

# ARTICLE IV LAND USES <sup>1</sup>

The permitted and conditional uses for each district are shown on the accompanying table. Parking, landscaping, and signage land use regulations are provided in separate articles. Uses not specifically listed or interpreted by the Board of Zoning Appeals to be included categorically under this Article shall not be permitted except by amendment to the Resolution.

## SECTION A. LAND USE MATRIX <sup>2, 3</sup>

Types of Uses P=Permitted Uses C= Conditional Uses	A-1	S-1	R-1	R-2	R-3	R-4	R4-A	R-5	R-6	C-1	C-2	C-3	I-1	I-2
<b>1. Dwelling and Other Living Facilities</b>														
Adult Care Facility for Three (3) to Five (5) Unrelated Adults Pursuant to ORC 3722.03	P		P	P	P	P	P	P	P					
Adult Care Facility for Six (6) to Sixteen (16) Unrelated Adults Pursuant to ORC 3722.03								C		C				
Bed and Breakfast in accordance with Article VII, Section D	P		C							P				
Community Alternative Home								C		C				
Congregate Housing					C	C	C	P		C	C			
Dwelling, Multi-Family						C	C	P						
Dwelling, Single Family	P		P	P	P	P	P	C						
Dwelling, Two Family					C	P	P	C						
Foster Homes pursuant to ORC 5103.0318	P		P	P	P	P	P	P	P					
Foster Home for Unruly Children or Juvenile Offenders								C						
Group Residential Facility Pursuant to ORC 5119.22								C		C				
Home Occupation in accordance with Article VII, Section FF			P	P	P	P	P	P	P					
Hospice Care Facility								C		C				
Hotels											C	P		C
Institutional Homes										C	C	C		
Manufactured Home, Permanently-Sited	P		P	P	P	P	P	C	P					
Mobile Homes									P					

<sup>1</sup> HISTORY: Amended Effective March 2, 2004

<sup>2</sup> HISTORY: Amended Effective February 18, 2005

<sup>3</sup> HISTORY: Amended Effective February 17, 2011

**SECTION A. LAND USE MATRIX (Contd.)**

<b>Types of Uses</b> P=Permitted Uses C= Conditional Uses	A-1	S-1	R-1	R-2	R-3	R-4	R4-A	R-5	R-6	C-1	C-2	C-3	I-1	I-2
Motels											C	P		C
MR/DD Residential Facility for One (1) to Eight (8) Persons Pursuant to ORC 5123.19(N)	P		P	P	P	P	P	P	P					
MR/DD Residential Facility for Between Nine (9) and Sixteen (16) Persons Pursuant to ORC 5123.19(0)								C		C				
Nursing Homes					C	C	C	C		C	C			
<b>2. Types of Residential Development</b>														
Cluster Residential PUD in accordance with Article VI, Section E.4	P		P	P										
Manufactured Home Park in accordance with Article VII, Section M									P					
PUD-M Planned Mixed-Use Development District in accordance with Article VI			P	P	P	P	P	P	P	P	P	P	P	P
PUD-R Planned Residential Development District in accordance with Article VI	P		P	P	P	P	P	P	P					
<b>3. Public and Quasi-Public Uses</b>														
Adult Care Facilities										P	P	P		
Animal Care Facilities	C										C			
Banquet Hall										C	P	P		
Cemetery/Memorial Gardens	C		C	C										
Child Day Care Center										C	C	C	C	C
Child Day Care Home, Type A								C	C	C				
Child Day Care Home, Type B	P		P	P	P	P	P	P	P					
Essential Services	P		P	P	P	P	P	P	P	P	P	P	P	P
Health Care Clinics								C		P	P	P	P	
Health Spas										C	C	P	P	
Hospitals											C	P		
Social Activities, including Lodges, Private Clubs, or Community Organizations									P	C	P	P	P	
Nursery Schools				C	C	C	C	C		P	P	P		
Parks		P							P					
Ponds	P		C	C	C	C	C	C	C	C	C	C	C	

**SECTION A. LAND USE MATRIX (Contd.)**

<b>Types of Uses</b> P=Permitted Uses C= Conditional Uses	A-1	S-1	R-1	R-2	R-3	R-4	R4-A	R-5	R-6	C-1	C-2	C-3	I-1	I-2
Public Service Facilities	P		P	P	P	P	P	P	P	P	P	P	P	P
Public Uses	P		P	P	P	P	P	P	P	P	P	P	P	P
Quasi-Public Uses	C		C	C	C	C	C	C	C	P	P	P	P	P
Recreational Facilities (Commercial)										C	C	P		
Recreational Facilities - Golf or Country Club										C	C	C		
Recreational Facilities (Non-commercial)	C		C	C	C	C	C	C	C					
Religious Places of Worship	C		C	C	C	C	C	C		P	P	P		
Schools for Commercial, Trade, or Business													P	
Swimming Pools for Community or Club Use in Accordance with Article VII, Section AA	P	P	P	P	P	P	P	P	P	P	P	P	P	P
<b>4. Office Uses</b>														
Offices for Businesses Providing Direct Services to Consumers with Drive-through Service (e.g., Banks)										C	P	P	P	
Offices for Businesses Providing Direct Services to Consumers without Drive-through Service (e.g., Insurance Agencies, Real Estate Agencies)										P	P	P	P	
Offices for Internal Corporate Administration								C			P	P	P	P
Offices for Administrative, Executive, or Professional Activities											P	P	P	
Offices for Administrative, Executive, or Professional Activities in Structures less than 10,000 Gross Sq. Ft.										P				
<b>5. Retail and Service Commercial Uses</b>														
Auction House, Flea Market Establishments											C	C		
Business (Support) Services													P	
Convenience Store										P	P	P		
Drive-Up/Drive-Through Commercial Uses											C	C		
Entertainment Facilities												C	C	C

SECTION A. LAND USE MATRIX (Contd.)

Types of Uses P=Permitted Uses C= Conditional Uses	A-1	S-1	R-1	R-2	R-3	R-4	R4-A	R-5	R-6	C-1	C-2	C-3	I-1	I-2
Exotic Animals in Accordance with Article VII, Section I										C	C	C		
Farm Recreation Enterprise	C													
General Contractor												P	P	P
Marine Sales, Service, and Storage												C		
Massage Therapy Facilities											C	C		
Motor Vehicle Service Stations-Fuel and Convenience Store in Accordance with Article VII, Section O										C	P	P		
Motor Vehicle Service Stations - Fuel										C	P	P		
Motor Vehicle Service Stations - Fuel and service in accordance with Article VII, Section O										C	C	P		P
Motor Vehicle Repair General										C	C	P		P
Motor Vehicle Repair Light										C	C	P		P
Motor Vehicle Repair General										C	C	P		P
Motor Vehicle Sales											C	P		
Motor Vehicle Washing Facility for Automobiles in accordance with Article VII, Section Q											C	C		C
Motor Vehicle Washing Facility for Trucks and Trailers in accordance with Article VII, Section Q												C		C
Parking Lots or Parking Facilities as a Principle Use									P		P	P		
Personal Services										P	P	P	P	
Printing and Publishing													P	P
PUD-C Planned Commercial Development District in accordance with Article VI										P	P	P		
Restaurants and Food Establishments with Drive-through Service										C	P	P	P	
Restaurants and Food Establishments without Drive-through Service										P	P	P	P	
Retail Sales in Structures less than 10,000 Gross Square Feet.										P				

**SECTION A. LAND USE MATRIX (Contd.)**

Types of Uses P=Permitted Uses C= Conditional Uses	A-1	S-1	R-1	R-2	R-3	R-4	R4-A	R-5	R-6	C-1	C-2	C-3	I-1	I-2
Retail Sales Without Wholesaling of Any Commodity or Services											P	P	P	
Sexually Oriented Business in Accordance with Article VII, Section W														P
Shopping Malls												C		
Shopping Centers										C	P	P		
Truck and Trailer Sales and Services												C		C
Truck Stop												C		
Wholesale business											C	C		P
<b>6. Industrial Uses</b>														
Airports	C													C
Agriculture	P										P			
Agricultural Product/Sales	P													
Asphalt Manufacturing and Mining (See Mineral Extraction)														C
Motor Vehicle Salvage and Wrecking Yards														C
Bottle or Tank Storage and Manufacture														C
Building Material Supplies/Storage											C	P	C	P
Cement and Cinder Block Manufacturing														C
Fertilizer Mixing and Manufacturing														C
Food Processing														P
Grain Elevators and Feed Mills	C													C
Kennel	C												P	P
Laboratories for Medical and Dental Services													P	
Lumber Saw and Pulp Mill														P
Manufacturing or Assembly Processes													C	P
Manufacturing, Heavy														C
Manufacturing, Light														P

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Mineral Extraction and Processing														C
Motor Vehicle Salvage Yard and Junk Yard in accordance with Article VII, Section P														C
Oil and Gas Wells	C													P
Petroleum products, refining and storage														C
PUD-I Planned Industrial Development District in accordance with Article VI												P	P	
Research Facilities for Product Development and Testing													P	P
Sand, Gravel and Topsoil Extraction	C													C
School Bus Storage Facility													C	P
Self-Storage Facility								C	C		C	P	C	P
Shooting Range in accordance with Article VII, Section X.														C
Slaughterhouse														C
Steel and Iron Manufacturing														C
Supply Yard												C		P
Technical Services													C	P
Truck Terminals														P
Warehousing													C	P
Wireless Telecommunication Tower in accordance with Article VII, Section EE	C	C	C	C	C	C	C	C	C	C	C	C	C	C
<b>7. Other Principle Uses</b>														
Any other uses deemed similar in nature as determined by the BZA	C	C	C	C	C	C	C	C	C	C	C	C	C	C
<b>8. Accessory Uses</b>														
Accessory Uses and Buildings in accordance with Article VII, Section B	P		P	P	P	P	P	P	P	P	P	P	P	P
Home Occupation	P		P	C	C	C	C	C	C					
Ponds, Lakes, and Borrow Pits in accordance with Article VII, Section T	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Swimming Pool for Private Use in accordance with Article VII, Section BB	P		P	P	P	P	P	P	P					

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Types of Uses P=Permitted Uses C= Conditional Uses	A-1	S-1	R-1	R-2	R-3	R-4	R4-A	R-5	R-6	C-1	C-2	C-3	I-1	I-2
Temporary Construction Office or Storage	P		P	P	P	P	P	P	P	P	P	P	P	P
Temporary Living Quarters or Sales Offices	C		C	C	C	C	C	C	C	C	C	C	C	C
Temporary Portable Storage Unit	P		P	P	P	P	P	P	P	P	P	P	P	P

**SECTION B. LAND USES IN THE O-Z ROUTE 20/23 OVERLAY ZONE**

1. **PERMITTED USES**  
All uses that are permitted in the underlying zoning district(s).
2. **CONDITIONALLY PERMITTED USES**  
All uses that are conditionally permitted in the underlying district(s).
3. **ACCESSORY STRUCTURES AND USES**  
All accessory structures and accessory uses that are permitted in the underlying zoning district(s) are permitted within this district.