

ZONING
ORDINANCE
NO 288

VILLAGE OF

OTTOVILLE

PASSED

Repeal Ord. 126

ZONING ORDINANCE

ORDINANCE NO. _____

AN ORDINANCE TO REGULATE AND RESTRICT THE LOCATION OF BUILDINGS AND OTHER STRUCTURES, AND THE PREMISES TO BE USED FOR TRADE, INDUSTRY, RESIDENCE AND OTHER SPECIFIED USES. REGULATING AND LIMITING THE HEIGHT OF BUILDINGS AND OTHER STRUCTURES. REGULATING THE BULK AND LOCATION OF BUILDINGS AND STRUCTURES, THE PERCENTAGE OF LOT OCCUPANCY, SET BACK BUILDING LINES AND THE AREA OF YARDS, COURTS AND OTHER OPEN SPACES, THE DENSITY OF POPULATION AND FOR SAID PURPOSE TO DIVIDE THE VILLAGE INTO DISTRICTS AND PRESCRIBE PENALTIES FOR THE VIOLATION OF ITS PROVISIONS AND TO PROVIDE FOR ITS ENFORCEMENT.

Whereas, the Council of the Village of Ottoville, Ohio deems it necessary in the interest of the promotion of the public health, safety, convenience, comfort, prosperity and general welfare to enact the ordinance as above entitled.

NOW THEREFORE; BE IT ORDAINED BY THE COUNCIL OF THE VILLAGE OF OTTOVILLE, STATE OF OHIO:

ZONING ORDINANCE

TABLE OF CONTENTS

SECTION 1 ARTICLE	PAGE
100 110 SHORT TITLE	4
120 INTENT AND PURPOSE	4
200 210 DEFINITIONS	5
300 300 ADMINISTRATION	
310 BOARD OF APPEALS	10
313 POWERS OF THE BOARD	10
320 ENFORCEMENT OF THE ORDINANCE	11
322 PERMIT REGULATIONS	12
330 BOUNDARIES OF DISTRICTS	13
340 INTERPRETATION	13
350 AMENDMENT OF THE ORDINANCE	13
400 410 FEES	14
420 PENALTIES	14
430 VALIDITY	14
500 500 DISTRICTS AND BOUNDARIES	
510 DISTRICT TYPES	15
520 DISTRICT BOUNDARIES	15
530 DISTRICT USES	
531 RESIDENTIAL USES	16
532 AGRICULTURAL USES	18
533 BUSINESS OR COMMERCIAL USES	19
534 INDUSTRIAL USES	21
600 600 GENERAL PROVISIONS	22
700 700 OTHER USE REGULATIONS	
710 ACCESSORY BUILDINGS AND USES	23
711 RESIDENTIAL DISTRICTS	23
712 BUSINESS AND INDUSTRIAL DISTRICTS	23
720 FENCES	23
730 RESIDENTIAL DEVELOPMENT	23
740 MOBILE HOMES	24
741 MOBILE HOME PARKS MINIMUM STANDARDS	24
742 MOBILE HOME PARK DEVELOPMENT	26
750 NON CONFORMING USES	27
760 SIGNS	28
800 800 HEIGHT REGULATIONS	29
900 900 ADDITIONAL YARD REGULATIONS	30
950 EXCEPTIONS TO THE YARD REGULATIONS	30

ZONING ORDINANCE

TABLE OF CONTENTS

1000	1000	EXCEPTIONS TO DISTRICT USES, DENSITY REGULATIONS	31
1100	1100	OFF STREET PARKING AND LOADING REGULATIONS	
	1110	OFF STREET PARKING REQUIREMENTS	32
	1120	RULES FOR COMPUTING PARKING SPACES	33
	1130	LOCATION OF REQUIRED PARKING SPACES	33
	1140	IMPROVEMENT AND MAINTENANCE STANDARDS	33
	1150	OFF STREET LOADING REQUIREMENTS	34
1200	1200	EFFECTIVE DATE	35

ZONING ORDINANCE

200 210 DEFINITIONS;

For the purpose of these regulations, certain terms are hereby defined. Words used in the present tense shall include the future; the singular number shall include the plural and the plural the singular; the word "building" shall include the word structure and premises; the word "shall" is mandatory and not directory; the words "used" or "occupied", include the words intended or designed; the word "lot" includes the words plot or parcel; and the word "person" includes a firm, association, organization, partnership, trust, company or corporation as well as an individual. Any word not herein defined shall be as defined in any standard English dictionary.

ACCESSORY BUILDING; A subordinate building, the use of which is incidental to and customarily used in connection with the principal building which is located on the same lot.

AGRICULTURAL ACTIVITY; Includes farming, dairying, pasturage, apiculture, horticulture, viticulture, animal and poultry husbandry, and the sale of such products as are raised on the premises, but not including commercial feed lots.

ALLEY; A public thoroughfare, 20 feet or less in width, which provides a secondary access to abutting property.

ALTERATION; Any change or replacement which would tend to prolong the life of the supporting members of any building or structure, such as bearing walls, columns, joists, beams, girders etc.

APARTMENT; One or more rooms in a building designed for and used by one family and having exclusive cooking facilities.

APARTMENT BUILDING; See dwellings.

AUTOMOBILE SERVICE STATION; Any premises used primarily for supplying gasoline, oil and other items at retail, direct to the consumer, including accessories and minor repairs for automobiles.

AUTOMOBILE WRECKING YARD (JUNK YARD); A place where the dismantling or wrecking of used motor vehicles or trailers, or the storage, sale, or dumping of obsolete or wrecked vehicles or their parts, is permitted.

BLOCK; An area that is bounded by at least three or more legal streets.

BOARD; Is the Zoning and Planning board of the village.

BOARDING HOUSE; Is a building, other than a hotel, where lodging and meals, for three or more persons, are served for compensation.

BUILDING; Is a structure having a roof supported by columns or walls, for the shelter or enclosure of persons or property. Where roofed structures are separated from each other by a common wall having no openings for passage, each portion so separated shall be considered a separate building.

ZONING ORDINANCE

100 110 SHORT TITLE;

This ordinance shall be known as the "ZONING ORDINANCE" of the Village of Ottoville, Ohio, and the attached map is hereby made a part hereof, and shall be referred to as the "ZONING PLAN". A copy of the map shall also be on file in the clerks office.

100 120 INTENT AND PURPOSE;

The intent an purpose of these regulations are to divide the village into zones and districts, limiting, restricting and regulating the height, bulk and location, including percentage of lot occupancy, setback building lines, and area and dimensions of yards, courts, and other open spaces, and the use of buildings and other structures, and in such zones or districts, designating the kind, nature, character and classes of trades, industries, professions, or other activities, residences, and other purposes for which the buildings or other structures or premises may be permitted to be erected, altered or used within the zones or districts, subject to special regulations, including the number of persons, families and other group units to reside in or use them and the public, quasi-public or private nature of the use thereof. All in the interest of the promotion of the public health, safety, convenience, comfort, prosperity and the general welfare of the Village, and providing for the creation of and creating a Zoning and Planning board and delegation to such board the duty and power to administer the details of the application of these regulations.

ZONING ORDINANCE

200 210 DEFINITIONS;

BUILDING HEIGHT; The vertical distance from the grade to;

- (a) the highest point of a flat roof.
- (b) the deck line of a mansard roof.
- (c) the average height between the eaves and ridge for gable, hip, and gambrel roofs.

BUILDING LINE; Is a theoretical line, parallel to a public way or another building or property line, established for the purpose of defining the limits within which a structure may be built.

BUILDING PERMIT; Is a written approval by the Enforcing Officer or his agent, authorizing the construction, alteration, or repair of some building or structure at a specific location, and under definite regulations, which the owner of the property, building, or structure, and the contractor or builder agrees to follow exactly.

CAMPGROUND; Is an area or tract of land used to accommodate two or more camping house trailers, campers, tents or other camping outfits.

CLINIC; An establishment where patients are not lodged overnight, but they are admitted for examination and treatment by a group of physicians or dentists practicing medicine together.

COMMERCIAL FEED LOT; An area of land devoted to raising and feeding livestock, not a part of normal agricultural activity.

CONDITIONAL USE; A use allowed in a zoning district after a permit has been granted by the Zoning and Planning Board in accordance with the provisions of article 301.

COURT; Is an open unoccupied, unobstructed space, other than a yard, on the same lot as a building.

DISTRICT; A section of the Village wherein the regulations are uniform.

DWELLING; Any building or portion thereof which is designed to be used exclusively for residential purposes.

DWELLING, ONE FAMILY; A building designed or occupied exclusively for one family.

DWELLING, TWO FAMILY; A building designed or occupied exclusively for two families.

DWELLING, MULTIPLE; A building designed or occupied as the home for three or more families living independently of each other. Which includes apartment buildings, hotels, condominiums, and cooperatives consisting of three or more living units in one building.

DWELLING, UNIT; One or more rooms in a dwelling occupied as separate living quarters by a single family, for owner occupancy, or for rental, lease or other occupancy on a weekly or longer basis, and containing independent cooking and sleeping facilities.

ZONING ORDINANCE

200 210 DEFINITIONS;

ENFORCING OFFICER; The Mayor of the Village.

FAMILY; One or more persons related by blood, marriage, or adoption, occupying a dwelling unit as an individual housekeeping organization.

FLOOR AREA; The total number of square feet of floor space within the outside line of walls and includes the total of all space on all floors in a building, but NOT including porches, garages or space in a basement or cellar when said space is used only for storage or incidental uses.

FRONTAGE; Includes all the property fronting on one side of a street between the two nearest intersecting streets or other natural barriers.

GARAGE, PRIVATE; A detached accessory building or a portion of a main building, including a carport, housing the automobiles of the occupants of the premises, but not commercial vehicles.

GARAGE, PUBLIC; A building or portion thereof, other than a private garage, designed or used for equipping, servicing, repairing, selling, storing, or parking motor driven vehicles. The term, repairing, shall NOT include an automotive body repair shop, nor the remodeling, dismantling, or storage of wrecked or junked vehicles.

GARAGE, STORAGE; Any building or premises, used for housing only motor driven vehicles, other than trucks or commercial vehicles.

GRADE; The average level of the finished surface of the ground adjacent to the exterior walls of a building or structure.

HOME, CONVALESCENT, NURSERIES; Buildings used for the care of the simi-sick, aged, pensioners, babies and children, except those for correctional or mental cases.

HOME, NURSING; A home for the aged or infirm in which three or more persons, not members of the immediate family, are received, kept or provided with food or shelter, or care, for compensation. But not including hospitals, clinics, or similar institutions devoted primarily to the diagnosis and treatment of the sick or injured.

HOME, OCCUPATION; Any occupation or profession carried on by a member of the immediate family residing on the premises, there shall be no sign, other than a nameplate, not more than one square foot in area, or no display that will indicate from the exterior, that the building is being utilized in whole or in part for any purpose other than that of a dwelling. There is no commodity sold except that prepared on the premises, no person is employed other than a member of the immediate family residing on the premises, and no mechanical equipment is used except such that is customary for purely domestic household purposes.

HOTEL, MOTEL; A building in which lodging is provided and offered to the public for compensation, and which is open to transient guests, and no provision is made for cooking in any individual room.

ZONING ORDINANCE

200 210 DEFINITIONS;

INSPECTOR, BUILDING; The Enforcing Officer of the Village.

JUNK; Is personal property that may be salvaged for re-use or re-sale.

KENNEL; An establishment where small animals are boarded for compensation, or where dogs are bread and raised on a commercial basis.

LOT; A parcel of land that has an area large enough so that it is or can be occupied by a building and its accessory buildings together with such open spaces as required by these regulations, and having its principal frontage on a public street.

LOT, CORNER; A lot situated at the junction of two or more streets.

LOT, DEPTH; The mean horizontal distance between the front and rear lot lines.

LOT, INTERIOR; A lot, other than a corner lot.

LOT, LINES; The property lines between two established parcels of land, or one parcel and public property.

LOT, FRONT LINE; The line separating the lot from the street. In the case of corner lots, the longest lot line shall be the front lot line, in the case of equal dimensions, the front lot line shall be designated by the Zoning Board.

LOT, DOUBLE FRONTAGE; An interior lot having frontage on two streets.

LOT OF RECORD; A lot or parcel of land, the plat or deed of which has been recorded prior to the adoption of this ordinance.

MAIN THOROUGHFARE; Is a street or road which serves as a major trafficway within the Village, County or both, and is designated as such on the street plan.

MANUFACTURED HOME; A single or two family dwelling unit designed to be transported to a permanent location and set up on a permanent foundation for long term occupancy, containing sleeping, cooking, and bathing facilities and ready for occupancy after being connected to utilities and the like.

MOBILE HOME; A detached, single family dwelling unit, designed to be transported after fabrication on its own wheels or on a flatbed trailer, designed for long term occupancy, containing sleeping, cooking and bathing facilities and ready for occupancy, except for minor unpacking and assembly operations, located on foundation supports and connected to utilities and the like.

MOBILE HOME PARK; An area where one or more inhabited mobile homes are parked or intended to be parked.

ZONING ORDINANCE

200 210 DEFINITIONS:

MOTEL, MOTOR COURT, MOTOR LODGE, TOURIST COURT; Any building or group of buildings containing guest rooms, some or all of which have a separate entrance, leading directly to the outside of the building, with a garage or parking space conveniently located on the lot.

NON CONFORMING USE; The lawful use of land or a building or a portion thereof, existing at the time these regulations became effective, which does not conform with the regulations of the district in which it is located.

PARKING SPACE; A surfaced area sufficient in size to store one automobile, not less than 9 ft. wide and 20 ft. long, either within a structure or in the open, exclusive of driveways or access drives, for the parking of motor vehicles.

PARKING LOT; A surfaced area of one or more parking spaces, designed for the parking of motor vehicles.

PREMISES; A lot together with all the buildings and structures.

SET BACK; Is the minimum horizontal distance between the street line and the building or any projection thereof, excepting such projections as may be allowed by these regulations.

SIGN; Is any structure or part thereof on which lettered or pictorial matter is displayed for advertising or notice purposes.

SOLICITOR; The legal council for the Village of Ottoville.

STREET; A public way which affords the principal means of access to abutting property.

STREET CENTERLINE; A line halfway between the street lines.

STREET LINE; A dividing line between a street or alley and a private lot.

STRUCTURE; Anything constructed or erected with a fixed location on the ground, or attached to something having a fixed location on the ground, including buildings, walls, fences and signs.

STRUCTURE ALTERATION; See alteration.

TRAILER COURT, OR PARK; A area where one or more travel trailers are parked or intended to be parked.

TRAVEL TRAILER; A trailer, pick-up camper, tent trailer, converted bus or other vehicle used for temporary portable housing.

USE; Means the purpose of which the land or building is designed for, or for which it may be occupied or maintained.

YARD; An open space on the same lot with a building and accessory buildings, unoccupied and unobstructed from the ground up, including the front yard, side yard and rear yard.

ZONING PERMIT; See building permit.

ZONING ORDINANCE

300 300 ADMINISTRATION

300 310 BOARD OF APPEALS;

The Board of Appeals, hereafter referred to as the "BOARD", is hereby authorized to be established. Such board shall consist of the same members as the Zoning and Planning Board.

The members of this board shall serve without pay and serve a like term as the Zoning and Planning Board. The Board members shall be residents of the Village. Members of the board may be removed for nonperformance or misconduct in office. Vacancies shall be filled by the Council for the unexpired term.

311 The Board shall organize and adopt rules in accordance with these regulations. meetings of the Board shall be held at the call of the Chairman, and at such other times as the Board may determine. The Chairman may administer oaths and the Board may ask the attendance of witnesses. All meetings of the Board shall be open to the public and all business shall be transacted at such meetings. the Board shall keep minutes of its proceedings, showing the results of each vote or question, and shall keep records of its official actions, all of which shall be a matter of public record.

312 Appeals to the Board may be taken by any person aggrieved. Such appeal shall be taken within twenty days after the decision by the board, a notice of appeal, specifying the grounds thereof. The officer from whom the appeal is taken shall transmit to the Board all the papers constituting the record upon which the action appealed from was taken. The Board shall fix a reasonable time for the hearing of the appeal, give ten days notice to the parties in interest, and decide the same within a reasonable time after it is submitted. At the hearing any party may appear in person or by attorney. Such appeals shall be accompanied by payment of such fees as the Council may impose from time to time.

313 THE POWERS OF THE BOARD ARE;

To interpret the ordinance, to hear and decide appeals where it is alleged there is an error in any order, requirement, decision, or determination made by the Enforcing Officer in the enforcement of these regulations.

To permit the extension of a district where the boundary line of a district divides a lot held in a single ownership at the time of the passage of these regulations.

To interpret the provisions of these regulations in such a way as to carry out the intent and purpose of the Zoning Plan, where the street layout on the ground varies from the street layout as shown on the Zoning Plan.

314 To permit the following two exceptions;

Use of premises for public utility or for a radio or television tower or broadcasting station. And reconstruction of a nonconforming building that would otherwise be prohibited.

ZONING ORDINANCE

315 To permit the following two variations;

Vary the yard regulations where there is an exceptional or unusual physical condition of a lot that would prevent a reasonable arrangement of buildings on the lot.

Vary the parking regulations where an applicant demonstrates that the specific use of a building would make the required parking spaces unnecessary, but providing that the reduction would not be more than 50 percent of the usual requirement.

316 To grant conditional use permits;

To hear and decide upon applications for conditional use permits, specifically listed in these regulations. Before authorizing such a conditional permit, the Board may impose such conditions that will, in the Board's judgment insure that:

The establishment or operation of the conditional use will not be detrimental to, or endanger the public health, safety or general welfare. Nor will it be injurious to the use and enjoyment of other property in the immediate vicinity, or substantially diminish and impair the property values within the neighborhood.

The conditional use will not impede the normal and orderly development of the surrounding property for uses permitted by the regulations.

Adequate utilities, access roads, drainage and other necessary facilities must be provided for.

The conditional use shall, in all other respects, conform to the regulations of the district in which it is located, and the Board shall find that there is a public necessity for the conditional use.

320 ENFORCEMENT OF THE ORDINANCE.

321 Duties of the Enforcing Officer;

This ordinance shall be administered and enforced by the Mayor of Ottoville, who is hereby designated the Enforcing Officer of this ordinance.

The Enforcing Officer shall receive the applications as required by this ordinance, issue permits and furnish the prescribed certificates, examine premises for which permits have been issued and shall make necessary inspections, and enforce all laws, to see that these regulations have been complied with.

The Enforcing Officer shall keep careful records of applications, permits issued, certificates issued, inspections made, reports rendered, and of notices or orders issued. All such records shall be open to the public, but shall not be removed from the office of the Enforcing Officer.

The Enforcing Officer may request, and shall receive, the assistance of the engineer in fixing grades, the chief of police in enforcing orders, and the solicitor on prosecuting violators.

322 PERMIT REGULATIONS.

When required; It shall not be lawful to construct, alter, repair, remove, relocate, demolish or commence construction, or alteration of a building or structure, without first filing with the Enforcing Officer an application in writing and obtaining a formal permit.

Form; The application for a permit shall be submitted in such form as the Enforcing Officer may prescribe. Such application may be made by the owner, agent, architect, engineer, or the building contractor employed in connection with the proposed work. Such application shall contain the full name and address of the owner, and also a brief description of the proposed work. Such application shall be accompanied by payment of such fees as determined by the Council.

Plans; All applications shall be accompanied by dimensioned drawings of the buildings, and a plot plan showing the location of the buildings and structures, lot areas to be used, water supply, and sewage disposal, and parking areas, when required, and estimated costs.

Public plans; Plans and estimated costs and specifications for all buildings to be used by the public, such as multiple dwellings, educational, commercial, industrial, or places of amusement, shall comply with the provisions of the State Building Code and shall bear the seal of approval of the State. In no event shall a permit be issued when the proposed structure will lessen or depreciate the value of the surrounding properties in the district.

Amendments; Nothing shall prohibit the filing of an amendment to an application or to a plan at any time before the completion of the work for which the permit was sought. Such amendments shall be deemed a part of the original application.

Action on the application; It shall be the duty of the Enforcing Officer to examine the applications for permits. If he finds no objections he shall issue a permit for the proposed work. If there are objections, he will reject the application, noting the objections in a report and return it to the applicant.

Conditions of the permit; The Enforcing Officer may issue a permit for the construction of part of a building or structure, before the final plans have been submitted, if the preliminary plans and detailed statements have been found to comply with this ordinance.

A permit shall expire if no work has been started within one year from the date of issue. A structure should be completed within two years of the date of issue.

It shall be unlawful to reduce the size of a lot for which a diagram has been filed as the basis for a permit, unless the lot is reduced because of a street opening or widening or other public improvement.

Every permit issued by the Enforcing Officer shall be signed by him, but this shall not prevent him from authorizing a subordinate to sign a permit.

A copy of the permit shall be posted on the premises and open to public inspection during the completion of the work.

Revocation; The Enforcing Officer may revoke a permit issued under the provisions of this ordinance, when he finds there has been any false statement or misrepresentation as to a material fact in the application or plans on which the permit was issued.

ZONING ORDINANCE

330 BOUNDARIES OF DISTRICTS;

Where uncertainty exists with respect to the boundaries of the various districts as shown on the Zoning Plan, the following rules apply.

The district boundaries are either streets or alleys, unless otherwise shown, and where the designation on the Zoning Plan are approximately the street or alley line the streets and alleys are construed to be the boundary of the district.

Where the district boundaries are not otherwise indicated, and where the property has been or may hereafter be divided into blocks and lots, the district boundaries shall be the lot lines.

In unsubdivided property, the district boundary lines on the Zoning Plan shall be determined by the use of the scale appearing on the map, unless otherwise noted.

When a street or alley is vacated it shall be zoned automatically half and half to the immediate adjacent classification.

340 INTERPRETATION;

In interpreting and applying the provisions of these regulations, they shall be held to be the minimum requirements for the promotion of the public safety, health, convenience, comfort, morals, prosperity and general welfare. It is not intended by these regulations to interfere with or abrogate or annul any easements, covenants or other agreements between parties, except that if these regulations impose a greater restriction, these regulations shall prevail.

350 AMENDMENT OF THE ORDINANCE;

Upon their own action or receipt of application from an owner or lessee of land, or resolution by the Board, the Council may initiate a proposed change or amendment of these regulations or Zoning Plan, by transmitting such request to the Board for study and report. The Board shall have up to 60 days to consider and report the proposed changes to the Council. The Council will then set a date for a public hearing on the proposed changes.

In setting the date of such a public hearing, the Council shall give at least 30 days notice thereof, setting forth the time and place, and the nature of the proposed change. Such notice shall be posted within the Village at such places as designated by the Council.

If the change intends to rezone or restrict ten or more parcels of land, as listed on the tax duplicate, written notice of the hearing shall be mailed by the Clerk, by first class mail, at least 20 days before the date of the hearing to the owners of property within and contiguous to and directly across the street from such parcels, and others that may be specified by the Council. The names and addresses shall be supplied by the applicant to the Clerk at the time of filing.

During such 30 days, the text of the changes, together with the maps or plans and reports shall be on file for public examination, in the office of the Clerk or such other place as may be designated by the Council.

Before any action shall be taken as provided in this section, the parties involved in proposing the changes shall make payment of such fees as are determined by the Council. Under no condition shall such sum or any part thereof, be refunded for the failure of the changes to be adopted by the Council.

ZONING ORDINANCE

400 410 FEES;

<u>Building permit;</u>	\$0 to \$5000.00, minimum of	\$ 5.00.
	then \$1.00 per \$1000.00 to a maximum of	\$25.00.
<u>Appealing the Zoning Officers decision,</u>		\$10.00.
<u>Variance, Conditional Use, or Amendment,</u>		\$25.00.

Said fees are to be paid to the Village, and are non returnable.

400 420 PENALTIES;

Any person, firm or corporation, violating any provision of this ordinance, shall for each violation, be fined not less than \$10.00 or more than \$50.00 for the first offense for any particular violation, and for a second or subsequent violation, shall be fined not less than \$50.00 or more than \$500.00. A second or subsequent offense is defined as a continuance of a violation for 30 days after the first or previous conviction.

400 430 VALIDITY;

Should any section, provision, clause, phrase, article, or sentence of this Ordinance, be found or declared to be ineffective or invalid for any reason whatsoever, that decision shall not affect the validity of the Ordinance as a whole, and shall not thereby be impaired.

ZONING ORDINANCE

500 500 DISTRICTS AND BOUNDARIES;

510 District types;

The Village is hereby divided into four types of districts.

R = Residential.

A = Agricultural.

B = Business or Commercial.

I = industrial.

500 520 District boundaries;

The boundaries of the districts are shown on the map attached hereto and made a part hereof, such map is designated as the Zoning Plan. The Zoning Plan and all notations, references and other information shown thereon are a part of this Ordinance and a copy of which is on file with the Clerk of the Village.

Where uncertainty exists with respect to the boundaries of the various districts as shown on the Zoning Plan, the following rules apply.

The district boundaries are either streets or alleys, unless otherwise shown, and where the designation on the Zoning Plan are approximately the street or alley line the streets and alleys are construed to be the boundary of the district.

Where the district boundaries are not otherwise indicated, and where the property has been or may hereafter be divided into blocks and lots, the district boundaries shall be the lot lines.

In unsubdivided property, the district boundary lines on the Zoning Plan shall be determined by the use of the scale appearing on the map, unless otherwise noted.

When a street or alley is vacated it shall be zoned automatically half and half to the immediate adjacent classification.

Territory annexed to the Village after the effective date of this Ordinance shall continue to be governed by the previous zoning regulations, until the Council determines a new zoning classification.

If no petition for zoning is filed at the time the annexation petition is filed, the newly annexed area shall automatically be zoned residential upon completion of the annexation.

500 530 DISTRICT USES;

531 Residential District, permitted uses;

Single and two family dwellings.

Apartment houses and multiple dwellings.

Rooming or boarding houses, serving not more than 10 persons.

The office or studio of a physician, dentist, musician or other professional person, or any customary home occupations. Such occupation may be in the primary dwelling or in an accessory building, providing the accessory building does not reduce the area of the yard below the minimum requirements, and further, that such occupation does not create a public disturbance or nuisance such as excessive smoke, vapors, odors, dust, or noise.

Electric power sub stations.

Club, lodge, social, and community buildings.

Publicly owned parks, playgrounds, and golf courses.

General educational schools, colleges, and athletic fields.

Churches, convents, and monasteries.

Libraries, museums, and municipal buildings.

Telephone repeater stations.

Signs pertaining to the sale, lease, or use of a lot or building, may be placed thereon, providing the total area of such signs does not exceed 8 square feet.

Signs pertaining to the occupation of an occupant shall not exceed 2 square feet.

A sign or bulletin board may be erected on the premises of a church or similar institution for the purpose of displaying the name and activities, or services provided, shall not exceed 12 square feet.

Residential Conditional uses;

Private clubs and fraternal lodge halls.

Nurseries and greenhouses.

Hospitals, clinics, and sanitariums.

Mortuaries.

Mobile home parks.

RESIDENTIAL DISTRICT	MINIMUM LOT REQUIREMENTS							
	Lot Size (Sq.Ft.)	Front- age (Ft.)	YARD REQUIREMENTS (Ft.)				MAX-HEIGHT	
			Front (set- back)	SIDE YARDS		Rear	(ft.)	Sto- ries
Least Width	Sum of Both							
PRINCIPAL PERMITTED USES								
Single Family	10,000	90	30	10	20	30	35	2.5
Two Family	13,000	100	30	10	20	30	35	2.5
Multiple Family (3 or more units)	3,000 *SF/PU	100	30	10	20	40	45	4.0
Churches or other places of worship	1 acre	150	40	25	50	40	45	
Public buildings hospitals schools, etc.	40,000	150	40	25	50	40	45	
Mobile home parks (per unit)	5,000	50	15	15	30	20	15	1.0

* = Square feet per unit.

ZONING ORDINANCE

532 Agricultural District, permitted uses;

Any use permitted in the Residential District.

General farming, horticulture, and truck farming.

Cemeteries, including any crematory therein.

Signs and billboards, and roadside stands.

Tourist, auto, cabin, or trailer camps or courts.

AGRICULTURAL DISTRICT	MINIMUM LOT REQUIREMENTS							
	Lot Size (Sq.Ft.)	Front-age (Ft.)	YARD REQUIREMENTS (Ft.)				MAX-HEIGHT	
			Front (set-back)	SIDE YARDS		Rear	(ft.)	Sto-ries
				Least Width	Sum of Both			
PRINCIPAL PERMITTED USES								
Single Family	10,000	90	30	10	20	30	35	2.5
Two Family	13,000	100	30	10	20	30	35	2.5
Multiple Family (3 or more units)	3,000 *SF/PU	100	30	10	20	40	45	4.0
Churches or other places of worship	1 acre	150	40	25	50	40	45	
Public buildings hospitals schools, etc.	40,000	150	40	25	50	40	45	
Mobile home parks (per unit)	5,000	50	15	15	30	20	15	1.0

* = Square feet per unit.

ZONING ORDINANCE

533 Business or Commercial District, permitted uses:

Any use permitted in the Residential District.

Ambulance service.

Appliance sales and repair.

Automobile sales, repair, or service station.

Business services, bank, insurance, accounting office etc.

Clothing services, laundry, tailoring, shoe repair etc.

Commercial garage, auto and vehicle repair.

Electronic equipment sales and repair.

Food service, restaurant, tavern, carry out etc.

Funeral home or mortuary.

Hotel or motel.

Medical service, clinic etc.

Newspaper and printing.

Office buildings.

Personal services, barber shop, beauty parlor etc.

Professional services.

Retail services, hardware, groceries, furniture, appliances, florist, greenhouse etc.

Used car, trailer, motorcycle or boat sales.

Recreation rooms, bowling, pool, arcade etc.

Business or Commercial Conditional Uses:

Farm implement sales and service, agricultural service, including feed, grain, farm supplies, bottled gas.

Lumberyard and storage warehouse.

A residence, when located on the second story or above.

ZONING ORDINANCE

BUSINESS OR COMMERCIAL DISTRICT	MINIMUM LOT REQUIREMENTS							
	Lot Size (Sq.Ft.)	Front- age (Ft.)	YARD REQUIREMENTS (Ft.)				MAX-HEIGHT	
			Front (set- back)	SIDE YARDS		Rear	(ft.)	Sto- ries
				Least Width	Sum of Both			
PRINCIPAL PERMITTED USES								
Auto services	6,600	66					45	3.0
Business services	6,600	66					45	3.0
Clothing services	6,600	66					45	3.0
Food services	6,600	66					45	3.0
Hotel or Motel	6,600	66					45	3.0
Medical services	6,600	66					45	3.0
Newspapers	6,600	66					45	3.0
Personal services	6,600	66					45	3.0
Recreation rooms	6,600	66					45	3.0
Retail services	6,600	66					45	3.0
Any other estab- lishments which are in harmony with the intent and purposes of this district.								

ZONING ORDINANCE

534 Industrial District, permitted uses:

Any use permitted in the Residential, Agricultural, and Business or Commercial Districts.

Building material, sales and storage yards.

Industrial establishments.

Manufacturing establishments.

Research and development establishments.

Wholesale warehouse establishments.

Transportation and trucking establishments.

INDUSTRIAL DISTRICT	MINIMUM LOT REQUIREMENTS							
	Lot Size (Sq.Ft.)	Front-age (Ft.)	YARD REQUIREMENTS (Ft.)				MAX-HEIGHT	
			Front (set-back)	SIDE YARDS		Rear	(ft.)	Sto-ries
				Least Width	Sum of Both			
PRINCIPAL PERMITTED USES								
Building material sales & storage	1 acre	100	30	10	20	30	45	
Industrial establishments	1 acre	100	30	10	20	30	45	
Manufacturing establishments	1 acre	100	30	10	20	30	45	
Research and development	1 acre	100	30	10	20	30	45	
Wholesale warehousing	1 acre	100	30	10	20	30	45	
Transportation and trucking	1 acre	100	30	10	20	30	45	
Any other establishments which are in harmony with the intent and purposes of this district.								

ZONING ORDINANCE

600 600 GENERAL PROVISIONS;

Except as hereinafter specified;

601 Buildings shall only be erected, converted, enlarged, reconstructed, relocated, or structurally altered, or land shall only be used for a purpose permitted in the district in which the building or land is located.

602 Buildings shall only be erected, converted, enlarged, reconstructed, relocated, or structurally altered only in conformity with the height limit herein established, and in conformity with the area regulations of the district in which the building is located.

603 The density and yard requirements of these regulations are minimum requirements for any building hereafter erected or structurally altered.

604 Any use, building or structure, existing at the time these regulations are adopted, may be continued even though such use, building or structure may not conform with the provisions of this Ordinance.

605 Every building hereafter erected or structurally altered shall be located on a lot as herein defined and in no case shall there be more than one main building on a lot, except as otherwise provided for in these regulations.

606 Buildings shall only be erected or structurally altered to the extent specifically provided hereinafter in conformity with the off-street parking and loading requirements if these regulations.

607 Cooperatives, condominiums and all other forms of property ownership do not affect the provisions of these regulations, and all requirements shall be observed as though the property were under a single ownership.

608 All inhabited mobile homes or travel trailers shall be located in a mobile home park or travel trailer court that has received a conditional permit. No mobile home or travel trailer, outside an approved park or court, shall be connected to utilities.

ZONING ORDINANCE

700 700 OTHER USE REGULATIONS;

710 Accessory buildings and uses;

711 Residential District;

A noncommercial greenhouse that does not exceed 25% of the ground floor area of the main building.

A private residential garage with a floor area not to exceed 500 square feet. An additional floor area of 200 square feet may be provided for each 3,000 square feet of lot area by which such lot exceeds 6,000 square feet, provided that no garage shall exceed 1,000 square feet or house more than five vehicles.

Tennis court, swimming pool, garden or storage shed, pagoda, ornamental gate and similar uses associated with residential uses.

Vegetable or flower garden.

Home occupation.

712 Business and Industrial Districts;

In addition to the residential district, there may also be, Parking lots and garages the area of which shall not exceed 40% of the floor area of a building used for incidental storage or light industrial activity.

Additional regulations.. No accessory building shall be constructed upon a lot until the construction of the main building has actually commenced, and no accessory building shall be used until the main building on the lot is being used. however, nothing shall prevent the use of a construction shed or trailer for the storage of tools, material and equipment by a contractor during construction.

No accessory building may be erected in front of a main building unless it is attached to the main building by a common wall.

Accessory buildings may not be used for dwelling purposes.

720 FENCES;

No fence more than 30% solid or more than three (3) feet high may be located within 30 feet of a street intersection.

Except for street intersections, fences less than four (4) feet high may be located on any part of a lot.

Except for street intersections, fences less than eight (8) feet high must be located on those parts of a lot that are as far back, or farther back from the street than the front of the main building.

730 RESIDENTIAL DEVELOPMENTS;

Large scale residential developments, where permitted, are subject to the following conditions and such other general provisions as may be adopted.

The development shall have a minimum of five (5) acres.

The housing type, minimum lot area, yard, height and accessory uses shall be determined by the requirements and procedure set out below, which shall prevail over conflicting requirements of this Ordinance or the Ordinance governing the subdivision of land.

The final development plan shall follow all applicable procedures, standards and requirements of the Ordinance governing the subdivision of land. The plans shall also be prepared and have the seal of an architect or engineer duly registered to practice in this State. No building permit shall be issued until a final plat of the proposed development is approved and recorded.

The Zoning and Planning Board shall review the conformity of the proposed development with the standards of the official Village plan. The minimum yard, and maximum height requirements of the district shall apply. The Board may impose conditions regarding the layout, circulation and performance of the proposed development, and may require that appropriate deed restrictions be enforceable by the Village for a period of twenty (20) years, from the date of approval. The plat of the proposed development to be recorded, shall show building lines, common land, streets, easements and other applicable features required by this Ordinance.

The number of dwelling units permitted shall be determined by dividing the net development area by the minimum lot area per family required by the district. Net development area is determined by subtracting the area set aside for churches, schools, streets and alleys or other non residential uses, from the gross development area. The area of land set aside for common open space or recreational use shall be included in determining the number of dwelling units permitted.

The Board may hold one or more public hearings on a final development plan. The recommendations of the Board shall be forwarded to Council who shall approve or disapprove the plan, with or without modification, after the public hearings. After approval by Council, and after any required restrictions are in effect, the Enforcing Officer may issue building permits.

ZONING ORDINANCE

740 MOBILE HOMES;

All inhabited mobile homes shall be located in a mobile home park, which has received a conditional use permit.

Existing mobile homes, not located in a mobile home park, may be replaced by a newer mobile home.

The physical development, layout and construction of all mobile home parks shall conform to applicable regulations of the Ohio Department of Health, except where the requirements of this Ordinance are more restrictive. Permitted uses in a mobile home park shall be limited to mobile homes and customary accessory uses.

741 Mobile home parks minimum standards;

The minimum size of any new mobile home park shall be ten (10) acres, except that an existing mobile home park may be expanded by an area of five (5) acres.

Each mobile home park shall provide suitable recreation space within the boundaries of the park, with an area equal to at least ten (10) percent of the gross area of the park.

The mobile home park shall have a landscaped strip of open space twenty five (25) feet wide along all the boundaries of the park. Such open space area shall not be considered a part of the required recreation area.

A mobile home park shall abut a dedicated street for a distance of at least fifty (50) feet, and the area of the park containing the individual sites and adjacent open areas shall be at least one hundred fifty (150) feet in width. There shall be a maximum of five (5) mobile homes per gross acre of area.

Each mobile home lot shall contain an area of at least five thousand (5000) square feet and have a minimum width of fifty (50) feet. The park shall have at least eighty (80) percent of its lots available for occupancy before the first lot is occupied.

Where streets dead end, a vehicular turn-around with a minimum outside diameter of eighty (80) feet shall be provided.

No mobile home site shall abut or provide direct vehicular access to a public thoroughfare. Each street in the park shall have access to a public thoroughfare.

Each mobile home site shall abut a paved street within the park, which has a clear unobstructed paved width in accordance with the following specifications;

All two-way entrance and exit streets shall have a minimum width of thirty six (36) feet.

All one-way entrance and exit streets shall have a minimum width of twenty two (22) feet.

Parking may be permitted on both sides of a two-way street, only where the paved width exceeds thirty six (36) feet.

Parking may be permitted on both sides of a one-way street, only where the paved width exceeds twenty eight (28) feet.

Each mobile home site shall have a front yard depth of at least fifteen (15) feet.

Each mobile home site shall have two side yards, each at least ten (10) feet in width.

Each mobile home site shall have a rear yard depth of at least twenty five (25) feet.

Each mobile home site shall have a walkway at least two (2) feet in width leading from the main entrance of the mobile home to an adjacent driveway or main walkway.

Each mobile home park shall provide two (2) parking spaces for each site. One of the spaces shall be off street parking.

ZONING ORDINANCE

742 Mobile Home Park Development Plans;

No one shall provide or construct a mobile home park, or make an addition, or change to an existing park until the plans thereof have been submitted to and approved by the County board of health and the Ohio department of health.

Site development plans shall be prepared by the developer for all proposed mobile home parks. These plans shall be submitted to the Zoning Board for review and approval before a building permit will be issued.

The plans shall include but not be limited to the following;

The names of the owners of the proposed mobile home park.

The name of the proposed park, with north point, scale, and appropriate location map.

Total area to be used by the development and the area reserved for recreation purposes.

All driveways, roadways and sidewalks.

Location and arrangement of the sites, which shall be numbered.

Layout of all parking areas.

Enlarged detail of a typical mobile home site including driveway, mobile home foundation, walkway, parking, etc.

Location and design of all utilities including water, sanitary sewer, storm drainage, gas and electricity.

Location and design of public and private service buildings, recreation areas, and other community facilities.

Method of storage, collection, and disposal of garbage and other refuse.

Plan of the lighting of the mobile home park.

ZONING ORDINANCE

750 750 NON CONFORMING USES;

Any use, building, structure or land lawfully existing at the time this Ordinance is adopted, which does not conform to the provisions of this Ordinance, shall be known as a non-conforming use. Such non-conforming use may be continued or expanded to an amount not exceeding doubling its present floor area, throughout the building or structure, or such a use may be changed to one of the same or to a higher classification, provided no structural alterations are made therein. A non-conforming use of land shall not be extended.

Whenever a non-conforming use has been changed to a higher classification or to a conforming use, it cannot be thereafter be changed to a lower classification. If a non-conforming use has been discontinued, or not used for a period of eight (8) months, any future use thereof shall be in conformity with the provisions of this Ordinance.

Any non-conforming use, building or structure which may be destroyed or damaged by fire or otherwise, to the extent of fifty (50) percent or more of its value, shall not be repaired or rebuilt. Any new building or structure erected on the premises shall be in conformity with the provisions of this Ordinance.

Existing uses eligible for conditional use permits shall not be considered non-conforming, but shall require a conditional use permit for any alteration, enlargement or extension.

The casual, intermittent, temporary or illegal use of land or buildings shall not be sufficient to establish the existence of a non-conforming use.

A complete record of the location, nature and the extent of all non-conforming uses shall be made and kept by the Enforcing Officer. When such non-conforming use ceases to exist, it shall automatically become a conforming use, and the Enforcing Officer shall notify the Board.

760 760 SIGNS;

The following signs are allowed in all districts;

761 Temporary signs not exceeding twelve (12) square feet in area, advertising the sale or lease of real estate, located on the premises and not located closer than ten (10) feet to a lot line. Such signs shall be removed within fourteen (14) days following the sale or lease of the property.

Temporary ground signs advertising future use or development of the property on which such signs are located, provided such signs do not exceed thirty (30) square feet in area or remain longer than six (6) months.

"For Rent" and "For Lease" signs in the Business and Industrial Districts for new buildings shall not exceed forty eight (48) square feet in area or remain more than ninety (90) days after the building is completed.

Church or public building bulletin boards not exceeding fifteen (15) square feet in area.

Signs not exceeding one (1) square foot in area and bearing only property numbers, post box numbers or the names of the occupants.

Traffic and public signs.

762 In the Residential District, there may be one wall sign attached to the building, projecting no more than twelve (12) inches, and not exceeding twenty five (25) square feet in area and relating only to the name or use of the building.

763 In the Business District, there may be roof signs, wall signs, projecting signs, post signs, marquee signs, and awning signs which display advertising matter pertaining to the business conducted in the building or on the premises on which the sign is placed. The total square foot area of the signs shall not exceed one-fifth of the total square foot area of the face of the building on which they are placed. All post signs must be located behind the building line.

764 In the Industrial District, there may be any sign allowed in the Business District, and ground signs, provided that no ground sign shall exceed four hundred (400) square feet in area. Only one (1) ground sign will be allowed on any tract of land. No ground sign shall be erected within fifty (50) feet a street intersection.

Additional sign regulations to be observed;

765 No ground signs shall be at any point over twenty five (25) above ground level and shall have an open space of four (4) feet between the lower edge of the sign and ground level. The end of such signs shall be at least six (6) feet from any wall or fence, or obstruction and shall be at least ten (10) feet from any lot line.

766 No wall sign shall extend beyond the building more than twelve (12) inches. No wall sign shall be so erected as to prevent free ingress and egress from any window, door or fire escape.

767 Projecting signs may not extend more than five (5) feet from the front of the building.

768 No post sign shall extend downward nearer than eleven (11) feet to the ground level. The maximum square feet shall not exceed fifty (50) square feet per face of a post sign.

ZONING ORDINANCE

Additional sign regulations, continued;

769 Marquee signs may extend eight (8) feet from the front of a building. Marquees shall not be less than eleven (11) feet above the ground level. A sign may be placed on the marquee provided the sign does not extend more than three (3) feet above nor more than one (1) foot below the marquee.

770 Portable signs are prohibited except as permitted by the Enforcing Officer.

771 Paper posters, letters, pictures in the form of advertising applied directly to the wall of a building are prohibited. Temporary signs may be displayed in a show window. Signs may not resemble or conflict with traffic control devices.

800 800 HEIGHT REGULATIONS;

810 The height limits set forth in Article 530, District Uses, may be exceeded in the following instances.

Public, semi-public or public service buildings, hospitals, institutions, agricultural buildings, or schools may be erected to a height not exceeding one hundred ten (110) feet, and churches and temples may be erected to a height not exceeding seventy five (75) feet if the building is set back from each yard line at least one foot for each additional foot of building height above the height limit otherwise permitted in the district in which the building is built.

Television and radio towers, church spires, belfries, monuments, water tanks, fire towers, scenery towers, cooling towers, chimneys, elevator bulkheads, stacks, conveyers, or flag poles may be erected to such height as may be authorized by the Council.

Buildings in the Industrial District may be increased in height one foot for each foot the building is set back from all yard lines up to a maximum of one hundred (100) feet, provided that the gross floor area provided, exclusive of enclosed garages, does not exceed the number of square feet of land area of the lot on which the building is placed.

ZONING ORDINANCE

900 900 ADDITIONAL YARD REGULATIONS;

910 In addition to the yard requirements set forth in Article 530, District Uses, the following requirements must be observed;

On lots fronting on two non-intersecting streets, a through lot, a front yard must be provided on both streets.

On corner lots there must be a front yard on both streets. On corner lots, that are lots of record, the buildable width cannot be reduced to less than twenty eight (28) feet, and there shall be a side yard of at least five (5) feet.

Where frontage is divided among Districts with different front yard requirements, the deepest front yard required shall apply.

In the industrial District there may be more than one building on a lot provided that the required yards be maintained around the group of buildings. Such buildings shall be separated by a horizontal distance that is at least equal to the height of the highest building.

Those existing buildings that violate yard regulations may be repaired and remodeled, but not reconstructed or structurally altered.

Required front yards shall be devoted entirely to a landscaped area, except for guest parking, and the necessary paving of driveways and sidewalks to reach parking or loading areas in the side or rear yards.

Where an official line has been established for future widening or opening of a street, upon which a lot abuts, then the depth of a front or side yard shall be measured from such official line to the nearest line of the building.

No fence, wall, sign, shrub or other obstruction exceeding three (3) feet in height above the street grade shall be erected or planted within thirty (30) feet of a street intersection.

950 950 EXCEPTIONS TO YARD REQUIREMENTS;

960 Sills, belt courses, window air conditioning units, chimneys, cornices, and ornamental features may project into a yard a distance not to exceed twenty four (24) inches.

filling station pumps and pump islands may occupy required yards, provided they are at least fifteen (15) feet from all lot lines.

Signs, in accordance with article 760.

Open fire escapes, outside stairways, balconies and the ordinary projections of chimneys and flues into a rear yard for a distance of not more than four (4) feet, provided they do not obstruct light and ventilation may be permitted by the Enforcing Officer.

Open, unenclosed porches may not extend more than ten (10) feet into a front yard.

Accessory buildings may be located in a rear yard but may not occupy more than thirty (30) percent of the rear yard.

Any accessory building closer than ten (10) feet to a main building shall be considered as part of the main building.

An accessory building more than ten (10) feet from a main building may be located within two (2) feet of a side or rear lot line, but must be located at least sixty (60) feet from the front street line.

Where a garage is entered from an alley, it must be located at least ten (10) feet from the alley line.

ZONING ORDINANCE

1000 1000 EXCEPTIONS TO DENSITY REGULATIONS;

The minimum lot area and lot width requirements established in Article 530, may be modified as follows.

Where a lot of record at the effective date of this Ordinance has less area or width than herein required in the district in which it is located, may be used for a dwelling or for any non-dwelling use permitted in the district.

Existing buildings that are in violation of lot area requirements may be remodeled or repaired but may not be reconstructed or structurally altered unless made to conform to these requirements.

Lot area per family requirements shall not apply to dormitories, fraternities, sororities, nursing homes or other similar group quarters where no cooking facilities are provided in individual rooms or apartments.

ZONING ORDINANCE

1100 1100 OFF STREET PARKING AND LOADING REGULATIONS;

1110 Off Street Parking Requirements;

Off street parking spaces shall be provided as follows in all districts.

All non-residential buildings, except those specified herein;
One parking space for each three hundred (300) square feet of floor area.

Auditoriums, theaters and other places of public assembly;
One parking space for each five (5) seats.

Church or temple;
One parking space for each four (4) seats.

Community center, library, museum, or similar building;
One parking space for each two hundred fifty (250) square feet of floor area in the building.

Funeral homes;
Ten (10) parking spaces for each chapel, plus one for each funeral home vehicle, plus one for each family residing on the premises.

Hotel or Motel;
Five (5) parking spaces, plus one space for each sleeping room or suite.

Manufacturing, industrial, warehouse or similar industry;
Two (2) parking spaces for every three (3) employees on the maximum shift, plus space to accommodate all trucks and other vehicles used in connection therewith.

Medical office;
One parking space for each two hundred (200) square feet of gross floor area in the building.

Multiple dwellings;
One and one half (1.5) parking spaces for each dwelling unit.

Private club or lodge;
one parking space for each three hundred (300) square feet of floor area.

Rooming and boarding houses, sororities and fraternities;
One parking space for each two hundred (200) square feet of floor area.

Sanitarium or institutional home;
one parking space for each three (3) beds.

High schools, colleges and universities;
Ten (10) parking spaces per classroom, for elementary schools, two (2) parking spaces for each classroom.

Single and two family dwellings;
Two (2) parking spaces for each dwelling unit.

ZONING ORDINANCE

1120 RULES FOR COMPUTING PARKING SPACES;

In computing the number of required off-street parking spaces the following rules shall apply;

Floor area shall mean the gross floor area of the specific use, excluding any floor area used for parking.

Where fractional spaces result, the required number shall be the nearest whole number.

In the case of mixed uses, the parking spaces required shall equal the sum of the requirements as computed separately.

Whenever a building or use is changed or enlarged in floor area, number of employees, seating capacity or otherwise, the parking spaces shall be provided on the basis of the change or enlargement.

1130 LOCATION OF REQUIRED PARKING SPACES;

The parking spaces required for residential buildings or uses shall be located on the same lot with the building or use served.

The parking spaces required for any other building or use may be located within two hundred (200) feet of said building or use.

Two or more owners of buildings may join together in providing the required parking spaces.

Where the required parking spaces are not located on the same lot with the building or use served, the parking area shall be restricted so as to assure the retention of such parking area, so long as required by these regulations.

No parking spaces may be located in the front yard of a Residential District.

1140 MINIMUM IMPROVEMENT AND MAINTENANCE STANDARDS;

All open parking areas provided in compliance with these regulations shall be surfaced with a durable, dust-proof surface consisting of concrete or asphalt, with an adequate base as approved by Council. The parking area shall be graded and drained to dispose of all surface water. If lighting is provided it shall be shielded to reflect the light away from residential property. The location of each parking space and the direction of movement shall be indicated by painting on the surface of the lot. Curbing shall be installed around the lot to prevent a vehicle from crossing the parking lot lines.

ZONING ORDINANCE

1150 OFF STREET LOADING REQUIREMENTS;

There shall be provided at the time any building is erected or structurally altered, off-street loading space in accordance with the following requirements.

Office buildings, apartments, motels and hotels;

One space for each 5,000 to 50,000 square feet of gross floor area, two spaces for each 50,000 to 200,000 square feet of gross floor area, and one additional space for each 75,000 square feet of gross floor area above 200,000 square feet.

Retail, service or wholesale establishments;

One space for each 2,000 to 20,000 square feet of gross floor area, two spaces for each 20,000 to 100,000 square feet of gross floor area, one additional space for each 75,000 square feet of gross floor area above 100,000 square feet.

Manufacturing or industrial use;

One space for each 10,000 square feet of floor area or fraction thereof in excess of 5,000 square feet.

In all cases where the off-street loading space is located in a manner that a truck must back directly from a major street into a loading space, a maneuvering space of not less than 50 feet shall be provided on the lot on which the use is located.

1200 1200 EFFECTIVE DATE;

This Ordinance shall be in full force and effect upon its due passage and publication according to law.

PASSED April 6, 1998

Judy M. Wanremacker
MAYOR

ATTEST:

Virginia M. Kemmet
CLERK