 100' (subject to Footnote 1)	<u>MINIMUM LOT AREA</u> 25,000 square feet (subject to Footnote 1)	<u>MINIMUM FRONT YARD SETBACK</u> 50'	<u>MAXIMUM BUILDING HEIGHT</u> 35'
MINIMUM BUILDING SIDE AND REAR SETBACKS			
When abutting add Districts except "O", "B", or "I" Districts Minimum Side Setback = 30' Minimum Rear Setback = 70'		When abutting any "O", "B", or "I" Districts Minimum Side Setback = 5' Minimum Rear Setback = 20'	

Footnotes to Sections 210, 211, 212 & 213

1. All Principal, Conditioned, and Conditionally Permitted Uses shall have a minimum frontage and lot size(area) as noted below: [eff. 4-4-1996]

<u>UTILITIES SERVING PROPERTY</u>	<u>FRONTAGE</u>	<u>LOT SIZE</u>
No public sewer or water -	150'	1 acre
Public water only -	125'	¾ acre
Public sewer only -	100'	½ acre

NOTE: Public sewer and water required for three-, four-, or multiple-family dwellings.

2. In every case where a lot is not served with and is not proposed to be served with public water supply and/or the disposal of sanitary wastes by means of public sewers, the proposed method of water supply and/or disposal of wastes shall have approval from the Clark County Combined Health District or from the Ohio EPA. [eff. 4-4-1996; rev. 12-13-2013; rev. 11-4-2020]
3. All areas not containing a building or which are not paved shall be landscaped. [eff. 11-6-2008]
4. Cross access for vehicular traffic shall be provided to existing or proposed adjacent commercial uses. [eff. 11-6-2008]
5. All commercial areas shall provide screening of shrubbery or artificial fencing so as to hide trash collection areas and service and storage areas from view. All such shrubbery shall be properly trimmed and all screening shall be maintained in a neat and tidy manner.
6. All uses, activities, and transactions (with the exception of off-street parking, loading/unloading, and outdoor seating areas associated with restaurants) shall be conducted entirely within an enclosed building.
7. Subject to requirements for Funeral Homes and Mortuaries specified in Section 725.
8. Subject to requirements for Day-Care Centers specified in Section 718.
9. Subject to requirements for Motor Vehicle Fuel Only Stations specified in Section 734. [eff. 12-4-2020]
10. Subject to requirements for Nursing Homes, Convalescent Homes, Assisted Living Facilities specified in Section 737. [eff. 12-13-2013]
11. Subject to requirements for Commercial Recreation Outdoor specified in Section 715. [rev. 11-4-2020]
12. Subject to requirements for Animal Clinics or Hospitals, and Kennels specified in Section 707.
13. Subject to Requirements for Bars and Taverns specified in Section 708.
14. Subject to requirements for Drive-in Restaurants, Fast Food Restaurants, Carry-out Restaurants, and/or Drive-through Retail Establishments specified in Section 722.
15. Subject to requirements for Motor Vehicle Fuel, Service and/or Repair specified in Section 736. [eff. 12-4-2020]
16. Subject to requirements for Car Washes specified in Section 712.
17. Subject to requirements for Building Materials Sales Yards specified in Section 710.
18. Subject to requirements for Drive-In Motion Picture Theaters specified in Section 721.
19. Subject to requirements for Commercial Recreation Indoor specified in Section 715. [rev. 11-4-2020]
20. Subject to requirements for Motels and Hotels specified in Section 733.
21. Subject to requirements for Hospitals and Auxiliary Facilities specified in Section 729.
22. Subject to requirements Motor Vehicle Bod Shop and/or Repair specified in Section 735. [eff. 11-4-2020]
23. All buildings used for such processing and distribution together with loading space shall be at least one hundred (100) feet from any R-District.

24. All uses must comply with the following:
 - a) When conducted wholly within a completely enclosed building, said building must not be located within one hundred (100) feet of any R-District, PD District, or existing residential structure; or
 - b) When conducted within an area enclosed on all sides with a solid wall or solid fence not less than six (6) feet high, said use shall not be within two hundred (200) feet of any R-District, PD District, or existing residential structure.
25. Such uses shall not employ power driven tools except if employing such tools within a completely enclosed building and said building must be located at least one hundred (100) feet from any R-District or existing residential structure.
26. Processes and equipment employed and goods processed or sold shall be limited to those which are not objectionable by reason of odor, dust, smoke, cinders, gas fumes, noise, vibration, refuse matter or water carried wastes.
27. Outside storage of motor vehicles, boats, and recreational vehicles shall be kept in an organized manner and completely enclosed area with a solid wall or fence eight (8) feet in height. This use shall not be considered to include junkyards, or disabled or inoperable vehicle storage as defined in Chapter 10. [rev: 12-13-2013]
28. Subject to requirements for Adult Entertainment Establishments specified in Section 704.
29. Subject to requirements for Churches and Similar Places of Worship specified in Section 714. [eff. 11-6-2008]
30. Subject to requirements for Truck Stops in Section 746. [eff. 12-4-2020]

Section 214 I-1, Light Industrial District [rev.11-4-2020]

PRINCIPAL PERMITTED AND CONDITIONED USES:	MINIMUM LOT SIZE	MINIMUM FRONTAGE	Footnotes (Restrictions)
1. Carpenter, Sheet Metal & Sign Painting Shop, Bakery, Laundry, Wholesale Business	1 Acre	150 feet	1, 2, 3, 5, 12, 13
2. Carting, Express or Hauling Establishment	1 Acre	150 feet	1, 2, 3, 5, 12, 13
3. Commercial Recreation – Indoor & Outdoor	1 Acre	150 feet	1, 2, 3, 5, 16
4. Contractor's Equipment Storage or Storage & Rental of Contractor's Equipment	1 Acre	150 feet	1, 2, 3, 5, 12, 13
5. Light Industrial & Manufacturing Establishments	1 Acre	150 feet	1, 2, 3, 5, 12, 13
6. Manufacturing Retail Outlets	1 Acre	150 feet	1, 2, 3, 4, 5, 12, 13
7. Motor Vehicle, Boat & Camper Storage	1 Acre	150 feet	1, 2, 3, 5, 12, 13, 15
8. Recycling Center & Transfer Station	1 Acre	150 feet	1, 2, 3, 5, 12, 13
9. Research Facility	1 Acre	150 feet	1, 2, 3, 5, 12, 13
10. Self-Storage Facility	1 Acre	150 feet	1, 2, 3, 5, 12, 13
11. Stone or Monument Works	1 Acre	150 feet	1, 2, 3, 5, 12, 13
12. Trucking and Motor Freight Station or Terminal	1 Acre	150 feet	1, 2, 3, 5, 12, 13
13. Warehouses	1 Acre	150 feet	1, 2, 3, 5, 12, 13
14. Wholesale Establishments	1 Acre	150 feet	1, 2, 3, 5, 12, 13
CONDITIONALLY PERMITTED USES (Requires BZA Approval):			
1. Adult Entertainment Establishments			1, 2, 3, 5, 11

Table 2.5

Minimum requirements unless more restrictive elsewhere in these Regulations, i.e. the most restrictive requirement takes precedence	
<u>MINIMUM FRONT YARD SETBACK</u> 50'	<u>MAXIMUM BUILDING HEIGHT</u> 50' – 3 Stories
MINIMUM BUILDING SIDE AND REAR SETBACKS	
When abutting any District except "O", "B" Districts Minimum Side Setback = 40' Minimum Rear Setback = 100'	When abutting any "O", "B", Districts Minimum Side Setback = 10' Minimum Rear Setback = 40'

Section 215 I-2, Heavy Industrial District [eff. 12-4-2020]

PRINCIPAL PERMITTED AND CONDITIONED USES:	MINIMUM LOT SIZE	MINIMUM FRONTAGE	Footnotes (Restrictions)
1. Carpenter, Sheet Metal & Sign Painting Shop, Bakery, Laundry, Wholesale Business	1 Acre	150 feet	1, 2, 3, 12, 14
2. Carting, Express or Hauling Establishment	1 Acre	150 feet	1, 2, 3, 12, 14
3. Commercial Recreation – Indoor & Outdoor	1 Acre	150 feet	1, 2, 3, 16
4. Contractor's Equipment Storage Yard or Storage & Rental of Contractor's Equipment	1 Acre	150 feet	1, 2, 3, 12, 14
5. Demolition Disposal Facility	1 Acre	150 feet	1, 2, 3, 10, 12, 14
6. Heavy Industrial and Manufacturing Establishments	1 Acre	150 feet	1, 2, 3, 12, 14
7. Mini-Warehouse or Self-Storage Facility	1 Acre	150 feet	1, 2, 3, 12, 14
8. Motor Vehicle, Boat and Camper Storage (Indoor or Outdoor)	1 Acre	150 feet	1, 2, 3, 12, 13, 15
9. Recycling Center and Transfer Station	1 Acre	150 feet	1, 2, 3, 12, 14
10. Research Facility	1 Acre	150 feet	1, 2, 3, 12, 14
11. Stone or Monument Works	1 Acre	150 feet	1, 2, 3, 12, 14
12. Trucking and Motor Freight Station or Terminal	1 Acre	150 feet	1, 2, 3, 12, 14
13. Warehouses	1 Acre	150 feet	1, 2, 3, 12, 13, 14
14. Wholesale Establishments	1 Acre	150 feet	1, 2, 3, 12, 13, 14
CONDITIONALLY PERMITTED USES (Requires BZA Approval)			
1. Adult Entertainment Establishments			1, 2, 3, 5, 11
2. Junkyards and Automobile Wrecking Yards			1, 2, 3, 6, 14
3. Penal and Correctional Facilities	5 Acre	250 feet	1, 2, 3, 8
4. Resource and Mineral Extraction	5 Acre	250 feet	1, 2, 3, 7
5. Sanitary Landfills	5 Acre	250 feet	1, 2, 3, 9
6. Truck Stops	5 Acre	250 feet	1, 2, 3, 17

Table 2.6

Minimum requirements unless more restrictive elsewhere in these Regulations, i.e. the most restrictive requirement takes precedence	
<u>MINIMUM FRONT YARD SETBACK</u> 50'	<u>MAXIMUM BUILDING HEIGHT</u> 50' – 3 Stories
MINIMUM BUILDING SIDE AND REAR SETBACKS	
When abutting any District except "O", "B" or "I" Districts Minimum Side Setback = 40' Minimum Rear Setback = 100'	When abutting any "O", "B", or "I" Districts Minimum Side Setback = 10' Minimum Rear Setback = 40'

Footnotes to Sections 214 & 215

1. In every case where a lot is not served with and is not proposed to be served with public water supply and/or the disposal of sanitary wastes by means of public sewers, the proposed method of water supply and/or disposal of wastes shall have approval from the Clark County Combined Health District or approval from the Ohio EPA, as applicable.
2. All areas not containing a building or structure, or which are not paved, shall be landscaped. Landscape screening, consisting of shrubbery, trees, and/or fencing, shall be provided along all side and rear lot lines which abut lots in all districts except "B" or "I" Districts. All such plantings and fencing shall be properly maintained in a neat and tidy manner.
3. All trash collection areas shall be screened on both sides and rear with shrubbery or fencing with one-hundred (100) percent opacity. All such shrubbery and fencing shall be properly maintained in a neat and tidy manner.
4. Manufacturing retail outlets must be clearly an accessory use to the Principal Permitted Industrial or manufacturing use and shall not occupy greater than twenty-five (25) percent of the total floor area of the industrial or manufacturing establishment. Access to a major thoroughfare shall be required.

5. All uses, activities, and transactions (with the exception of off-street parking, loading/unloading areas) shall be conducted entirely within an enclosed building(s).
6. Subject to requirements for Junkyards and Automobile Wrecking Yards specified in Section 731.
7. Subject to requirements for Resource and Mineral Extraction specified in Section 743.
8. Subject to requirements for Penal and Correctional Facilities specified in Section 739.
9. Subject to requirements for Sanitary Landfills specified in Section 744.
10. Subject to requirements for Demolition Disposal Facility specified in Section 720.
11. Subject to requirements for Adult Entertainment Establishments specified in Section 704.
12. All uses must comply with the following:
 - a) When conducted wholly within a completely enclosed building, said building must not be located within one hundred (100) feet of any R-District, PD District, or existing residential structure; or
 - b) When conducted within an area enclosed on all sides with a solid wall or solid fence not less than six (6) feet high, said use shall not be within two hundred (200) feet of any R-District, PD District, or existing residential structure.
13. Allowed uses shall not employ power driven tools except if employing such tools within a completely enclosed building and said building must be located at least one hundred (100) feet from any R-District or existing residential structure.
14. Processes and equipment employed and goods processed or sold shall be limited to those which are not objectionable by reason of odor, dust, smoke, cinders, gas fumes, noise, vibration, refuse matter or water carried wastes.
15. Outside storage of motor vehicles, boats, and recreational vehicles shall be kept in an organized manner and completely enclosed area with a solid wall or fence eight (8) feet in height. This use shall not be considered to include junkyards, or disabled or inoperable vehicle storage as defined in Chapter 10.
16. Subject to requirements for Commercial Recreation – Indoor; - Outdoor specified in Section 715.
17. Subject to requirements for Truck Stops specified in Section 746.

Section 216 **Mixed Use Districts** [eff. 12-4-2020]
 MU-1, Low Intensity MU-2, High Intensity

216.01 The key to an effective mixed-use development is its focus on design to: a) maximize the use of land, especially in a core center when applicable; b) provide and improve connectivity to nearby uses via. paths and streets; c) promote adaptive re-use of existing buildings where feasible; d) locate new building(s) near the street with parking behind the building(s); e) provide and improve public features such as bike facilities, green spaces and sidewalks; f) limit access points into the development and minimize vehicular movement within the development for pedestrian and vehicular safety; and g) consolidate parking for all uses thereby promoting walkability.

216.02 Allowed Uses in the MU-1 District: are those Permitted Uses, Conditioned Uses and Conditional Uses under “B-1, B-2, B-3”, “O” or any “R” District that are primarily conducted within an enclosed building, but excluding those uses listed in Section 216.03.

216.03 The following uses are prohibited in the MU-1 District: drive-in or drive-thru associated with a permitted use other than banks; building materials sales yards; car washes; drive-in movie theater; outdoor recreation; any use that creates excessive noise, odor, dust or similar environmental nuisance.

216.04 Allowed Uses in the MU-2 District: are those Permitted Uses, Conditioned Uses and Conditional Uses under any “B”, “O”, “R” or “I-1” District, but excluding those uses listed in Section 216.05.

216.05 The following uses are prohibited in the MU-2 District: a drive-in or drive-thru associated with a permitted use other than banks and any use that creates excessive noise, odor, dust or similar environmental nuisance.

216.06 Design Criteria for development in a MU-1 or MU-2 District. A Site Plan shall be provided that illustrates compliance with the following:

216.06.01 Minimum lot size of two (2) acres and minimum frontage of 150 feet on a public right-of-way.

216.06.02 Minimum side and rear yard setbacks for any building or structure: 20 ft.

216.06.03 Building(s) shall be located near the street, their facades to help frame the street providing a pedestrian-oriented environment, with off-street parking to the side or rear of the building(s).

216.06.04 A fifteen (15) foot wide perimeter screening of the lot, except along the public right-of-way, shall be provided.

216.06.05 Fencing, Screening and Landscaping shall be in accordance with said regulations in Section 805.

216.06.06 If connecting to a public utility for water and/or sanitary sewer service, approval to connect to said utility(ies) is required from the applicable public utility provider.

216.06.07 When the MU development is not serviced by public water and sanitary sewer services, approval is required from the Combined Health District.

206.06.08 Off-street parking shall be in accordance with said regulations in Chapter 5.

216.06.09 Signage shall be limited to wall signs and monument signs, excluding electronic message display signs, in accordance with said regulations in Chapter 6.

Section 217 “S”, Specific Use Control

There are certain limited circumstances under which the specific use control (S-District) may be allowed. The intent is to allow property which is being rezoned to be restricted to one or more uses of a particular zoning district where better control of its use is needed to ensure the health, morals, safety, prosperity, and general welfare of the community. Specific Use control classifies or reclassifies an area in a manner which cannot be controlled as similarly situated land. All requirements of the identified district and all other general requirements shall apply to the specified use or uses. [eff. 4-4-1996]

217.01 The Specific Use Control may be implemented in the following manner:

217.01.01 The property owner or lessee (or authorized agent) may state in the application for rezoning that the property shall be used for one or more specific uses and those uses only.

217.01.02 The County Planning Commission may state that the property shall be used for one or more specific uses in its recommendation to the Rural Zoning Commission.

217.01.03 The Rural Zoning Commission may state that the property shall be used for one or more specific uses in its motion which is forwarded to the County Commissioners.

217.01.04 The County Commissioners may state that the property shall be used for one or more specific uses in its motion to rezone said property. If the County Commissioners deny or modify the recommendation of the Rural Zoning Commission, a majority vote of the Board shall be required. [eff. 12-13-2013]

217.02 The Specific Use Control is subject to the following:

217.02.01 If the specific use (or uses) is a Principal Permitted Use of a particular zoning district, the rezoning to that specific use (or uses) becomes effective thirty (30) days after the date of adoption by the County Commissioners.

217.02.02 If the specific use (or uses) is a Conditionally Permitted Use of a particular zoning district, the Board of Zoning Appeals must also approve said use (or uses) as outlined in Chapter 7 of these Regulations. The property owner or lessee (or authorized agent) may apply to the Board of Zoning Appeals for approval of the Conditionally Permitted use (or uses) only after the County Commissioners have acted upon and approved said rezoning request. [eff. 12-13-2013]

217.03 The Specific Use Control shall be noted on the official zoning maps by the designation of an “S” immediately following the particular zoning district. (Example: B-1S, B-3S, I-1S, etc.)

217.04 Any S-District designated as B-1AS, B-2AS, M-1S, or M-2S are specific uses granted under the previous zoning regulations and therefore any change in use in these districts may be granted only if an appropriate district under these regulations is requested. No change in use of an S-District as regulated under the previous zoning will be permitted.

217.05 All requirements of the identified District (i.e. frontage, setbacks, etc.) and all other general requirements (i.e. parking, signs, etc.) shall apply to the specified use or uses.

217.06 Change of Use or Uses If a property owner wishes to change the use or uses on a parcel which is designated as S (Specific Use), an application for rezoning must be completed and filed which indicates either rezoning for another specific use or uses or rezoning to another zoning district without the S Specific Use Control. If the request is to change from one specific use to another specific use, the appropriate zoning district must be requested. All such requests will be processed in accordance with Section 907.02 of these regulations.