CHAPTER 2

GENERAL ZONING
DISTRICT REGULATIONS

SECTION A

AGRICULTURAL DISTRICT | A-1 AGRICULTURAL

PRINCIPAL PERMITTED AND CONDITIONED USES:	MINIMUM ZONING LOT REQUIREMENTS						MAXIMUM HEIGHT		FOOTNOTES
	LOT SIZE (Area)	FRONTAGE WIDTH * (feet)	YARD REQUIREMENTS (Feet) FRONT (Setback) **	SIDE LEAST WIDTH	SIDE SUM of BOTH	REAR (Setback)	(Feet)	(Stories)	(Restrictions)
1. Agriculture, Farm Markets, Agricultural-Related Processing & Marketing & related buildings & structures	1 Acre	150	50	30	60	50	35	2	1, 2, 3, 5, 5a 8, 16, 31
2. Single-Family Residential	40 Acre	500	40	25	60	60	35	2	2, 5, 5a, 6
EXCEPTIONS TO 40 acre –									
a. Single-Family Residential (restricted to lotsplits)	1 Acre #	150	40	25	60	60	35	2	2, 5, 5a, 6
b. Single-Family Residential (restricted to cluster lotsplits) [eff: 12-17-09]	1 Acre #	--	40	25	60	60	35	2	2, 5, 5a, 6
3. Private Landing Field	--	--	--	--	--	--	--	--	7
4. Day-Care Homes	--	--	--	--	--	--	--	--	2, 5, 26
5. Bed and Breakfast [eff: 4-2-2000]	--	--	--	--	--	--	--	--	2, 5, 30

Maximum LOT SIZE – 4.99 Acre

CONDITIONALLY PERMITTED USES (Requires BZA Approval): [eff: 6-7-01]	MINIMUM ZONING LOT REQUIREMENTS						MAXIMUM HEIGHT		FOOTNOTES
	LOT SIZE (Area)	FRONTAGE WIDTH * (feet)	YARD REQUIREMENTS (Feet) FRONT (Setback) **	SIDE LEAST WIDTH	SIDE SUM of BOTH	REAR (Setback)	(Feet)	(Stories)	(Restrictions)
1. Home Occupations	--	--	--	--	--	--	--	--	9
2. Private and Public Outdoor Recreation Areas	--	150	50	40	80	70	35	--	5, 11
3. Cemeteries	3 Acres	--	--	--	--	--	--	--	17
4. Animal Hospitals, Veterinary Clinics & Kennels	1 Acre	150	50	30	60	50	35	2	5, 18
5. Resource and Mineral Extraction	--	--	--	--	--	--	--	--	19
6. Demolition Disposal Facility	--	--	--	--	--	--	--	--	24
7. Airports	--	--	--	--	--	--	--	--	5, 21
8. Radio, Television, & Telecommunications Transmission & Receiving Towers	5 Acres	--	--	--	--	--	--	--	22
9. Hospitals and Auxiliary Facilities	3 Acres	200	75	30	30	70	35	2	23
10. Group Care Home	1 Acre	150	50	30	60	50	35	2	5, 27
11. Nursing Homes, Convalescent Homes, and Assisted Living Facilities [rev: 12-13-2013]	1 Acre	150	50	30	60	70	35	2	5, 28
12. Feed Lot, Grain Elevators, & Slaughterhouses	5 Acres	150	40	50	100	50	--	--	2, 5, 29
13. Day-Care Centers	1 Acre	150	50	30	60	50	35	2	2, 5, 25
14. Churches and Similar Places of Worship	--	--	50	25	50	50	35	2	5, 12
15. Primary and Secondary Schools	2 Acres	300	100	100	200	100	35	2	5, 13
16. Institutions of Higher Learning	10 Acres	300	100	100	200	100	35	2	5, 14
17. Garden Centers, Greenhouses, and Landscaping Business [rev: 12-13-2013]	1 Acre	150	50	30	60	50	35	2	5, 10

* The frontage is measured at the minimum zoning front setback line. Lots 5 to 9.99 acres in size shall have a minimum frontage of 250 feet, lots 10 to 39.99 acres in size shall have a minimum frontage of 350 feet and lots 40 acres or more in size shall have a minimum frontage of 500 feet.

** The front yard setback shall be measured from the right-of-way established on the Official Thoroughfare Plan for Clark County.

NOTE: A. Off-street parking and loading/unloading requirements specified in Chapter 5.

B. Any other use which is of the same general character as the above Principal, Conditioned or Conditionally Permitted Uses as determined by the Zoning Administrator and/or by the Board of Zoning Appeals. [rev: 12-13-2013]

(All lot lines shall be identified on the site)

Section A (continued) [eff: 4-4-96]

AGRICULTURAL DISTRICT – A-1

REFERENCES TO FOOTNOTES (Restrictions) [Right Hand Column on Table]

1. Related buildings and structures may include private garages and manufactured farm homes for help employed on the premises as full-time labor. The minimum yard and height requirements for Single-Family Residences shall apply to such related buildings and structures.
2. On no lot or parcel in the A-1 district shall buildings be constructed which cover more than twenty-five (25) percent of the lot or parcel area.
3. Roadside sales of agricultural products at farm markets shall be permitted, provided that fifty (50) percent or more of the gross income received from the market is derived from produce raised on farms owned or operated by the farm market operator in a normal crop year. The size of structure shall not exceed one-hundred (100) square feet in area or ten (10) feet in height. There shall be no minimum lot size required for farm markets, however, a setback of twenty (20) feet from the adjacent existing or proposed public right-of-way shall be required. No curb cuts along a public road shall be established and, adequate areas for parking shall exist adjacent to the market so as not to interfere with vehicular traffic on adjacent thoroughfares.
4. Subject to the cluster lotsplit requirements of the Clark County Subdivision Regulations. [eff: 12-17-09]
5. In every case where a lot is not served with public water supply and/or the disposal of sanitary wastes by means of public sewers, the proposed method of water supply and/or disposal of wastes shall have written approval from the Clark County Combined Health District or from the Ohio E.P.A., as applicable, prior to issuing a Zoning Certificate. [eff: 4-4-96] [rev: 12-13-2013]

5a. Manufactured housing subject to requirements specified in Chapter 7, Section 135. [eff: 4-4-96] [rev: 12-13-2013]

6. No parcel of land in this district shall be used for residential purposes, which has an area of less than one (1) acre. All lots or parcels under five (5) acres, the depth of such lot or parcel shall not exceed an amount equal to four (4) times its width. [eff: 10-17-85] No new lot or lots shall be created by the platting of a subdivision in the A-1 District. [eff: 4-4-96]
7. Private landing fields shall be permitted as an accessory use in the A-1 District, subject to the requirements of Chapter 8, Section B, 2, (c).
8. Subject to requirements for *Agricultural-Related Processing & Marketing* specified in Chapter 7, Section 101.
9. Subject to requirements for *Home Occupations* specified in Chapter 7, Section 118.
10. Subject to requirements for *Garden Centers, Greenhouses, and Landscaping Businesses* specified in Chapter 7, Section 139. [eff: 1-13-01] [rev: 12-13-2013]
11. Subject to requirements for *Private and Public Outdoor Recreation Areas* specified in Chapter 7, Section 127.
12. Subject to requirements for *Churches and Similar Places of Worship* specified in Chapter 7, Section 109.
13. Subject to requirements for *Primary and Secondary Schools* specified in Chapter 7, Section 126.
14. Subject to requirements for Institutions of Higher Learning specified in Chapter 7, Section 120.
15. (deleted) [eff: 6-7-01]
16. Subject to requirements for *Farm and Construction Labor Camps* specified in Chapter 7, Section 115.
17. Subject to requirements for *Cemeteries* specified in Chapter 7, Section 108.
18. Subject to requirements for *Animal Hospitals, Veterinary Clinics, and Kennels* specified in Chapter 7, Section 103.

<u>Section A</u> (continued)

19. Subject to requirements for *Resource and Mineral Extraction* specified in Chapter 7, Section 129.
20. (deleted) [eff: 6-7-01]
21. Subject to requirements for *Airports* specified in Chapter 7, Section 102.
22. To the extent permitted by ORC 519.211**,** Subject to requirements for *Radio, Television, and Telecommunication Transmission/Receiving Towers* specified in Chapter 7, Section 128. [rev: 12-13-2013]
23. Subject to requirements for *Hospitals and Auxiliary Facilities* specified in Chapter 7, Section 119.
24. Subject to requirements for *Demolition Disposal Facility* specified in Chapter 7, Section 132.
25. Subject to requirements for *Day-Care Centers* specified in Chapter 7, Section 112.
26. Subject to requirements for *Day-Care Homes* specified in Chapter 7, Section 133.
27. Subject to requirements for *Group Care Homes* specified in Chapter 7, Section 117.
28. Subject to requirements for *Nursing Homes, Convalescent Homes,* and Assisted Living Facilities specified in Chapter 7, Section 124. [rev: 12-13-2013]
29. Subject to requirements for *Feed Lot, Grain Elevators, and Slaughterhouse* specified in Chapter 7, Section 134.
30. Subject to requirements for *Bed and Breakfast* specified in Chapter 7, Section 137.
31. Subject to requirements for *Manufactured Farm Homes* specified in Chapter 7, Section 122. [eff: 5-3-01]

SECTION B

SINGLE-FAMILY RESIDENCE DISTRICTS	R-1 RURAL	R-2A MEDIUM DENSITY
	R-2 LOW DENSITY	R-2B MEDIUM-HIGH DENSITY

PRINCIPAL PERMITTED AND CONDITIONED USES:	ZONING DISTRICTS				MINIMUM ZONING LOT REQUIREMENTS						MAXIMUM HEIGHT		FOOTNOTES
					LOT SIZE (Area)	FRONTAGE	YARD REQUIREMENTS (Feet)				(Feet)	(Stories)	(Restrictions)
	R-1	R-2	R-2A	R-2B		WIDTH (feet) *	FRONT (Setback) **	SIDE LEAST WIDTH	SIDE SUM of BOTH	REAR (Setback)			
1. Single-Family Dwellings (Note special requirements contained in Footnote 2)	Y	Y	Y	Y	20,000 SF	100	35	12	30	50	35	2	1, 1a, 2
	N	Y	Y	Y	12,000 SF	80	30	6	16	25	35	2	1, 1a, 2
	N	N	Y	Y	7,500 SF	60	25	6	16	25	35	2	1, 1a, 2
	N	N	N	Y	5,000 SF	50	25	6	16	25	35	2	1, 1a, 2
2. Bed and Breakfast (Note special requirements contained in Footnote 2) [eff: 4-20-2000]	Y	Y	Y	Y	20,000 SF	100	35	12	30	50	35	2	1, 1a, 2, 5
	N	Y	Y	Y	12,000 SF	80	30	6	16	25	35	2	1, 1a, 2, 5
	N	N	Y	Y	7,500 SF	60	25	6	16	25	35	2	1, 1a, 2, 5
	N	N	N	Y	5,000 SF	50	25	6	16	25	35	2	1, 1a, 2, 5
3. Agriculture and Related Buildings and Structures	N	N	N	N	--	--	--	--	--	--	--	--	

Y = Yes (Permitted
N = No (Not Permitted)

CONDITIONALLY PERMITTED USES (Requires BZA Approval):	ZONING DISTRICTS				MINIMUM ZONING LOT REQUIREMENTS						MAXIMUM HEIGHT		FOOTNOTES
					LOT SIZE (Area)	FRONTAGE	YARD REQUIREMENTS (Feet)				(Feet)	(Stories)	(Restrictions)
	R-1	R-2	R-2A	R-2B		WIDTH (feet) *	FRONT (Setback) **	SIDE LEAST WIDTH	SIDE SUM of BOTH	REAR (Setback)			
1. Home Occupation	Y	Y	Y	Y	--	--	--	--	--	--	--	--	4
2. Churches & similar places of worship	Y	Y	Y	Y	--	--	50	25	50	50	35	2	1, 6
3. Primary & Secondary Schools	Y	Y	Y	Y	90,000 SF	300	100	100	200	100	35	2	1, 7
4. Institutions of Higher Learning	Y	N	N	N	10 Acres	300	100	100	200	100	35	2	1, 8
5. Hospitals & Auxiliary Facilities	Y	Y	Y	N	3 Acres	200	75	30	60	70	35	2	1, 9
6. Group Care Homes (Note special requirements contained in Footnote 2)	Y	Y	Y	Y	20,000 SF	100	35	12	30	50	35	2	1, 2, 10
	N	Y	Y	Y	12,000 SF	80	30	6	16	25	35	2	1, 2, 10
	N	N	Y	Y	7,500 SF	60	25	6	16	25	35	2	1, 2, 10
	N	N	N	Y	5,000 SF	50	25	6	16	25	35	2	1, 2, 10
7. Farm Markets	Y	Y	Y	Y	--	--	--	--	--	--	--	--	11
8. Cemeteries	Y	N	N	N	3 Acres	--	--	--	--	--	--	--	12
9. Day-Care Homes (Note special requirements contained in Footnote 2)	Y	Y	Y	Y	20,000 SF	100	45	20	40	60	35	2	1, 2, 13
	N	Y	Y	Y	12,000 SF	80	35	15	25	35	35	2	1, 2, 13
	N	N	Y	Y	7,500 SF	60	35	15	25	35	35	2	1, 2, 13
	N	N	N	Y	5,000 SF	50	35	15	25	35	35	2	1, 2, 13
10. Nursing Homes, Convalescent Homes, & Assisted Living Facilities [rev: 12-13-2013]	Y	Y	Y	N	1 Acre	150	50	30	60	70	35	2	1, 14
11. Radio, Television & Tele-Communication Transmission / Receiving Towers	Y	N	N	N	5 Acres	--	--	--	--	--	--	--	15
12. Zero Lot Line, Cluster, Detached, Semi-Detached or Attached Dwellings, or other housing Types of a similar character	N	Y	Y	Y	--	--	--	--	--	--	--	--	1, 2, 16

Y = Yes (Permitted
N = No (Not Permitted)

* The frontage is measured at the minimum zoning front setback line. Lots 5 to 10 acres in size shall have a minimum frontage of 250 feet and lots more than 10 acres in size shall have a minimum frontage of 350 feet.

** The front yard setback shall be measured from the right-of-way established on the Official Thoroughfare Plan for Clark County.

NOTE: A. Off-street parking and loading/unloading requirements specified in Chapter 5.

B. Any other use which is of the same general character as the above Principal, Conditioned or Conditionally Permitted Uses as determined by the Zoning Administrator and/or by the Board of Zoning Appeals. [rev: 12-13-2013]

(All lot lines shall be identified on the site)

Section B (continued) [eff: 4-4-96]

SINGLE-FAMILY RESIDENCE DISTRICTS – R-1, R-2, R-2A, & R-2B

REFERENCES TO FOOTNOTES (Restrictions) [Right Hand Column on Table]

1. In every case where a lot is not served with public water supply and/or the disposal of sanitary wastes by means of public sewers, the proposed method of water supply and/or disposal of wastes shall have written approval from the Clark County Combined Health District or from the Ohio E.P.A., as applicable, prior to issuing a Zoning Certificate. [eff: 4-4-96] [rev: 12-13-2013]

1a. Manufactured housing subject to requirements for Manufactured Home specified in Chapter 7, Section 135 [eff: 6-1-2000]

2. All Principal, Conditioned, and Conditionally Permitted Uses not served by public sewer and/or water shall have a minimum frontage, lot size(area), and setbacks as noted below: [eff: 12-1-2005]

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

3. Related buildings and structures may include private garages, and manufactured farm homes for full-time farm labor. The minimum yard and height requirements for single-family dwellings in the R-1 district shall apply to such related buildings and structures.

4. Subject to requirements for *Home Occupations* specified in Chapter 7, Section 118.

5. Subject to requirements for *Bed and Breakfast* specified in Chapter 7, Section 137.

6. Subject to requirements for *Churches and Similar Places of Worship* specified in Chapter 7, Section 109.

7. Subject to requirements for *Primary and Secondary Schools* specified in Chapter 7, Section 126.

8. Subject to requirements for *Institutions of Higher Learning* specified in Chapter 7, Section 120.

9. Subject to requirements for *Hospitals and Auxiliary Facilities* specified in Chapter 7, Section 119.

10. Subject to requirements for *Group Care Homes* specified in Chapter 7, Section 117.

11. Roadside sales of agricultural products at farm markets shall be permitted, provided that fifty (50) percent or more of the gross income received from the market is derived from produce raised on farms owned or operated by the farm market operator in a normal crop year. <u>The size of structure shall not exceed one-hundred (100) square feet in area or ten (10) feet in height.</u> There shall be no minimum lot size required for farm markets, however, a setback of twenty (20) feet from the adjacent public right-of-way shall be required. No curb cuts along a public road shall be established and, adequate area for parking shall exist adjacent to the market so as not to interfere with vehicular traffic on adjacent thoroughfares.

12. Subject to requirements for *Cemeteries* specified in Chapter 7, Section 108.

13. Subject to requirements for *Day-Care Home* specified in Chapter 7, Section 133.

14. Subject to requirements for *Nursing Homes, Convalescent Homes, and* Assisted Living Facilities specified in Chapter 7, Section 124. [eff: 12-13-2013]

15. Subject to requirements for *Radio, Television, and Telecommunication Transmission/Receiving Towers* specified in Chapter 7, Section 128.

16. Subject to requirements for *Zero Lot Line, Cluster, Detached, Semi-Detached, or Attached Dwellings* specified in Chapter 7, Section 131.

SECTION C

SINGLE-FAMILY RESIDENCE DISTRICTS

R-3 MEDIUM DENSITY SINGLE & TWO FAMILY

R-4 MULTIPLE FAMILY

PRINCIPAL PERMITTED AND CONDITIONED USES:	ZONING DISTRICTS		MINIMUM ZONING LOT REQUIREMENTS						MAXIMUM HEIGHT		FOOTNOTES
			LOT SIZE (Area)	FRONTAGE	YARD REQUIREMENTS (Feet)						
				WIDTH (feet) *	FRONT (Setback) **	SIDE		REAR (Setback)	(Feet)	(Stories)	(Restrictions)
	R-3	R-4				LEAST WIDTH	SUM of BOTH				
1. Single-Family Dwellings	Y	Y	7,500 SF	60	25	6	16	25	35	2	1, 1a, 2
2. Two-Family Dwellings	Y	Y	10,000 SF	80	25	8	20	25	35	2	1, 2
3. Three-Family Dwellings	N	Y	11,000 SF	80	25	10	24	25	35	2	1, 2
4. Four-Family Dwellings	N	Y	12,000 SF	80	25	10	24	25	35	2	1, 2
5. Multiple-Family Dwellings	N	Y	--	100	25	12	28	25	45	3	1, 2, 3
6. Condominium Residences	N	Y	--	--	--	--	--	--	--	--	1, 2, 3, 12
7. Agriculture and Related Buildings & Structures	N	N	--	--	--	--	--	--	--	--	

Y = Yes (Permitted
N = No (Not Permitted)

CONDITIONALLY PERMITTED USES (Requires BZA Approval):	ZONING DISTRICTS		MINIMUM ZONING LOT REQUIREMENTS						MAXIMUM HEIGHT		FOOTNOTES
			LOT SIZE (Area)	FRONTAGE	YARD REQUIREMENTS (Feet)						
				WIDTH (feet) *	FRONT (Setback) **	SIDE		REAR (Setback)	(Feet)	(Stories)	(Restrictions)
	R-3	R-4				LEAST WIDTH	SUM of BOTH				
1. Zero Lot Line, Cluster, Detached, Semi-Detached, or Attached Dwellings, or other housing types of a similar character	Y	Y	--	--	--	--	--	--	--	--	1, 2, 6
2. Home Occupation	Y	Y	--	--	--	--	--	--	--	--	5
3. Churches & Similar places of worship	Y	Y	--	--	50	25	50	50	35	2	2, 7
4. Group Care Homes	Y	Y	7,500 SF	60	25	6	16	25	35	2	1, 2, 8
5. Day-Care Homes	Y	Y	7,500 SF	60	35	15	25	35	35	2	1, 2, 9
6. Day-Care Centers	N	Y	1 Acre	150	50	30	60	50	35	2	2, 10
7. Community Facilities	N	Y	20,000 SF	--	--	--	--	--	35	2	1, 2, 11

Y = Yes (Permitted
N = No (Not Permitted)

* The frontage is measured at the minimum zoning front setback line. Lots 5 to 10 acres in size shall have a minimum frontage of 250 feet and lots more than 10 acres in size shall have a minimum frontage of 350 feet.

** The front yard setback shall be measured from the right-of-way established on the Official Thoroughfare Plan for Clark County.

NOTE: A. Off-street parking and loading/unloading requirements specified in Chapter 5.

B. Any other use which is of the same general character as the above Principal, Conditioned or Conditionally Permitted Uses as determined by the Zoning Administrator and/or by the Board of Zoning Appeals. [rev: 12-13-2013]

(All lot lines shall be identified on the site)

Section C (continued) [eff: 4-4-96]

SINGLE-, TWO-, AND MULTIPLE-FAMILY DISTRICT – R-3 & R-4

REFERENCES TO FOOTNOTES (Restrictions) [Right Hand Column on Table]

1. All Principal, Conditioned, and Conditionally Permitted Uses shall have a minimum frontage and lot size(area) as noted below: [eff: 4-4-96]

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

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

1a. Factory-built housing subject to requirements for *Factory-Built Housing* specified in Chapter 7, Section 135. [eff: 4-4-96]

2. In every case where a lot is not served with and is not proposed to be served with public water supply and/or the disposal of sanitary wastes by means of public sewers, the proposed method of water supply and/or disposal of wastes shall have written approval from the Clark County Combined Health District or approval from the Ohio E.P.A., as applicable, prior to issuing a Zoning Certificate. [rev: 12-13-2013]

   NOTE: Public sewer and water required for three-, four-, or multiple-family dwellings. [eff: 4-4-96]

3. The minimum lot size requirement for multiple-family dwellings (i.e., in excess of a four-family dwelling) shall be two thousand nine hundred (2,900) square feet in area for each dwelling unit. [eff: 4-4-96]

4. Related buildings and structures may include private garages and manufactured farm homes for full-time farm labor. The minimum yard and height requirements for single-family dwellings in the R-3 or R-4 district, as applicable, shall apply to such related buildings and structures. [eff: 4-4-96]

5. Subject to requirements for *Home Occupations* specified in Chapter 7, Section 118.

6. Subject to requirements for *Zero Lot Line, Cluster, Detached, Semi-Detached, or Attached Dwellings* specified in Chapter 7, Section 131.

7. Subject to requirements for *Churches and Similar Places of Worship* specified in Chapter 7, Section 109.

8. Subject to requirements for *Group Care Homes* specified in Chapter 7, Section 117.

9. Subject to requirements for *Day-Care Home* specified in Chapter 7, Section 133.

10. Subject to requirements for *Day-Care Centers* specified in Chapter 7, Section 112.

11. Subject to requirements for *Community Facilities* specified in Chapter 7, Section 111.

12. Subject to requirements for *Condominium Residences* specified in Chapter 7, Section 140.

SECTION D

R-MHP RESIDENTIAL MANUFACTURED HOME PARK (MOBILE HOME)

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

* The frontage is measured at the minimum zoning front setback line. Lots 5 to 10 acres in size shall have a minimum frontage of 250 feet and lots more than 10 acres in size shall have a minimum frontage of 350 feet.

** The front yard setback shall be measured from the right-of-way established on the Official Thoroughfare Plan for Clark County.

NOTE: A. Off-street parking and loading/unloading requirements specified in Chapter 5.

B. Any other use which is of the same general character as the above Principal, Conditioned or Conditionally Permitted Uses as determined by the Zoning Administrator and/or by the Board of Zoning Appeals [rev: 12-13-2013].

(All lot lines shall be identified on the site)

REFERENCES TO FOOTNOTES: (Restrictions) [(Right Hand Column on Table Above]

1. The requirements for Manufactured Home Parks contained in Chapter 4 shall also apply.
2. In any case where a lot is not provided with public water or disposal of sanitary wastes by means of public sewers, the proposed water supply system and/or disposal of wastes shall have written approval from the legally authorized agency charged with issuing water and sewage permits for this type of use.

SECTION E [eff: 3-25-03]

PD Planned Development Districts

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

* The frontage is measured at the minimum zoning front setback line. Lots 5 to 10 acres in size shall have a minimum frontage of 250 feet and lots more than 10 acres in size shall have a minimum frontage of 350 feet.

** The front yard setback shall be measured from the right-of-way established on the Official Thoroughfare Plan for Clark County.

NOTE: A. Off-street parking and loading/unloading requirements specified in Chapter 5.

(All lot lines shall be identified on the site)

REFERENCES TO FOOTNOTES: (Restrictions) [Right Hand Column on Table Above]

1. The requirements for Manufactured Home Parks contained in Chapter 4 shall also apply.
2. Subject to requirements for Home Occupations specified in Chapter 7, Section 118.

SECTION F [eff: 3-25-03] RESERVED FOR FUTURE USE

SECTION G

OFFICE DISTRICTS	O-1 OFFICE BUSINESS
	OR-2 OFFICE RESIDENTIAL

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

* The frontage is measured at the minimum zoning front setback line. Lots 5 to 10 acres in size shall have a minimum frontage of 250 feet and lots more than 10 acres in size shall have a minimum frontage of 350 feet.

** The front yard setback shall be measured from the right-of-way established on the Official Thoroughfare Plan for Clark County.

NOTE: A. Off-street parking and loading/unloading requirements specified in Chapter 5.

B. Any other use which is of the same general character as the above Principal, Conditioned or Conditionally Permitted Uses as determined by the Zoning Administrator and/or by the Board of Zoning Appeals. [rev: 12-13-2013]

(All lot lines shall be identified on the site)

REFERENCES TO FOOTNOTES: (Restrictions) [Right Hand Column on Table Above]

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

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

2. In every case where a lot is not served with and is not proposed to be served with public water supply and/or the disposal of sanitary wastes by means of public sewers, the proposed method of water supply and/or disposal of wastes shall have written approval from the Clark County Combined Health District or approval from the Ohio E.P.A., as applicable, prior to issuing a zoning certificate. [rev: 12-13-2013]

3. No side yard shall be required, except that a side yard of twenty-five (25) feet shall be required between the principal building within an O-1 District and the lot line of any lot within an A-1 or "R" district; and, if located on a corner lot, the side yard requirement shall be twenty-five (25) feet when such side yard abuts on a public thoroughfare.

4. The rear yard requirement for all Principal Permitted and Conditioned uses in the O-1 District shall be twenty (20) feet, except when a lot abuts an A-1 or "R" District, in which case the required rear yard shall be forty (40) feet.

5. All commercial areas adjacent to Agricultural or Residential Districts shall provide a screening of shrubbery or artificial fencing so as to hide trash collection areas and service and storage areas from the view of adjacent agricultural or residential areas. All such shrubbery shall be properly trimmed and all screening shall be maintained in a neat and tidy manner.

6. All uses, activities, and transactions (with the exception of off-street parking and loading/unloading) shall be conducted entirely within an enclosed building.

7. No business or office unit in this District shall contain more than five thousand (5,000) square feet of ground floor space.

8. Related buildings and structures may include storage structures and other accessory buildings as defined in Chapter 10.

9. Subject to requirements for Office-Residential uses specified in Chapter 7, Section 141.

SECTION H

BUSINESS DISTRICTS	B-1 NEIGHBORHOOD	B-3 GENERAL
	B-2 COMMUNITY	B-4 HEAVY

B-1 NEIGHBORHOOD BUSINESS [eff: 11-6-08]

PRINCIPAL PERMITTED AND CONDITIONED USES: [See TABLE 2.1 for Miscellaneous Requirements & TABLE 2.2 for Lot Frontage, Size, Height, & Setbacks]	FOOTNOTES (Restrictions)
1. Business and/or Professional Offices	1, 2, 3, 4, 5, 6
2. Banks, Financial Institutions, & Loan Businesses	1, 2, 3, 4, 5, 6
3. Local retail or service establishments, including: camera, photo, or electronic store grocery, fruit or vegetable store bakery goods, pizza or delicatessen store toy store, hobby store, or home decorations store book store, news stand, or stationery store drugstore, florist, jewelry, gift, or optical store laundromat, clothes cleaning & laundry pick-up station luggage or leather goods store health & fitness center including spas pressing, alteration, sewing & garment repair shoe store or shoe repair shop durable goods, furniture & appliance store hardware store, barber or beauty shop candy or ice cream store tattoo parlor [eff: 12-13-2013]	1, 2, 3, 4, 5, 6
4. Restaurant excluding: a) Drive-in or Drive-thru b) those providing entertainment or dancing	1, 2, 3, 4, 5, 6
5. Radio and Television Broadcasting Studios	1, 2, 3, 4, 5, 6
6. Funeral Homes & Mortuaries	1, 2, 3, 4, 5, 6
7. Custom Butcher Shop or meat market	1, 2, 3, 4, 5, 6
PRINCIPAL PERMITTED AND CONDITIONED USES: [See TABLE 2.1 for Miscellaneous Requirements & CHAPTER 7 for Lot Frontage, Size, Height & Setbacks]	
8. Automotive Service Stations without repair facilities and excluding temporary or short-term or long-term outside storage of parts and/or vehicles	1, 2, 3, 4, 5, 6, 9
CONDITIONALLY PERMITTED USES – Requires BZA Approval [See TABLE 2.1 for Miscellaneous Requirements & TABLE 2.2 for Lot Frontage, Size, Height & Setbacks]	
1. Indoor Private & Commercial Recreational Establishments	1, 2, 3, 4, 5, 6, 11
2. Day-Care Centers	1, 2, 3, 5, 6, 8
3. Clubs, Fraternal or Lodge Organizations	1, 2, 3, 4, 5, 6
CONDITIONALLY PERMITTED USES – Requires BZA Approval [See TABLE 2.1 for Miscellaneous Requirements & CHAPTER 7 for Lot Frontage, Size, Height & Setbacks]	
4. Nursing Homes, Convalescent Homes, and Assisted Living Facilities [eff: 12-13-2013]	1, 2, 3, 5, 10
5. Churches & similar places of worship	1, 2, 3, 5, 29

TABLE 2.1

a) The frontage is measured at the minimum zoning front setback line. Lots 5 to 10 acres in size shall have a minimum frontage of 250 feet and lots more than 10 acres in size shall have a minimum frontage of 350 feet.

b) The front yard setback shall be measured from the right-of-way established on the Official Thoroughfare Plan for Clark County.

c) Off-street parking and loading/unloading requirements specified in Chapter 5.

d) Sign requirements are specified in Chapter 6.

e) Any other use which is of the same general character as the above Principal, Conditioned or Conditionally Permitted Uses as determined by the Zoning Administrator and/or by the Board of Zoning Appeals. [rev: 12-13-2013]

f) The lot area is exclusive of any area within the road right-of-way either existing or proposed on the Clark County Thoroughfare Plan.

TABLE 2.2

MINIMUM LOT FRONTAGE	MINIMUM LOT AREA	MINIMUM FRONT YARD SETBACK	MAXIMUM BUILDING HEIGHT
75' (subject to FOOTNOTE 1)	10,000 square feet (subject to FOOTNOTE 1)	35'	35'

MINIMUM BUILDING SIDE AND REAR SETBACKS	
When abutting add Districts except "O", "B", or "I" Districts MINIMUM SIDE SETBACK = 20' MINIMUM REAR SETBACK = 50'	When abutting any "O", "B", or "I" Districts MINIMUM SIDE SETBACK = 5' MINIMUM REAR SETBACK = 20'

SECTION H (continued)

B-2 COMMUNITY BUSINESS	[eff: 11-6-08]
PRINCIPAL PERMITTED AND CONDITIONED USES: [See TABLE 2.1 for Miscellaneous Requirements & TABLE 2.3 for Lot Frontage, Size, Height, & Setbacks]	FOOTNOTES (Restrictions)
1. Uses listed as "Principal Permitted & Conditioned Uses" in the B-1 District but said uses must meet B-2 frontage, area, setbacks and other standards or CHAPTER 7 requirements if more restrictive.	
2. Indoor Motion Picture Theaters	1, 2, 3, 4, 5, 6
3. Restaurants, including Drive-in, Carry-out, and Drive-thru excluding: a) those providing entertainment or dancing	1, 2, 3, 4, 5, 6, 14
4. Garden Centers, Greenhouses, and Landscaping Businesses [rev: 12-13-2013]	1, 2, 3, 4, 5
5. Printing, publishing, and lithograph shops	1, 2, 3, 4, 5, 6
6. Antique and antique refinishing shop	1, 2, 3, 4, 5, 6
7. Furniture upholstering & refinishing shop	1, 2, 3, 4, 5, 6
8. Automotive Service Stations with repair facilities and excluding temporary or short-term or long-term outside storage of parts and/or vehicles	1, 2, 3, 4, 5, 6
9. Car Rental pick up facility	1, 2, 3, 4, 5
10. Car Washes	1, 2, 3, 4, 5, 16
11. Bowling alleys or billiard parlors	1, 2, 3, 4, 5, 6
12. Air Conditioning, Plumbing, Heating, and Roofing Shops	1, 2, 3, 4, 5, 6
13. Automotive Parts Store selling new or newly remanufactured parts and/or tires and batteries	1, 2, 3, 4, 5, 6
14. Indoor Private & Commercial Recreation Establishments	1, 2, 3, 4, 5, 6, 11
15. Motor repair of small equipment excluding farm machinery [eff: 12-13-2013]	1, 2, 3, 4, 5, 6
CONDITIONALLY PERMITTED USES – Requires BZA Approval [See Table 2.1 for Miscellaneous Requirements & TABLE 2.3 for Lot Frontage, Size, Height & Setbacks]	
1. Uses listed as "Conditionally Permitted Uses" in the B-1 District but said uses must meet B-2 frontage, area, setbacks and other standards or CHAPTER 7 requirements if more restrictive.	
2. Animal Hospitals, Veterinary Clinics, and Kennels	1, 2, 3, 4, 5, 6, 12
3. Bars and Taverns	1, 2, 3, 4, 5, 6, 13

TABLE 2.3			
MINIMUM LOT FRONTAGE 100' (subject to FOOTNOTE 1)	MINIMUM LOT AREA 15,000 square feet (subject to FOOTNOTE 1)	MINIMUM FRONT YARD SETBACK 35'	MAXIMUM BUILDING HEIGHT 35'
MINIMUM BUILDING SIDE AND REAR SETBACKS			
When abutting add Districts except "O", "B", or "I" Districts MINIMUM SIDE SETBACK = 25' MINIMUM REAR SETBACK = 60'		When abutting any "O", "B", or "I" Districts MINIMUM SIDE SETBACK = 5' MINIMUM REAR SETBACK = 20'	

<u>SECTION H</u> (continued)

B-3 GENERAL BUSINESS	[eff: 11-6-08]
PRINCIPAL PERMITTED AND CONDITIONED USES: [See TABLE 2.1 for Miscellaneous Requirements & TABLE 2.4 for Lot Frontage, Size, Height, & Setbacks]	FOOTNOTES (Restrictions)
1. Uses listed as "Principal Permitted & Conditioned Uses" in the B-2 District but said uses must meet B-3 frontage, Area, setbacks and other standards or CHAPTER 7 requirements if more restrictive.	
2. Building and Related Trades	1, 2, 3, 4, 5, 6
3. Building Material Sales Yard	1, 2, 3, 4, 5, 6, 17
4. Automotive sales – new & used	1, 2, 3, 4, 5
5. Automotive Repair or Body Shop provided all outside storage is screened on all sides by a well maintained 6 foot opaque wall or fence	1, 2, 3, 4, 5, 6, 15, 22
6. Wholesale Establishments	1, 2, 3, 4, 5, 6
7. Restaurants, including Drive-in, Carry-out, and Drive-thru and those providing entertainment or dancing	1, 2, 3, 4, 5, 6, 14
PRINCIPAL PERMITTED AND CONDITIONED USES: [See TABLE 2.1 for Miscellaneous Requirements & CHAPTER 7 for Lot Frontage, Size, Height, & Setbacks]	
8. Animal Hospitals, Veterinary Clinics, and Kennels	1, 2, 3, 4, 5, 6, 12
9. Drive-In Motion Picture Theater	1, 2, 3, 5, 18
10. Private and Public Outdoor Recreation Areas	1, 2, 3, 5, 19
11. Motels and Hotels	1, 2, 3, 4, 5, 6, 20
12. Hospitals & Auxiliary Facilities	1, 2, 3, 4, 5, 6, 21
CONDITIONALLY PERMITTED USES – Requires BZA Approval [See TABLE 2.1 for Miscellaneous Requirements & TABLE 2.4 for Lot Frontage, Size, Height, & Setbacks]	
1. Uses listed as "Conditionally Permitted Uses" in the B-2 District but said uses must meet B-3 frontage, area, setbacks and other standards or CHAPTER 7 requirements if more restrictive.	

TABLE 2.4			
<u>MINIMUM LOT FRONTAGE</u> 100' (subject to FOOTNOTE 1)	<u>MINIMUM LOT AREA</u> 15,000 square feet (subject to FOOTNOTE 1)	<u>MINIMUM FRONT YARD SETBACK</u> 40'	<u>MAXIMUM BUILDING HEIGHT</u> 35'
MINIMUM BUILDING SIDE AND REAR SETBACKS			
When abutting add Districts except "O", "B", or "I" Districts MINIMUM SIDE SETBACK = 25' MINIMUM REAR SETBACK = 60'		When abutting any "O", "B", or "I" Districts MINIMUM SIDE SETBACK = 5' MINIMUM REAR SETBACK = 20'	

B-4 HEAVY BUSINESS	[eff: 11-6-08]
PRINCIPAL PERMITTED AND CONDITIONED USES: [See TABLE 2.1 for Miscellaneous Requirements & TABLE 2.5 for Lot Frontage, Size, Height, & Setbacks]	FOOTNOTES (Restrictions)
1. Uses listed as "Principal Permitted & Conditioned Uses" in the B-3 District but said uses must meet B-4 frontage, area, setbacks and other standards or CHAPTER 7 requirements if more restrictive	
2. Carpenter, Sheet Metal & Sign Painting Shop, Bakery, Laundry, Wholesale Business	1, 2, 3, 4, 5, 6, 25, 26
3. Bottling of Soft Drinks and Milk or Distribution Stations	1, 2, 3, 4, 5, 6, 23, 24, 26
4. Contractor's Equipment Storage Yard or Storage & Rental of Contractor's Equipment	1, 2, 3, 4, 5, 24, 26
5. Motor Vehicle, boat, & Camper Storage	1, 2, 3, 4, 5, 24, 26 & 27
6. Trucking and Motor Freight Station or Terminal	1, 2, 3, 4, 5, 6, 24, 26
7.Carting, Express, or Hauling Establishment	1, 2, 3, 4, 5, 6, 24, 26
8. Stone or Monument Works	1, 2, 3, 4, 5, 6, 24, 26
9. Mini-Warehouse or Self Storage Facility	1, 2, 3, 24, 26
10. Recycling center & transfer station	1, 2, 3, 4, 5, 6, 24, 26
11. Research facility [rev: 12-13-2013]	1, 2, 3, 4, 5, 6, 24, 26
PRINCIPAL PERMITTED AND CONDITIONED USES: [See TABLE 2.1 for Miscellaneous Requirements & CHAPTER 7 for Lot Frontage, Size, Height, & Setbacks]	
12. Private and Public Outdoor Recreation Areas	1, 2, 3, 4, 5, 19
CONDITIONALLY PERMITTED USES – Requires BZA Approval [See TABLE 2.1 for Miscellaneous Requirements & TABLE 2.5 for Lot Frontage, Size, Height, & Setbacks]	
1. Uses listed as "Conditionally Permitted Uses" in the B-3 District but said uses must meet B-4 frontage, area, setbacks and other standards or CHAPTER 7 requirements if more restrictive.	
2. Adult Entertainment Establishments	1, 2, 3, 5, 6, 28

TABLE 2.5			
MINIMUM LOT FRONTAGE 100' (subject to FOOTNOTE 1)	MINIMUM LOT AREA 25,000 square feet (subject to FOOTNOTE 1)	MINIMUM FRONT YARD SETBACK 50'	MAXIMUM BUILDING HEIGHT 35'
MINIMUM BUILDING SIDE AND REAR SETBACKS			
When abutting add Districts except "O", "B", or "I" Districts MINIMUM SIDE SETBACK = 30' MINIMUM REAR SETBACK = 70'		When abutting any "O", "B", or "I" Districts MINIMUM SIDE SETBACK = 5' MINIMUM REAR SETBACK = 20'	

SECTION H (continued)

BUSINESS DISTRICTS – B-1, B-2, B-3 & B-4

REFERENCES TO FOOTNOTES (Restrictions) [Right Hand Column on Table]

1. All Principal, Conditioned, and Conditionally Permitted Uses shall have a minimum frontage and lot size(area) as noted below: [eff: 4-4-96]

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

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

2. In every case where a lot is not served with and is not proposed to be served with public water supply and/or the disposal of sanitary wastes by means of public sewers, the proposed method of water supply and/or disposal of wastes shall have written approval from the Clark County Combined Health District or from the Ohio E.P.A., as applicable, prior to issuing a Zoning Certificate. [eff: 4-4-96] [rev: 12-13-2013]
3. All areas not containing a building or which are not paved shall be landscaped. [eff: 11-6-08]
4. Cross access for vehicular traffic shall be provided to existing or proposed adjacent commercial uses. [eff: 11-6-08]
5. All commercial areas shall provide screening of shrubbery or artificial fencing so as to hide trash collection areas and service and storage areas from view. All such shrubbery shall be properly trimmed and all screening shall be maintained in a neat and tidy manner.
6. All uses, activities, and transactions (with the exception of off-street parking, loading/unloading, and outdoor seating areas associated with restaurants) shall be conducted entirely within an enclosed building.
7. Subject to requirements for *Funeral Homes and Mortuaries* specified in Chapter 7, Section 116.
8. Subject to requirements for *Day-Care Centers* specified in Chapter 7, Section 112.
9. Subject to requirements for *Automotive Service Stations* specified in Chapter 7, Section 136.
10. Subject to requirements for *Nursing Homes, Convalescent Homes,* Assisted Living Facilities specified in Chapter 7, Section 124. [eff: 12-13-2013]
11. Subject to requirements for *Commercial Recreation Establishments* specified in Chapter 7, Section 110.
12. Subject to requirements for *Animal Hospitals, Veterinary Clinics, and Kennels* specified in Chapter 7, Section 103.
13. Subject to Requirements for *Bars and Taverns* specified in Chapter 7, Section 105.
14. Subject to requirements for *Drive-in Restaurants, Fast Food Restaurants, Carry-out Restaurants, and/or Drive-through Retail Establishments* specified in Chapter 7, Section 114.
15. Subject to requirements for *Automotive Repair Garages* specified in Chapter 7, Section 104.
16. Subject to requirements for *Car Washes* specified in Chapter 7, Section 107.
17. Subject to requirements for *Building Materials Sales Yards* specified in Chapter 7, Section 106.
18. Subject to requirements for *Drive-In Motion Picture Theaters* specified in Chapter 7, Section 113.
19. Subject to requirements for *Private and Public Outdoor Recreation Areas* specified in Chapter 7, Section 127.

<u>Section H</u> (continued)

20. Subject to requirements for *Motels and Hotels* specified in Chapter 7, Section 123.
21. Subject to requirements for *Hospitals and Auxiliary Facilities* specified in Chapter 7, Section 119.
22. Subject to requirements *Automotive Body Shops* specified in Chapter 7, Section 138.
23. All buildings used for such processing and distribution together with loading space shall be at least one hundred (100) feet from any R-District.
24. All uses must comply with the following:
    a) When conducted wholly within a completely enclosed building, said building must not be located within one hundred (100) feet of any R-District, PD District, or existing residential structure; or
    b) When conducted within an area enclosed on all sides with a solid wall or solid fence not less than six (6) feet high, said use shall not be within two hundred (200) feet of any R-District, PD District, or existing residential structure.
25. Such uses shall not employ power driven tools except if employing such tools within a completely enclosed building and said building must be located at least one hundred (100) feet from any R-District or existing residential structure.
26. Processes and equipment employed and goods processed or sold shall be limited to those which are not objectionable by reason of odor, dust, smoke, cinders, gas fumes, noise, vibration, refuse matter or water carried wastes.
27. Outside storage of motor vehicles, boats, and recreational vehicles shall be kept in an organized manner and completely enclosed area with a solid wall or fence eight (8) feet in height. This use shall not be considered to include junkyards, or disabled or inoperable vehicle storage as defined in Chapter 10. [rev: 12-13-2013]
28. Subject to requirements for *Adult Entertainment Establishments* specified in Chapter 7, Section 100.
29. Subject to requirements for *Churches and Similar Places of Worship* specified in Chapter 7, Section 109. [eff: 11-6-08]

SECTION I | INDUSTRIAL DISTRICTS | I-1 INDUSTRIAL

PRINCIPAL PERMITTED AND CONDITIONED USES: [eff: 12-17-09] See TABLE 2.1 for Miscellaneous Requirements & TABLE 2.6 for Height & Setbacks	MINIMUM LOT SIZE	MINIMUM FRONTAGE	FOOTNOTES (Restrictions)
1. Industrial & Manufacturing Establishments	1 Acre	150 feet	1, 2
2. Warehouses	1 Acre	150 feet	1, 2
3. Wholesale Establishments	1 Acre	150 feet	1, 2
4. Manufacturing Retail Outlets	1 Acre	150 feet	1, 2, 3
5. Any use permitted and as regulated as a Principal Permitted or Conditioned Use in the B-4 District	--	--	--
CONDITIONALLY PERMITTED USES (Requires BZA Approval): [eff: 12-17-09] See TABLE 2.1 for Miscellaneous Requirements & TABLE 2.6 for Height & Setbacks			
1. Any use permitted and as regulated as a Conditionally Permitted Use in the B-4 District	--	--	--
2. Junkyards & Automobile Wrecking Yards	5 Acre	250 feet	1, 2, 4
3. Resource and Mineral Extraction	5 Acre	250 feet	1, 2, 5
4. Penal & Correctional Facilities	5 Acre	250 feet	1, 2, 6
5. Sanitary Landfills [eff: 6-7-01]	5 Acre	250 feet	1, 2, 7

TABLE 2.6 – Minimum requirements unless more restrictive elsewhere in these Regulations, i.e. the most restrictive requirement takes precedence [eff: 12-17-09]	
MINIMUM FRONT YARD SETBACK 50’	MAXIMUM BUILDING HEIGHT 50’ – 3 Stories
MINIMUM BUILDING SIDE AND REAR SETBACKS	
When abutting any District except “O”, “B” or “I” Districts MINIMUM SIDE SETBACK = 40’ MINIMUM REAR SETBACK = 100’	When abutting any “O”, “B”, or “I” Districts MINIMUM SIDE SETBACK = 10’ MINIMUM REAR SETBACK = 40’

REFERENCES TO FOOTNOTES: (Restrictions) [Right Hand Column on Table Above] [eff: 12-17-09]

1. In every case where a lot is not served with and is not proposed to be served with public water supply and/or the disposal of sanitary wastes by means of public sewers, the proposed method of water supply and/or disposal of wastes shall have written approval from the Clark County Combined Health District or approval from the Ohio EPA, as applicable, prior to issuing a zoning certificate. [eff: 12-13-2013]
2. Landscape screening consisting of shrubbery, trees, and/or artificial fencing shall be provided along all side and rear lot lines which abut lots in all districts except “B” or “I” Districts. All such vegetation and fencing shall be properly maintained in a neat and tidy manner. [eff: 12-17-09]
3. Manufacturing retail outlets must be clearly an accessory use to the Principal Permitted Industrial or manufacturing use and shall not occupy greater than twenty-five (25) percent of the total floor area of the industrial or manufacturing establishment. Access to a major thoroughfare shall be required.
4. Subject to requirements for Junkyards and Automobile Wrecking Yards specified in Chapter 7, Section 121.
5. Subject to requirements for Resource and Mineral Extraction specified in Chapter 7, Section 129.
6. Subject to requirements for Penal and Correctional Facilities specified in Chapter 7, Section 125.
7. Subject to requirements for Sanitary Landfills specified in Chapter 7, Section 130.

SECTION J AGRICULTURAL / RESIDENTIAL DISTRICTS

ZONING DISTRICT	AR-1	AR-2	AR-5	AR-10	AR-25
MINIMUM LOT SIZE (Area)	1 ac.	2 ac.	5 ac.	10 ac.	25 ac.
MAXIMUM LOT SIZE (Area)	1.99 ac.	4.99 ac.	9.99 ac.	24.99 ac.	39.99 ac.
MINIMUM FRONTAGE (width – feet) *	150	150	250	350	350

PRINCIPAL PERMITTED AND CONDITIONED USES:	ZONING DISTRICTS					MINIMUM ZONING LOT REQUIREMENTS				MAXIMUM HEIGHT		FOOTNOTES
						YARD REQUIREMENTS (Feet)						
						FRONT (Setback) **	SIDE		REAR (Setback)	(Feet)	(Stories)	(Restrictions)
	AR-1	AR-2	AR-5	AR-10	AR-25		LEAST WIDTH	SUM of BOTH				
1. Agriculture, Farm Markets, & related buildings & structures	Y	Y	Y	Y	Y	--	--	--	--	--	--	1, 2, 3, 4, 5
2. Single-Family Residences	Y	Y	Y	Y	Y	40	25	60	60	35	2	2, 4, 5, 6
3. Day-Care Homes	Y	Y	Y	Y	Y	--	--	--	--	--	--	7
4. Bed and Breakfast	Y	Y	Y	Y	Y	--	--	--	--	--	--	8

Y = Yes (Permitted
N = No (Not Permitted)

CONDITIONALLY PERMITTED USES (Requires BZA Approval) (See minimum & maximum lot size [area] and minimum frontage above)	ZONING DISTRICTS					MINIMUM ZONING LOT REQUIREMENTS				MAXIMUM HEIGHT		FOOTNOTES
						YARD REQUIREMENTS (Feet)						
						FRONT (Setback) **	SIDE		REAR (Setback)	(Feet)	(Stories)	(Restrictions)
	AR-1	AR-2	AR-5	AR-10	AR-25		LEAST WIDTH	SUM of BOTH				
1. Home Occupations	Y	Y	Y	Y	Y	--	--	--	--	--	--	9
2. Churches and Similar Places of Worship	Y	Y	Y	Y	Y	50	25	50	50	35	2	4, 10
3. Primary and Secondary Schools	N	Y	Y	Y	Y	100	100	200	100	35	2	4, 11
4. Institutions of Higher Learning	N	N	Y	Y	Y	100	100	200	100	35	2	4, 12

Y = Yes (Permitted
N = No (Not Permitted)

* The frontage is measured at the minimum zoning front setback line. Lots 5 to 10 acres in size shall have a minimum frontage of 250 feet and lots more than 10 acres in size shall have a minimum frontage of 350 feet.

** The front yard setback shall be measured from the right-of-way established on the Official Thoroughfare Plan for Clark County.

NOTE: A. Off-street parking and loading/unloading requirements specified in Chapter 5.

B. Any other use which is of the same general character as the above Principal, Conditioned or Conditionally Permitted Uses as determined by the Zoning Administrator and/or by the Board of Zoning Appeals. [rev: 12-13-2013]

(All lot lines shall be identified on the site)

Section J (continued) [eff: 1-13-01]

AGRICULTURAL / RESIDENTIAL DISTRICT – AR-1, AR-2, AR-5, AR-10, AR-25

REFERENCES TO FOOTNOTES (Restrictions) [Right Hand Column on Table]

1. Related buildings and structures may include private garages, and manufactured farm homes for help employed on the premises as full-time labor. The minimum yard and height requirements for single-family residence shall apply to such related buildings and structures.
2. On no lot or parcel in the AR Districts shall buildings be constructed which cover more than twenty-five (25) percent of the lot or parcel area.
3. Roadside sales of agricultural products at farm markets shall be permitted, provided that fifty (50) percent or more of the gross income received from the market is derived from produce raised on farms owned or operated by the farm market operator in a normal crop year. The size of structure shall not exceed one-hundred (100) square feet in area or ten (10) feet in height. There shall be no minimum lot size required for farm markets, however, a setback of twenty (20) feet from the adjacent existing or proposed public right-of-way shall be required. No curb cuts along a public road shall be established, and adequate area for parking shall exist adjacent to the market so as not to interfere with vehicular traffic on adjacent thoroughfares.
4. In every case where a lot is not served with public water supply and/or the disposal of sanitary wastes by means of public sewers, the proposed method of water supply and/or disposal of wastes shall have written approval from the Clark County Combined Health District or from the Ohio EPA., as applicable, prior to issuing a zoning certificate. [eff: 12-13-2013]
5. Factory-built housing subject to requirements for Factory-Built Housing specified in Chapter 7, Section 135.
6. No parcel of land in this district shall be used for residential purposes, which has an area of less than one (1) acre. All lots or parcels within the AR-1 and AR-2 districts shall have a minimum lot frontage on a public road of one hundred fifty (150) feet. For lots or parcels under five (5) acres, the depth of such lot or parcel shall not exceed an amount equal to four (4) times its width.
7. Subject to requirements for Day-Care Homes specified in Chapter 7, Section 133.
8. Subject to requirements for Bed and Breakfast specified in Chapter 7, Section 137.
9. Subject to requirements for Home Occupations specified in Chapter 7, Section 118.
10. Subject to requirements for Churches and Similar Places of Worship specified in Chapter 7, Section 109.
11. Subject to requirements for Primary and Secondary Schools specified in Chapter 7, Section 126.
12. Subject to requirements for Institutions of Higher Learning specified in Chapter 7, Section 120.

SECTION K [eff: 2-14-85]

"S" – Specific Use Control

There are certain limited circumstances under which the specific use control (S-District) may be allowed. The intent is to allow property which is being rezoned to be restricted to one or more uses of a particular zoning district where better control of its use is needed to ensure the health, morals, safety, prosperity, and general welfare of the community. Specific Use control classifies or reclassifies an area in a manner which cannot be controlled as similarly situated land. All requirements of the identified district and all other general requirements shall apply to the specified use or uses. [eff: 4-4-96]

Procedure

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

1. The property owner or lessee (or authorized agent) may state in the application for rezoning that the property shall be used for one or more specific uses and those uses only.
2. The County Planning Commission may state that the property shall be used for one or more specific uses in its recommendation to the Rural Zoning Commission.
3. The Rural Zoning Commission may state that the property shall be used for one or more specific uses in its motion which is forwarded to the County Commissioners.
4. The County Commissioners may state that the property shall be used for one or more specific uses in its motion to rezone said property. If the County Commissioners deny or modify the recommendation of the Rural Zoning Commission, a majority vote of the Board shall be required. [eff: 12-13-2013]

B. The Specific Use Control is subject to the following:

1. If the specific use (or uses) is a Principal Permitted Use of a particular zoning district, the rezoning to that specific use (or uses) becomes effective thirty (30) days after the date of adoption by the County Commissioners.
2. If the specific use (or uses) is a Conditionally Permitted Use of a particular zoning district, the Board of Zoning Appeals must also approve said use (or uses) as outlined in Chapter 7 of these Regulations. The property owner or lessee (or authorized agent) may apply to the Board of Zoning Appeals for approval of the Conditionally Permitted use (or uses) only after the County Commissioners have acted upon and approved said rezoning request. [eff: 12-13-2013]

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

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

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

Change of Use or Uses

If a property owner wishes to change the use or uses on a parcel which is designated as S (Specific Use), an application for rezoning must be completed and filed which indicates either rezoning for another specific use or uses or rezoning to another zoning district without the S Specific Use Control. If the request is to change from one specific use to another specific use, the appropriate zoning district must be requested. All such requests will be processed in accordance with Chapter 9, Section G., 2. of these regulations.