

## **ARTICLE 4: RULES FOR INTERPRETATION OF DISTRICT BOUNDARIES**

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Where uncertainty exists as to the boundaries of districts as shown on the Official Zoning Map, the following rules shall apply:

1. Boundaries indicated as approximately following the center lines of streets, highways, or alleys shall be construed to following such center lines;
2. Boundaries indicated as approximately following platted lot lines shall be construed as following such lot lines;
3. Boundaries indicated as approximately following city limits shall be construed as following such city limits;
4. Boundaries indicated as following railroad lines shall be construed to be midway between the main tracks;
5. Boundaries indicated as following shore lines shall be construed to follow such shore lines, and in the event of change in the shore line shall be construed as moving with the actual shore line; boundaries indicated as approximately following the center lines of streams, rivers, canals, lakes, or other bodies of water shall be construed to follow such center lines;

6. Boundaries indicated as parallel to or extensions of features indicated in subsections 1 through 5 above shall be so construed. Distances not specifically indicated on the Official Zoning Map shall be determined by the scale of the map;
7. Where physical or cultural features existing on the ground are at variance with those shown on the Official Zoning Map, or in other circumstances not covered by subsections 1 through 6 above, the Board of Appeals shall interpret the district boundaries.

## **ARTICLE 5: APPLICATION OF DISTRICT REGULATIONS**

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

1. No building, structure, or land shall hereafter be used or occupied, and no building or structure or part thereof shall hereafter be erected, constructed, reconstructed, moved, or structurally altered except in conformity with all the regulations herein specified for the district in which it is located.
2. No building or other structure shall hereafter be erected or altered:
  - A. To exceed the height or bulk;
  - B. To accommodate or house a greater number of facilities;
  - C. To occupy a greater percentage of lot area; and
  - D. To have narrower or smaller rear yards, front yards, side yards, or other open spaces; the herein required; or in any other manner contrary to the provisions of this ordinance.
3. No part of a yard, or other open space, or off-street parking or loading space required about or in connection with any building for the purpose of complying with this ordinance, shall be included as part of a yard, open space, or off-street parking or loading space similarly required for any other building.
4. No lot or yard existing at the time of passage of this ordinance shall be reduced in dimension or area below the minimum requirements set forth herein. Yards or lots created after the effective date of this ordinance shall meet at least the minimum requirements established by this ordinance.
5. All territory which may hereafter be annexed to the City shall retain the appropriate Trumbull County, Ohio, zoning designations until otherwise classified.

## **ARTICLE 6: NON-CONFORMING LOTS, NON-CONFORMING USES OF LAND, NON-CONFORMING STRUCTURES, NON-CONFORMING USES OF STRUCTURES AND PREMISES, AND NON-CONFORMING CHARACTERISTICS OF USE**

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1. Intent. Within the districts established by this ordinance or amendments that may later be adopted there exist:
  - A. Lots;
  - B. Structures;
  - C. Uses of land and structures; and
  - D. Characteristics of use

Which were lawful before this ordinance was passed or amended, but which would be prohibited, regulated, or restricted under the terms of this ordinance or future amendment. It is the intent of this ordinance to permit these non-conformities to continue until they are removed, but not to encourage their survival. It is further the intent of this ordinance that non-conformities shall not be enlarged upon, expanded or extended, or be used as grounds for adding other structures or uses prohibited elsewhere in the same district.

Non-conforming uses are declared by this ordinance to be incompatible with permitted uses in the districts involved. A non-conforming use of a structure, a non-conforming use of land, or a non-conforming use of structure and land in combination shall not be extended or enlarged after passage of this ordinance by attachment on a building or premises of additional signs intended to be seen from off the premises, or by the addition of other uses, of a nature which would be prohibited generally in the district involved.

To avoid undue hardship, nothing in this ordinance shall be deemed to require a change in the plans, construction, or designated use of any building on which actual construction was lawfully begun prior to the effective date of adoption or amendment of this ordinance and upon which actual building construction has been carried on diligently. Actual construction is hereby defined to include the placing of construction materials in permanent position and fastened in a permanent manner. Where excavation or demolition or removal of an existing building has been substantially begun preparatory to rebuilding, such excavation or demolition or removal shall be deemed to be actual construction, provided that work shall be carried on diligently.

### 2. Non-Conforming Lots of Record

In any district in which single-family dwellings are permitted, a single-family dwelling and customary accessory buildings may be erected on any single lot of record at the effective date of adoption or amendment of this ordinance. Such lot must be in separate ownership and not

of continuous frontage with other lots in the same ownership. This provision shall apply even though such lot fails to meet the requirements for area or width, or both, that are generally applicable in the district, provided that yard dimensions and requirements other than these applying to area or width, or both, of the lot shall conform to the regulations for the district in which such lot is located. Variance of yard requirements shall be obtained only through action of the Board of Appeals.

If two or more lots or combinations of lots and portions of lots with continuous frontage in single ownership are of record at the time of passage or amendment of this ordinance, and if all or part of the lots do not meet the requirement established for lot width and area, the lands involved shall be considered to be an undivided parcel for the purpose of this ordinance, and no portion of said parcel shall be used or sold in a manner which diminishes compliance with lot width and area requirements established by this ordinance, nor shall any division of any parcel be made which creates a lot with width or area below the requirements stated in this ordinance.

3. Non-Conforming Uses of Land (or land with minor structures only)

Where at the time of passage of this ordinance lawful use of land exists which would not be permitted by the regulations imposed by this ordinance, and where such use involves no individual structure with a replacement cost exceeding \$1,000, the use may be continued so long as it remains otherwise lawful, provided:

- A. No such non-conforming use shall be enlarged or increased, nor extended to occupy a greater area of land than was occupied at the effective date of adoption or amendment of this ordinance;
- B. No such non-conforming use shall be moved in whole or in part to any portion of the lot or parcel other than that occupied by such use at the effective date of adoption or amendment of this ordinance;
- C. If any such non-conforming use of land ceases for any reason for a period of more than 6 months, any subsequent use of such land shall conform to the regulations specified by this ordinance for the district in which such land is located.
- D. No additional structure not conforming to the requirements of this ordinance shall be erected in connection with such non-conforming use of land.

4. Non-Conforming Structures

Where a lawful structure exists at the effective date of adoption or amendment of this ordinance that could not be built under the terms of this ordinance by reason of restrictions on area, lot coverage, height, yards, its location on the lot, or other requirements concerning the structure, such structure may be continued so long as it remains otherwise lawful, subject to the following provisions:

- A. No such non-conforming structure may be enlarged or altered in a way which increases its non-conformity, but any structure or portion thereof may be altered to decrease its non-conformity.
- B. Should such non-conforming structure or non-conforming portion of structure be destroyed by any means to an extent of more than 50 percent of its replacement cost at time of destruction, it shall not be reconstructed except in conformity with the provisions of this ordinance;
- C. Should such structure be moved for any reason for any distance whatever, it shall thereafter conform to the regulations for the district in which it is located after it is moved.

5. Non-Conforming Uses of Structures or of Structures and Premises in Combination

If lawful use involving individual structures with a replacement cost of \$1,000 or more, or of structure and premises in combination, exists at the effective date of adoption or amendment of this ordinance, that would not be allowed in the district under the terms of this ordinance, the lawful use may be continued so long as it remains otherwise lawful, subject to the following provisions:

- A. No existing structure devoted to a use not permitted by this ordinance in the district in which it is located shall be enlarged, extended, constructed, reconstructed, moved, or structurally altered except in changing the use of the structure to a use permitted in the district in which it is located;
- B. Any non-conforming use may be extended throughout any parts of a building which were manifestly arranged or designed for such use at the time of adoption or amendment of this ordinance, but no such use shall be extended to occupy any land outside such building;
- C. If no structural alterations are made, any non-conforming use of a structure, or structure and premises, may as a special exception be changed to another non-conforming use provided that the board of Appeals, either by general rule or by making findings in the specific case, shall find that the proposed use is equally appropriate or more appropriate to the district than the existing non-conforming use. In permitting such change, the Board of Appeals may require appropriate conditions and safeguards in accord with the provisions of this ordinance;
- D. Any structure, or structure and land in combination, in or on which a non-conforming use is superseded by a permitted use, shall thereafter conform to the regulations for the district, and the non-conforming use may not thereafter be resumed;
- E. When a non-conforming use of a structure, or structure and premises in combination, is discontinued or abandoned for six consecutive months or for 18 months during any three-year period (except when government action impedes access to the premises), the

structure, or structure and premises in combination, shall not thereafter be used except in conformity with the regulations of the district in which it is located;

- F. Where non-conforming use status applies to a structure and premises in combination, removal or destruction of the structure shall eliminate the non-conforming status of the land. Destruction for the purpose of this subsection is defined as damage to an extent of more than 50 percent of the replacement cost at time of destruction.

#### 6. Repairs and Maintenance

On any non-conforming structure or portion of a structure containing a non-conforming use, work may be done in any period of 12 consecutive month on ordinary repairs, or on repair or replacement of non-bearing walls, fixtures, wiring, or plumbing, to an extent not exceeding 10 percent of the current replacement cost of the non-conforming structure or non-conforming portion of the structure as the case may be, provided that the cubic content existing when it became non-conforming shall not be increased.

If a non-conforming structure or portion of a structure containing a non-conforming use becomes physically unsafe or unlawful due to lack of repairs and maintenance, and is declared by any duly authorized official to be unsafe or unlawful by reason of physical condition, it shall not thereafter be restored, repaired, or rebuilt except in conformity with the regulations of the district in which it is located.

Nothing in this ordinance shall be deemed to prevent the strengthening or restoring to a safe condition of any building or part thereof declared to be unsafe by any official charged with protecting the public safety, upon order of such official.

#### 7. Uses Under Special Exception Provisions Not Non-Conforming Uses

Any use which is permitted as a special exception in a district under the terms of this ordinance (other than a change through Board of Appeals action from a non-conforming use to another use not generally permitted in the district) shall not be deemed a non-conforming use in such district, but shall without further action be considered a conforming use.

## **ARTICLE 7: SCHEDULE OF DISTRICT REGULATIONS ADOPTED**

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District regulations shall be as set forth in the Schedule of District Regulations, hereby adopted by reference and declared to be a part of this ordinance, and in Article 8 of this ordinance, entitled "Supplementary District Regulations."

### 1. "R-1" Single-Family residential District

6. Boundaries indicated as parallel to or extensions of features indicated in subsections 1 through 5 above shall be so construed. Distances not specifically indicated on the Official Zoning Map shall be determined by the scale of the map;
7. Where physical or cultural features existing on the ground are at variance with those shown on the Official Zoning Map, or in other circumstances not covered by subsections 1 through 6 above, the Board of Appeals shall interpret the district boundaries.

## **ARTICLE 5: APPLICATION OF DISTRICT REGULATIONS**

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

1. No building, structure, or land shall hereafter be used or occupied, and no building or structure or part thereof shall hereafter be erected, constructed, reconstructed, moved, or structurally altered except in conformity with all the regulations herein specified for the district in which it is located.
2. No building or other structure shall hereafter be erected or altered:
  - A. To exceed the height or bulk;
  - B. To accommodate or house a greater number of facilities;
  - C. To occupy a greater percentage of lot area; and
  - D. To have narrower or smaller rear yards, front yards, side yards, or other open spaces; the herein required; or in any other manner contrary to the provisions of this ordinance.
3. No part of a yard, or other open space, or off-street parking or loading space required about or in connection with any building for the purpose of complying with this ordinance, shall be included as part of a yard, open space, or off-street parking or loading space similarly required for any other building.
4. No lot or yard existing at the time of passage of this ordinance shall be reduced in dimension or area below the minimum requirements set forth herein. Yards or lots created after the effective date of this ordinance shall meet at least the minimum requirements established by this ordinance.
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Which were lawful before this ordinance was passed or amended, but which would be prohibited, regulated, or restricted under the terms of this ordinance or future amendment. It is the intent of this ordinance to permit these non-conformities to continue until they are removed, but not to encourage their survival. It is further the intent of this ordinance that non-conformities shall not be enlarged upon, expanded or extended, or be used as grounds for adding other structures or uses prohibited elsewhere in the same district.

Non-conforming uses are declared by this ordinance to be incompatible with permitted uses in the districts involved. A non-conforming use of a structure, a non-conforming use of land, or a non-conforming use of structure and land in combination shall not be extended or enlarged after passage of this ordinance by attachment on a building or premises of additional signs intended to be seen from off the premises, or by the addition of other uses, of a nature which would be prohibited generally in the district involved.

To avoid undue hardship, nothing in this ordinance shall be deemed to require a change in the plans, construction, or designated use of any building on which actual construction was lawfully begun prior to the effective date of adoption or amendment of this ordinance and upon which actual building construction has been carried on diligently. Actual construction is hereby defined to include the placing of construction materials in permanent position and fastened in a permanent manner. Where excavation or demolition or removal of an existing building has been substantially begun preparatory to rebuilding, such excavation or demolition or removal shall be deemed to be actual construction, provided that work shall be carried on diligently.

### 2. Non-Conforming Lots of Record

In any district in which single-family dwellings are permitted, a single-family dwelling and customary accessory buildings may be erected on any single lot of record at the effective date of adoption or amendment of this ordinance. Such lot must be in separate ownership and not



of continuous frontage with other lots in the same ownership. This provision shall apply even though such lot fails to meet the requirements for area or width, or both, that are generally applicable in the district, provided that yard dimensions and requirements other than these applying to area or width, or both, of the lot shall conform to the regulations for the district in which such lot is located. Variance of yard requirements shall be obtained only through action of the Board of Appeals.

If two or more lots or combinations of lots and portions of lots with continuous frontage in single ownership are of record at the time of passage or amendment of this ordinance, and if all or part of the lots do not meet the requirement established for lot width and area, the lands involved shall be considered to be an undivided parcel for the purpose of this ordinance, and no portion of said parcel shall be used or sold in a manner which diminishes compliance with lot width and area requirements established by this ordinance, nor shall any division of any parcel be made which creates a lot with width or area below the requirements stated in this ordinance.

3. Non-Conforming Uses of Land (or land with minor structures only)

Where at the time of passage of this ordinance lawful use of land exists which would not be permitted by the regulations imposed by this ordinance, and where such use involves no individual structure with a replacement cost exceeding \$1,000, the use may be continued so long as it remains otherwise lawful, provided:

- A. No such non-conforming use shall be enlarged or increased, nor extended to occupy a greater area of land than was occupied at the effective date of adoption or amendment of this ordinance;
- B. No such non-conforming use shall be moved in whole or in part to any portion of the lot or parcel other than that occupied by such use at the effective date of adoption or amendment of this ordinance;
- C. If any such non-conforming use of land ceases for any reason for a period of more than 6 months, any subsequent use of such land shall conform to the regulations specified by this ordinance for the district in which such land is located.
- D. No additional structure not conforming to the requirements of this ordinance shall be erected in connection with such non-conforming use of land.

4. Non-Conforming Structures

Where a lawful structure exists at the effective date of adoption or amendment of this ordinance that could not be built under the terms of this ordinance by reason of restrictions on area, lot coverage, height, yards, its location on the lot, or other requirements concerning the structure, such structure may be continued so long as it remains otherwise lawful, subject to the following provisions:

- A. No such non-conforming structure may be enlarged or altered in a way which increases its non-conformity, but any structure or portion thereof may be altered to decrease its non-conformity.
- B. Should such non-conforming structure or non-conforming portion of structure be destroyed by any means to an extent of more than 50 percent of its replacement cost at time of destruction, it shall not be reconstructed except in conformity with the provisions of this ordinance;
- C. Should such structure be moved for any reason for any distance whatever, it shall thereafter conform to the regulations for the district in which it is located after it is moved.

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- A. No existing structure devoted to a use not permitted by this ordinance in the district in which it is located shall be enlarged, extended, constructed, reconstructed, moved, or structurally altered except in changing the use of the structure to a use permitted in the district in which it is located;
- B. Any non-conforming use may be extended throughout any parts of a building which were manifestly arranged or designed for such use at the time of adoption or amendment of this ordinance, but no such use shall be extended to occupy any land outside such building;
- C. If no structural alterations are made, any non-conforming use of a structure, or structure and premises, may as a special exception be changed to another non-conforming use provided that the board of Appeals, either by general rule or by making findings in the specific case, shall find that the proposed use is equally appropriate or more appropriate to the district than the existing non-conforming use. In permitting such change, the Board of Appeals may require appropriate conditions and safeguards in accord with the provisions of this ordinance;
- D. Any structure, or structure and land in combination, in or on which a non-conforming use is superseded by a permitted use, shall thereafter conform to the regulations for the district, and the non-conforming use may not thereafter be resumed;
- E. When a non-conforming use of a structure, or structure and premises in combination, is discontinued or abandoned for six consecutive months or for 18 months during any three-year period (except when government action impedes access to the premises), the

structure, or structure and premises in combination, shall not thereafter be used except in conformity with the regulations of the district in which it is located;

- F. Where non-conforming use status applies to a structure and premises in combination, removal or destruction of the structure shall eliminate the non-conforming status of the land. Destruction for the purpose of this subsection is defined as damage to an extent of more than 50 percent of the replacement cost at time of destruction.

6. Repairs and Maintenance

On any non-conforming structure or portion of a structure containing a non-conforming use, work may be done in any period of 12 consecutive month on ordinary repairs, or on repair or replacement of non-bearing walls, fixtures, wiring, or plumbing, to an extent not exceeding 10 percent of the current replacement cost of the non-conforming structure or non-conforming portion of the structure as the case may be, provided that the cubic content existing when it became non-conforming shall not be increased.

If a non-conforming structure or portion of a structure containing a non-conforming use becomes physically unsafe or unlawful due to lack of repairs and maintenance, and is declared by any duly authorized official to be unsafe or unlawful by reason of physical condition, it shall not thereafter be restored, repaired, or rebuilt except in conformity with the regulations of the district in which it is located.

Nothing in this ordinance shall be deemed to prevent the strengthening or restoring to a safe condition of any building or part thereof declared to be unsafe by any official charged with protecting the public safety, upon order of such official.

7. Uses Under Special Exception Provisions Not Non-Conforming Uses

Any use which is permitted as a special exception in a district under the terms of this ordinance (other than a change through Board of Appeals action from a non-conforming use to another use not generally permitted in the district) shall not be deemed a non-conforming use in such district, but shall without further action be considered a conforming use.

## **ARTICLE 7: SCHEDULE OF DISTRICT REGULATIONS ADOPTED**

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District regulations shall be as set forth in the Schedule of District Regulations, hereby adopted by reference and declared to be a part of this ordinance, and in Article 8 of this ordinance, entitled "Supplementary District Regulations."

1. "R-1" Single-Family residential District

Purpose: This district has been established to provide for single-family dwellings on a minimum of 10,000 square feet per dwelling unit.

A. Permitted Principal Uses and Structures

- a. Single-family dwellings.
- b. Schools and colleges for academic instruction.
- c. Publicly-owned and operated buildings and facilities.
- d. Places of worship.
- e. Public parks, playgrounds and community centers.

B. Accessory Uses

- a. Accessory uses, buildings or other structures customarily incidental to any aforesaid permitted use, including private garages; provided that such accessory uses shall not involve the conduct of any business, trade or industry, or any private way or walk giving access to such activity.
- b. A home occupation, which shall be an occupation carried on within a dwelling unit by members of the family residing therein for more than one year and if the applicant is a renter, he shall secure the approval of the property owner and provided:
  - 1) Said occupation does not require a state or local license and/or inspection.
  - 2) It does not occupy more than one-fourth (1/4) of floor area within the dwelling unit (exclusive of the basement floor area) and does not require alteration of the structure.
  - 3) There shall be no visible display of goods from the street, and the signs for such occupation are limited to the requirements of Article 8, Section 13.
  - 4) The only mechanical equipment installed or used is that which is normally used for domestic or household purposes.
  - 5) Home occupations shall be restricted to the offices or studios of a Doctor, Dentist, Musician, or other like professional person and customary home occupations such as millinery, dressmaking, or hairdressing.

- 6) Said occupation is approved in writing by the majority of families or property owners of each dwelling located within 200 feet on both sides of the same street.
  - 7) There is suitable parking on the property used for said occupation and said occupation does not create a parking or traffic problem for the neighborhood.
- c. Temporary buildings or uses incidental to construction work, which buildings shall be removed upon the completion or abandonment of the construction work.
  - d. Other accessory uses permitted for this District by Article 8, Section 9.

C. Special Exceptions

The following special exceptions shall be subject to the approval of the Board of Appeals, in accordance with Article 11, Section 2.

- a. Cemeteries, including mausoleums and crematoria, provided that they shall be a distance of at least 200 feet from adjacent property, street and highway lines, and provided further that any new cemetery shall contain an area of not less than forty acres.
- b. Private recreation areas including country clubs, golf courses, swimming pools, tennis courts, gun clubs, and similar recreational uses and accessory uses, subject to the requirements of Article 8, Section 15.
- c. Hospital and Sanatoriums.
- d. Radio, television, or other transmission towers or masts, and the usual accessory buildings, provided there is a yard area with a radius of half the height of the tower or mast.
- e. Nursery schools and child care centers when located not less than twenty feet from any other lot in any Residential District; provided there is established and maintained in connection therewith, a completely fenced and screened play lot.

D. Development Standards

In addition to the provisions of Article 8, Supplementary District Regulations, the following standards for arrangement and development of land and building are required in the "R-1," Single-Family Residential District.

- a. Height Regulations

No principal structure shall exceed two and one-half (2 ½) stories or 30 feet in height, and no accessory structure shall exceed one story or 15 feet in height.

b. Lot Area, Frontage, and Yard Requirements

The following minimum requirements shall be observed:

<b>Lot Area</b>	<b>Lot Frontage</b>	<b>Front Yard Depth<sup>1</sup></b>	<b>Side Yard Least Width</b>	<b>Rear Yard Depth</b>
10,000 S.F.	75 feet	40 feet	10 feet	50 feet

2. “R-2” One and Two-Family Residential District

This district has been established to provide for single- and two-family dwellings with minimums of 7,500 and 5,000 square feet per dwelling unit, respectively.

A. Permitted Principal Uses and Structures

- a. All uses and structures permitted in the “R-1” Single-Family Residential District, Article 7, Section 1, Subsection A.
- b. Two-Family dwellings; alterations and conversions into Two-Family dwellings in accordance with the lot area, frontage, and yard requirements as required in this article.

B. Accessory Uses

- a. All uses and structures permitted in the “R-1” Single-Family Residential District, Article 7, Section 1, Subsection B.

C. Special Exceptions

The following special exceptions shall be subject to the approval of the board of Appeals, in accordance with Article 11, Section 2.

- a. All uses and structures permitted and as regulated in the “R-1” District, Article &, Section 1, Subsection C.

D. Development Standards

In addition to the provisions of Article 8, Supplementary District Regulations, the following standards for arrangement and development of land and building are required in the “R-2,” One and Two-Family Residential District.

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<sup>1</sup> The front yard depth shall be measured from the established right-of-way lines.

structure, or structure and premises in combination, shall not thereafter be used except in conformity with the regulations of the district in which it is located;

- F. Where non-conforming use status applies to a structure and premises in combination, removal or destruction of the structure shall eliminate the non-conforming status of the land. Destruction for the purpose of this subsection is defined as damage to an extent of more than 50 percent of the replacement cost at time of destruction.

6. Repairs and Maintenance

On any non-conforming structure or portion of a structure containing a non-conforming use, work may be done in any period of 12 consecutive month on ordinary repairs, or on repair or replacement of non-bearing walls, fixtures, wiring, or plumbing, to an extent not exceeding 10 percent of the current replacement cost of the non-conforming structure or non-conforming portion of the structure as the case may be, provided that the cubic content existing when it became non-conforming shall not be increased.

If a non-conforming structure or portion of a structure containing a non-conforming use becomes physically unsafe or unlawful due to lack of repairs and maintenance, and is declared by any duly authorized official to be unsafe or unlawful by reason of physical condition, it shall not thereafter be restored, repaired, or rebuilt except in conformity with the regulations of the district in which it is located.

Nothing in this ordinance shall be deemed to prevent the strengthening or restoring to a safe condition of any building or part thereof declared to be unsafe by any official charged with protecting the public safety, upon order of such official.



7. Uses Under Special Exception Provisions Not Non-Conforming Uses

Any use which is permitted as a special exception in a district under the terms of this ordinance (other than a change through Board of Appeals action from a non-conforming use to another use not generally permitted in the district) shall not be deemed a non-conforming use in such district, but shall without further action be considered a conforming use.

## **ARTICLE 7: SCHEDULE OF DISTRICT REGULATIONS ADOPTED**

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District regulations shall be as set forth in the Schedule of District Regulations, hereby adopted by reference and declared to be a part of this ordinance, and in Article 8 of this ordinance, entitled "Supplementary District Regulations."

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- 1. "R-1" Single-Family residential District
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Purpose: This district has been established to provide for single-family dwellings on a minimum of 10,000 square feet per dwelling unit.

A. Permitted Principal Uses and Structures

- a. Single-family dwellings.
- b. Schools and colleges for academic instruction.
- c. Publicly-owned and operated buildings and facilities.
- d. Places of worship.
- e. Public parks, playgrounds and community centers.

B. Accessory Uses

- a. Accessory uses, buildings or other structures customarily incidental to any aforesaid permitted use, including private garages; provided that such accessory uses shall not involve the conduct of any business, trade or industry, or any private way or walk giving access to such activity.
- b. A home occupation, which shall be an occupation carried on within a dwelling unit by members of the family residing therein for more than one year and if the applicant is a renter, he shall secure the approval of the property owner and provided:
  - 1) Said occupation does not require a state or local license and/or inspection.
  - 2) It does not occupy more than one-fourth (1/4) of floor area within the dwelling unit (exclusive of the basement floor area) and does not require alteration of the structure.
  - 3) There shall be no visible display of goods from the street, and the signs for such occupation are limited to the requirements of Article 8, Section 13.
  - 4) The only mechanical equipment installed or used is that which is normally used for domestic or household purposes.
  - 5) Home occupations shall be restricted to the offices or studios of a Doctor, Dentist, Musician, or other like professional person and customary home occupations such as millinery, dressmaking, or hairdressing.



- 6) Said occupation is approved in writing by the majority of families or property owners of each dwelling located within 200 feet on both sides of the same street.
  - 7) There is suitable parking on the property used for said occupation and said occupation does not create a parking or traffic problem for the neighborhood.
- c. Temporary buildings or uses incidental to construction work, which buildings shall be removed upon the completion or abandonment of the construction work.
  - d. Other accessory uses permitted for this District by Article 8, Section 9.

C. Special Exceptions

The following special exceptions shall be subject to the approval of the Board of Appeals, in accordance with Article 11, Section 2.

- a. Cemeteries, including mausoleums and crematoria, provided that they shall be a distance of at least 200 feet from adjacent property, street and highway lines, and provided further that any new cemetery shall contain an area of not less than forty acres.
- b. Private recreation areas including country clubs, golf courses, swimming pools, tennis courts, gun clubs, and similar recreational uses and accessory uses, subject to the requirements of Article 8, Section 15.
- c. Hospital and Sanatoriums.
- d. Radio, television, or other transmission towers or masts, and the usual accessory buildings, provided there is a yard area with a radius of half the height of the tower or mast.
- e. Nursery schools and child care centers when located not less than twenty feet from any other lot in any Residential District; provided there is established and maintained in connection therewith, a completely fenced and screened play lot.

D. Development Standards

In addition to the provisions of Article 8, Supplementary District Regulations, the following standards for arrangement and development of land and building are required in the "R-1," Single-Family Residential District.

a. Height Regulations

No principal structure shall exceed two and one-half (2 ½) stories or 30 feet in height, and no accessory structure shall exceed one story or 15 feet in height.

b. Lot Area, Frontage, and Yard Requirements

The following minimum requirements shall be observed:

<b>Lot Area</b>	<b>Lot Frontage</b>	<b>Front Yard Depth<sup>1</sup></b>	<b>Side Yard Least Width</b>	<b>Rear Yard Depth</b>
10,000 S.F.	75 feet	40 feet	10 feet	50 feet

2. “R-2” One and Two-Family Residential District

This district has been established to provide for single- and two-family dwellings with minimums of 7,500 and 5,000 square feet per dwelling unit, respectively.

A. Permitted Principal Uses and Structures

- a. All uses and structures permitted in the “R-1” Single-Family Residential District, Article 7, Section 1, Subsection A.
- b. Two-Family dwellings; alterations and conversions into Two-Family dwellings in accordance with the lot area, frontage, and yard requirements as required in this article.

B. Accessory Uses

- a. All uses and structures permitted in the “R-1” Single-Family Residential District, Article 7, Section 1, Subsection B.

C. Special Exceptions

The following special exceptions shall be subject to the approval of the board of Appeals, in accordance with Article 11, Section 2.

- a. All uses and structures permitted and as regulated in the “R-1” District, Article &, Section 1, Subsection C.

D. Development Standards

In addition to the provisions of Article 8, Supplementary District Regulations, the following standards for arrangement and development of land and building are required in the “R-2,” One and Two-Family Residential District.

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<sup>1</sup> The front yard depth shall be measured from the established right-of-way lines.

a. Height Regulations

No principal structure shall exceed two and one-half (2 ½) stories or thirty feet in height and no accessory structure shall exceed one story or fifteen feet in height.

b. Lot Area, Frontage, and Yard Requirements

The following minimum requirements shall be observed:

Use	Lot Area	Lot Frontage	Front Yard Depth <sup>2</sup>	Side Yards Least Width	Side Yards Sum of Least Widths	Rear Yard Depth
<b>One-Family</b>	7,500 S.F.	60 Feet	30 Feet	8 Feet	20 Feet	40 Feet
<b>Two-Family</b>	10,000 S.F.	75 Feet	30 Feet	10 Feet	20 Feet	40 Feet

3. “R-3” Multi-Family Residential District

This district has been established to provide for multiple-family dwelling units.

A. Permitted Principal Uses and Structures

- a. Multiple-Family dwellings
- b. Schools and colleges for academic instruction
- c. Boarding and lodging houses
- d. Publicly owned and operated buildings and facilities
- e. Places of worship
- f. Public parks, playgrounds, and community centers
- g. Hospitals and clinics for human care
- h. Nursing homes and convalescent homes

B. Accessory Uses

- a. All uses and structures permitted in the “R-1” Single-Family Residential District, Article 7, Section I, Subsection B.

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<sup>2</sup>The front yard depth shall be measured from the established right-of-way lines.

C. Special Exceptions

- a. Private Recreation areas including country clubs, golf courses, swimming pools, tennis courts, gun clubs, and similar recreational uses and accessory uses, subject to the requirements of Article 8, Section 9.
- b. Nursery schools and child care centers when located not less than twenty feet from any other lot in any Residential District; provided there is established and maintained, in connection therewith, a completely fenced and screened play lot.

D. Development Standards

In addition to the provisions of Article 8, Supplementary District Regulations, the following standards for arrangement and development of land and building are required in the “R-3,” Multi-Family Residential District.

a. Height Regulations

No principal structure shall exceed six stories or seventy-five feet in height.

b. Lot Area, Frontage, and Yard Requirements

The following minimum requirements shall be observed:

Use	Minimum Lot Area <sup>3</sup>	Lot Frontage	Lot Area Per Family <sup>3</sup>	Front Yard Depth <sup>4</sup>	Side Yard Least Width	Rear Yard Depth
<b>Multi-Family</b>	10,000 S.F.	80 Feet	1,000 S.F.	30 Feet	15% of Building Height or 10 Feet <sup>5</sup>	30% of Building Height or 30 Feet
<b>Other Permitted Uses</b>	10,000 S.F.	80 Feet		30 Feet	15% of Building Height or 10 Feet <sup>5</sup>	30% of Building Height or 30 Feet

4. “B-1” Neighborhood Business District

This district has been established to provide for relatively small business and service establishments, which may be placed within residential areas to primarily serve nearby residents.

<sup>3</sup> Whichever provides the greater lot area.

<sup>4</sup> The front yard depth shall be measured from the established right-of-way lines.

<sup>5</sup> Whichever provides the greater yard.

A. Principal Permitted Uses

- a. Bakery shops and confectionaries, retail only.
- b. Banks.
- c. Barber and beauty shops.
- d. Dairy bars, retail only.
- e. Drug Stores.
- f. Dry cleaning and Laundromats.
- g. Florists, retail only.
- h. Grocery and delicatessen stores.
- i. Hardware, appliances, and electrical items, retail only.
- j. Laundry and dry-cleaning pick-up stations.
- k. Office buildings: governmental and private office buildings including professional offices.
- l. Postal facilities privately or publicly owned.
- m. Shoe repair.
- n. Tailors, dressmakers, milliners.

B. Accessory Uses

- a. Accessory buildings or other structures customarily incidental to any of the foregoing permitted uses.
- b. Temporary buildings for uses incidental to construction work, which buildings shall be removed upon the completion or abandonment of the construction work.

C. Required Conditions

No zoning certificate shall be issued for a "B-1" use, until the applicant shall have certified to the zoning inspector that:

- a. All business shall be of retail or service character.

- b. No manufacturing, processing, packaging, repair or treatment of goods shall be carried on, except when incidental or accessory to the performance of services or the sale of goods to the public on the premises.
- c. The business activity shall be conducted wholly within a completely enclosed building.
- d. The business establishment shall not offer goods, services, food, beverages, or make sales directly to customers in automobiles, except for drive-in windows for pick-up or delivery and which will be provided with adequate driveway space on the premises for waiting vehicles.
- e. All premises shall be furnished with all-weather hard surface walks of a material such as bituminous or Portland cement, concrete, wood, tile, terrazzo or similar material, and except for parking areas, the grounds shall be planted and landscaped.
- f. Where the property lines separate a Business District from a Residential District, a visual and mechanical barrier, a minimum of six (6) feet in height, shall be provided along the common lot line, which may consist of any of the following:
  - 1) An evergreen hedge used with a chain link fence not less than three feet in height.
  - 2) A fence of a non-deteriorating material.
  - 3) Masonry wall.
- g. Outside incinerators shall be a minimum distance of 50 feet from all residential lot lines. The incinerator, and all trash to be burned therein, shall be enclosed within a six foot in height solid enclosure.

Failure to comply with any of the Required Conditions by property owners or users will be considered a zoning violation appropriate for prosecution under the terms of Article 18 of this Resolution.

#### D. Development Standards

In addition to the provisions of Article No. 8, Supplementary District Regulations, the following standard for arrangement and development of land and building are required in the "B-1" Neighborhood Business District.

##### a. Height Regulations

No structure shall exceed three stories or forty feet in height.

##### b. Lot Area, Frontage and Yard Requirements

The following minimum requirements shall be observed.

<b>Minimum Lot Area</b>	<b>Lot Frontage</b>	<b>Front Yard Depth<sup>6</sup></b>	<b>Side Yard Least Width<sup>7</sup></b>	<b>Side Yards Least Total Width<sup>7</sup></b>	<b>Rear Yard Depth<sup>7</sup></b>
7,500 S.F.	60 Feet	25 Feet	10 Feet	20 Feet	40 Feet

c. Maximum Lot Coverage

Thirty percent of lot area

d. Maximum Floor Area Ratio

0.40

5. “B-2” General Business District

Purpose: This district has been established to provide for business and service establishments serving the needs of consumers from beyond the immediate neighborhoods. The market area for this district’s establishments may sometimes include the whole community, area, or region.

A. Principal Permitted Uses

- Agricultural implement sales and service.
- Animal hospitals, kennels or pounds, provided the kennel structure and runs are 50 feet from any “R” District.
- Antiques.
- Appliance sales and service.
- Art and school supplies.
- Auction house.
- Automobile and truck sales, new and used.
- Automobile accessories.
- Automobile rental and lease.
- Automobile washes.

<sup>6</sup> The front yard depth shall be measured from the established right-of-way lines.

<sup>7</sup> Only applicable when contiguous to residential districts.

- Bakeries, retail.
- Barber and beauty schools.
- Barber and beauty shops.
- Bicycle sales, rental, repair.
- Billiard rooms.
- Blue printing, photocopying and photo finishing service.
- Boat and marine equipment sales, rental and service.
- Book stores and card shops.
- Bowling alleys.
- Bridal consultants.
- Business machines, sales and services.
- Cameras – photo supplies.
- Candy and confectionary.
- Carpet and floor covering.
- Catering services.
- China, glassware.
- Cigarettes, cigars, tobacco.
- Clothing stores and shoes.
- Community centers.
- Costume rental.
- Dairy products – retail.
- Dancing schools.
- Data processing centers.



- Delicatessen.
- Department stores.
- Draperies.
- Dressmaking, seamstress.
- Driver training schools.
- Drug stores.
- Dry cleaning and Laundromats (self-service).
- Dry cleaning and laundry pick-up stations.
- Dry goods.
- Eating places.
- Eating places (drive-in).
- Eating places (carry-out).
- Equipment rental services (but not including automobiles, trucks, and trailers).
- Exterminating services.
- Florists.
- Food stores.
- Frozen food lockers.
- Furniture and home furnishings.
- Furniture and upholstery repair.
- Garden stores, garden centers, greenhouses, and nurseries.
- Gifts and novelties.
- Hardware.
- Hay, grain and feed stores.

- Health studios.
- Heating, air conditioning, electrical and plumbing sales, service, and repair.
- Hobby shops.
- Hotels and motels
- Indoor recreation (wholly enclosed places of recreation or amusement not heretofore appearing as a permitted use).
- Interior decorating shops.
- Lawn mower sales service and repair.
- Leather goods, luggage.
- Locksmiths.
- Magazine distribution agency.
- Mail order catalogue stores.
- Mobile home sales, rental and service.
- Motorcycle sales and service.
- Music, musical instruments.
- Newspaper substations.
- News-stand.
- Office furniture and supplies.
- Optical goods.
- Outdoor recreation (none closed places of recreation or amusement not heretofore appearing as a permitted use).
- Paint, glass and wallpaper.
- Party supply.
- Pet sales and supplies.

- Photo studios.
- Radio and television sales and service.
- Shoe repair.
- Sporting goods.
- Tailor shops.
- Taxidermists.
- Telegraph message centers.
- Tennis courts.
- Ten and awning sales and service.
- Trading stamp redemption stores.
- Travel bureaus and ticket offices.
- Utility trailer sales and rentals.
- Variety stores.
- Watch, clock and jewelry sales and service.
- Wig shops.
- Window cleaning services.

B. Accessory Uses

- a. Accessory uses, buildings or other structures customarily incidental to any of the foregoing permitted uses.
- b. Temporary buildings for uses incidental to construction work, which buildings shall be removed upon the completion or abandonment of the construction work.

C. Special Exceptions

The following special exception uses are subject to approval in accordance with Article No. 11, Section 2.

- a. Automobile service stations in accordance with Article No. 8, Section 14.

D. Required Conditions

No zoning certificate shall be issued for a "B-2" use until the applicant shall have certified to the zoning inspector that:

- a. The business activity will be conducted wholly within a completely enclosed building, except for automobile service stations. (No outdoor dismantling, wrecking or storage of automotive vehicles, parts or accessories, shall be permitted).
- b. The business establishment shall not offer goods, service, food, beverages or make sales directly to customers in automobiles, except for drive-in windows for pick-up or delivery and which will be provided with adequate driveway space on the premises for waiting vehicles.
- c. All business shall be of retail or service character.
- d. No Manufacturing, processing, packaging, repair, or treatment of goods shall be carried on, except when incidental or accessory to the performance of services or the sale of goods to the public on the premises.
- e. Exterior lighting shall be shaded wherever necessary to avoid casting direct light upon any property located in a Residential District or upon any public street.
- f. All premises shall be furnished with all-weather hard surface walks of a material such as bituminous or Portland cement concrete, wood, tile, terrazzo or similar material, and, except for parking areas, the grounds shall be planted and landscaped.
- g. Where the property lines separate a business District from a Residential District, a visual and mechanical barrier, a minimum of six feet in height, shall be provided along the common lot line, which may consist of any of the following:
  - 1) An evergreen hedge used with a chain link fence not less than three feet in height.
  - 2) A fence of a non-deteriorating material
  - 3) Masonry wall.

- h. Outside incinerators shall be a minimum distance of 50 feet from all residential lot lines. The incinerator, and all trash to be burned therein, shall be enclosed within a six foot in height solid enclosure.

E. Development Standards

In addition to the provisions of Article No. 8, Supplementary District Regulations, the following standard for arrangement and development of land and building are required in the "B-2" General Business District.

a. Height Regulations

No structure shall exceed six stories or seventy-five feet in height.

b. Lot Area, Frontage and Yard Requirements

The following minimum requirements shall be observed:

<b>Lot Area</b>	None
<b>Lot Frontage</b>	80 Feet <sup>8</sup>
<b>Front Yard Depth<sup>9</sup></b>	25 Feet
<b>Side Yard</b>	None, except when adjacent to a Residential District. In such case, the side yard shall be not less than one-fourth (1/4) of the sum of the height and depth of the structure, but in any event not less than fifteen (15) feet.
<b>Rear Yard</b>	A rear yard shall be required adjacent to a Residential Zoning District. Such rear yards shall be not less than one-fourth (1/4) the sum of the height and width of the structure, but in no case shall be less than twenty feet. If a use is to be serviced from the rear, a yard shall be provided not less than 40 feet deep.

c. Maximum Lot Coverage

40% of lot area

d. Maximum Floor Area Ratio

45

<sup>8</sup> Or such lesser lot area and frontage as will permit compliance with the Side Yard and Off Street Parking Requirements.

<sup>9</sup> The front yard depth shall be measured from the established right-of-way lines.

6. “M-1” Light Industrial District

This district has been established to accommodate industrial uses, which will have a minimum impact upon their environment.

A. Principal Permitted Uses

- a. The manufacturing, compounding, assembling or treatment (or any combination of such processes) of articles or products from the following substances: bone, canvas, cellophane, clay, cloth, cork, elastomers, feathers, fiber, felt, fur glass, hair, horn, leather, paper, plastics, rubber, precious or semiprecious stone or metal, sheet metal, shell, textiles, tobacco, wax, wire, and wood, but not including as a principal operation, the manufacturing of such substances.
- b. Any industrial activity, such as those enumerated below as examples, which fulfills all the requirements of the other sections of this Section and is not listed initially as a permitted use in Section 8 of this article.
  - 1) The manufacturing or assembling of the following:
    - a) Medical, dental, optical and similar precision instruments
    - b) Musical instruments
    - c) Novelties, toys, rubber products
    - d) Orthopedic or medical appliances
    - e) Watches, clocks, including clock operated devices
  - 2) Machine shops and tool and die shops
  - 3) Manufacturing, assembling or repairing of electrical and electronic products, components and equipment
  - 4) Compounding, processing and packaging of meat, dairy and food products, exclusive of slaughtering
  - 5) Compounding, processing and packaging of chemical products, but not including any materials which decompose by detonation
  - 6) Automobile service stations as regulated in Article 8, Section 14
  - 7) Awning company

- 8) Bakeries, wholesale
- 9) Beverage distributors manufacturing, bottling plants
- 10) Carpenter and cabinet shops
- 11) Carpet and rug cleaning plants
- 12) Commercial radio and television transmitting stations, antenna towers and other electronic equipment requiring outdoor towers
- 13) Eating places, drive-ins and carry-outs
- 14) Electric supply company
- 15) Equipment rental services, including automobiles, trucks, and trailers
- 16) Fence company
- 17) Glass distributors
- 18) Labor union meeting halls
- 19) Laundries, dry cleaning plants and linen supply
- 20) Mail order houses
- 21) Monument sales and finishing
- 22) Offices
- 23) Printing, publishing, binding and typesetting plants
- 24) Research and engineering laboratories
- 25) Sign painting and manufacturing
- 26) Wholesale houses, warehouses and storage facilities

B. Accessory Uses

- a. Accessory uses, building or other structures customarily incidental to any aforesaid permitted use.
- b. Temporary buildings for uses incidental to construction work, which buildings shall be removed upon the completion or abandonment of the construction work.

C. Special Exceptions

The following special exceptions shall be subject to the approval of the Board of Appeals in accordance with Article 11, Section 2.

- a. Truck and motor freight terminals and hauling services.

D. Required Conditions

No zoning certificate shall be issued for an "M-1" use until the applicant shall have certified to the Zoning Inspector that:

- a. The industrial activity will be conducted wholly within a completely enclosed building, except for automobile service stations, drive-in restaurants, equipment rental services, including automobiles, trucks, and trailers; truck and motor freight terminals and hauling services.
- b. No emission of toxic or noxious matter, which is injurious to human health, comfort or enjoyment of life and property or to animals or plantlife shall be permitted. Where such emissions could be produced as a result of accident or equipment malfunction, adequate safeguards considered suitable for safe operation in the industry involved shall be taken.
- c. There will be no emission of odors or odor-causing substances which can be detected without the use of instruments at or beyond the lot line.
- d. There will be no vibrations which can be detected without the use of instruments at or beyond the lot lines.
- e. Where the property lines separate an Industrial District from a Residential District, a visual and mechanical barrier, a minimum of six feet in height, shall be provided one foot inside the industrial lot line, which may consist of any of the following:



- 1) An evergreen hedge used with a chain link fence, not less than three feet in height
  - 2) A fence of a non-deteriorating material
  - 3) Masonry wall
- f. Exterior lighting shall be shaded wherever necessary to avoid casting direct light upon property located in any Residential District or upon any public street.
- g. No building or structure shall be used for residential purposes except that a watchman or custodian may reside on the premises.
- h. No raw materials shall be processed into any of the following basic products: metals of any kind, glass, plastic, textiles, leather or paper.
- i. All premises shall be furnished with all-weather hard surface walks of a material such as bituminous or Portland cement concrete, wood, tile, terrazzo or similar material, and except for parking areas, the grounds shall be planted and landscaped.
- j. The storage, utilization and manufacture of solid, liquid, and gaseous chemicals and other materials shall be permitted subject to the following conditions:
- 1) The storage, utilization or manufacture of solid materials of products ranging from free or active burning to intense burning is permitted; but only if said materials or products are stored, utilized or manufactured within completely enclosed buildings having incombustible exterior walls and protected throughout by an automatic fire extinguishing system.
  - 2) All activities involving the use and/or storage and/or disposal of flammable liquids or materials which produce flammable or explosive vapors or gases shall be provided with adequate safety and protective devices against hazards of fire and explosion, as well as with adequate firefighting and suppression equipment and devices standard to the industry involved. All above-ground storage shall be in enclosed fireproof vaults.
  - 3) The storage, utilization or manufacture of pyrophoric and explosive powders and dusts, and of materials and products which decompose by detonation is prohibited.

- 4) The manufacture of flammable liquids or materials which produce flammable or explosive vapors or gases is prohibited.
- 5) The storage and utilization of flammable liquids, or of materials that produce flammable or explosive vapors or gases shall be permitted on any lot in accordance with the following table:

<b>Total Permitted Quantities of Flammable Materials in Gallons</b>		
<b>Closed Cup Flash Point in Degrees F</b>	<b>Above Ground</b>	<b>Below Ground</b>
<b>Class I below 100°</b>	Not Permitted	20,000
<b>Class II above 100° and below 140°</b>	1,000	40,000
<b>Class III above 140° F.</b>	5,000	80,000

- k. The handling of radioactive materials, the discharge of such materials into air and water, and the disposal of radioactive wastes shall be in strict conformance with:
  - 1) The applicable regulations of the Atomic Energy Commission
  - 2) The applicable regulations of any instrumentality of the State of Ohio

Failure to comply with any of the Required Conditions by property owners or users will be considered a zoning violation appropriate for prosecution under the terms of Article No. 18 of this Resolution.

E. Development Standards

In addition to the provisions of Article 8, Supplementary District Regulations, the following standards for arrangement and development of land and buildings are required in the “M-1” Light Industrial District.

a. Height Regulations

No structure shall exceed three stories or 50 feet in height.

b. Lot Area, Frontage and Yard Requirements

The following minimum requirements shall be observed:

<b>Lot Area</b>	None
<b>Lot Frontage</b>	100 <sup>10</sup>
<b>Front Yard Depth<sup>11</sup></b>	25 feet
<b>Side Yard</b>	A side yard shall be required adjacent to a Residential District. Such side yard shall not be less than 50 feet.
<b>Rear Yard</b>	A rear yard shall be required adjacent to a Residential District. Such rear yard shall be equal to twice the height of the structure with a minimum requirement of 20 feet.

c. Maximum Lot Coverage

40 percent of lot area

d. Maximum Floor Area Ratio

45

7. "M-2" Heavy Industrial District

This district has been established to accommodate a broad range of industrial activities; diverse in products, operational techniques, and size and which have a greater impact upon their environment than those permitted in the "M-1" District.

A. Principal Permitted Uses

- a. Any use permitted in Section 5 of this article. The Required Conditions of this section shall be applicable.
- b. Any industrial activity, such as those enumerated below as examples, which fulfills all the requirements of the other subsections of this section.
  - 1) Ammonia or chlorine manufacturing and storage.
  - 2) Asphalt or asphalt products.
  - 3) Boiler shops.
  - 4) Building material sales and storage facilities.

<sup>10</sup> Or such lesser frontage as will permit compliance with the side yard and off street parking requirements.

<sup>11</sup> The front yard depth shall be measured from the established right-of-ways line.

<b>Lot Area</b>	None
<b>Lot Frontage</b>	100 <sup>10</sup>
<b>Front Yard Depth<sup>11</sup></b>	25 feet
<b>Side Yard</b>	A side yard shall be required adjacent to a Residential District. Such side yard shall not be less than 50 feet.
<b>Rear Yard</b>	A rear yard shall be required adjacent to a Residential District. Such rear yard shall be equal to twice the height of the structure with a minimum requirement of 20 feet.

c. Maximum Lot Coverage

40 percent of lot area

d. Maximum Floor Area Ratio

45

7. “M-2” Heavy Industrial District

This district has been established to accommodate a broad range of industrial activities; diverse in products, operational techniques, and size and which have a greater impact upon their environment than those permitted in the “M-1” District.

A. Principal Permitted Uses

- a. Any use permitted in Section 5 of this article. The Required Conditions of this section shall be applicable.
- b. Any industrial activity, such as those enumerated below as examples, which fulfills all the requirements of the other subsections of this section.
  - 1) Ammonia or chlorine manufacturing and storage.
  - 2) Asphalt or asphalt products.
  - 3) Boiler shops.
  - 4) Building material sales and storage facilities.

<sup>10</sup> Or such lesser frontage as will permit compliance with the side yard and off street parking requirements.

<sup>11</sup> The front yard depth shall be measured from the established right-of-ways line.

- 5) Bus garages, repair and storage.
- 6) Celluloid or cellulose products and manufacturing.
- 7) Cement, lime or lime products manufacturing.
- 8) Coal tar and creosote manufacturing.
- 9) Coke ovens.
- 10) Cold storage plants.
- 11) Concrete mixing plants.
- 12) Contractor sales, storage, and equipment yards.
- 13) Drop-forge plants.
- 14) Fat rendering.
- 15) Fertilizer manufacturing.
- 16) Foundries and foundry products.
- 17) Garbage or offal reduction or transfer.
- 18) Glue manufacturing.
- 19) Incinerators.
- 20) Light metal products manufacturing.
- 21) Motor vehicle repair and storage facilities.
- 22) Petroleum refining plants.
- 23) Pharmaceutical products manufacturing, including cosmetics, toiletries and the compounding of perfumes.

- 24) Rubber manufacturing from crude or scrap material or the manufacturing of articles therefrom.
- 25) Sawing and planing mills.
- 26) Sewage treatment plants.
- 27) Soap and detergent manufacturing from raw materials.
- 28) Stockyards, shambles, and slaughterhouses.
- 29) Stone products processing and manufacturing.
- 30) Trucking and motor freight terminals.
- 31) Turpentine, varnish or paint manufacturing.

B. Accessory Uses

- a. Accessory uses, building or other structures customarily incidental to any aforesaid permitted use.
- b. Temporary buildings for uses incidental to construction work, which buildings shall be removed upon the completion or abandonment of the construction work.

C. Special Exceptions

The following Special Exceptions shall be subject to the approval of the Board of Appeals in accordance with Article 11, Section 2.

- a. The following uses subject to the conditions for Special Exceptions, Subsection D. a. of this section.
  - 1) Manufacturing and bulk storage of corrosive acids and derivatives and bulk storage stations for liquid fuels, petroleum products, petroleum and volatile oils.
  - 2) Manufacturing of flammable liquids or materials which produce flammable liquids or explosive vapors or gases.