

ARTICLE VII

PERMITTED AND CONDITIONAL LAND USES

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Section 1. LAND USE MATRIX

The following table provides a list of all land uses permitted and conditionally permitted in each of the Zoning Districts established in the Township. The land uses are grouped by the following types of uses: residential, quasi-public, commercial, industrial, and accessory uses. The letter "P" indicates permitted uses, the letter "C" indicates conditional uses, and the letter "X" indicates the use is prohibited.

1. Agricultural Land Uses	A-1	S-1	R-1	R-2	R-3	R-4	RMH-1	B-1	B-2	B-3	M-1	M-2
Agricultural uses subject to Township regulation pursuant to Article IX, Section 1 (Agriculture Use Restrictions)	P	P	P	P	P	P	P	P	P	P	P	P

“P” = permitted uses / “C” = conditional uses / “X” = use is prohibited.

2. Residential Land Uses	A-1	S-1	R-1	R-2	R-3	R-4	RMH-1	B-1	B-2	B-3	M-1	M-2
Dwellings, Single-family	P	P	P	P	P	P	P	X	X	X	X	X
Dwellings, Two-family	X	X	X	X	P	P	X	X	X	X	X	X
Dwellings, Conversion of Single-family to Two-family dwelling subject to development standards in Article VIII	X	X	X	X	P	P	X	X	X	X	X	X
Dwellings, Multi-family Apartments or Condominiums for any number of families	X	X	X	X	C	P	X	X	X	X	X	X
Apartment Hotels, Lodging Houses and Boarding Houses for any number of guests, but not primarily for transients	X	X	X	X	X	P	X	X	X	X	X	X
Rest Homes or Nursing Homes for convalescent patients subject to Article IX, Section 21	X	X	X	X	X	P	X	C	X	X	X	X
Manufactured Home Parks	X	X	X	X	X	X	P	X	X	X	X	X
Residence of a Night Watchman	X	X	X	X	X	X	X	X	X	X	C	X

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3. Quasi-Public Land Uses	A-1	S-1	R-1	R-2	R-3	R-4	RMH-1	B-1	B-2	B-3	M-1	M-2
Cemetery including crematorium	C	C	X	X	X	X	X	X	X	X	X	X
Cemeteries adjacent to or an extension of existing cemeteries	C	C	C	C	C	C	X	X	X	X	X	X
Clubs, Fraternities, Lodges, and meeting places for other organizations subject to Article IX, Section 3	C	C	C	C	C	C	P	P	P	P	X	X
Correctional facilities	X	X	X	X	X	X	X	X	X	X	P	P
Day Care Centers subject to Article IX, Section 5	C	C	C	C	C	C	P	P	P	P	X	X
Day Camps subject to Article IX, Section 5	C	C	C	C	C	C	P	P	P	P	X	X
Essential services	P	P	P	P	P	P	P	P	P	P	P	P
Forests and Wildlife Reservations	P	P	P	P	P	P	P	P	P	P	X	X
Hospitals and Clinics for human care	C	C	X	X	X	X	X	P	P	P	P	X
Institutions of religious, charitable or philanthropic nature subject to Article IX, Section 18	C	C	C	C	C	C	C	P	P	P	P	X
Libraries and similar community facilities	C	C	C	C	C	C	C	P	P	P	X	X
Parks, playgrounds, and similar community facilities	P	P	P	P	P	P	P	P	P	P	C	X
Public buildings or structures erected, leased, or used by any government department, including semi-public facilities such as economic development agencies, fire and police stations, and post offices	P	P	X	X	X	X	P	P	P	P	P	P
Recreational Buildings, Centers, Areas, and Facilities of a private, non-commercial nature, such as country clubs, golf courses, and swimming pools	C	C	C	C	C	C	P	X	X	X	X	X
Schools having a prescribed curriculum the same as ordinarily given to public elementary and high schools	C	C	C	C	C	C	C	C	C	C	C	X
Schools for commercial trade or business.	X	X	X	X	X	X	X	C	C	C	P	X
Utility Stations, such as static transformer stations or booster stations, provided there is no yard or garage for service or storage	C	C	C	C	C	C	C	C	C	C	P	P

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4. Commercial Land Uses	A-1	S-1	R-1	R-2	R-3	R-4	RMH-1	B-1	B-2	B-3	M-1	M-2
Bakery of a retail nature	X	X	X	X	X	X	X	P	P	P	X	X
Bed and Breakfast Inns subject to Article IX, Section 2	C	C	C	C	C	C	X	X	X	X	X	X
Billiard Parlors and Pool Halls, and similar enterprises conducted within a completely enclosed building and at least one hundred (100) feet from any "R" District	X	X	X	X	X	X	X	P	P	P	X	X
Bowling alleys conducted within a completely enclosed building and is at least one hundred (100) feet from any "R" District	X	X	X	X	X	X	X	P	P	P	X	X
Building material sales yard, not including concrete mixing, subject to Footnotes 1 and 2 below	X	X	X	X	X	X	X	X	X	P	C	X
Dance Halls, Roller Skating Rinks, and similar enterprises conducted within a completely enclosed building and at least one hundred (100) feet from any "R" District	X	X	X	X	X	X	X	P	P	P	X	X
Drive-in theaters, provided the screen shall be so located as not to be visible from adjacent streets or highways and said screen shall be set back not less than two hundred (200) feet from the established right-of-way of any street or highway.	X	X	X	X	X	X	X	X	X	P	X	X
Farm Market Roadside Stands subject to Article IX, Section 6	C	C	C	C	C	C	C	C	C	C	C	C
Funeral Home or Mortuary, subject to Footnote 3.	X	X	X	X	X	X	X	X	X	P	X	X
Greenhouse of a commercial nature, subject to Footnote 3.	X	X	X	X	X	X	X	X	X	X	P	X
Greenhouse of a retail nature subject to Footnote 3, garden centers	C	X	X	X	X	X	X	P	P	P	X	X
Laundry and Clothes Cleaning, subject to Footnote 3.	X	X	X	X	X	X	X	C	C	P	X	X
Motels and hotels that front on a state or federal highway	X	X	X	X	X	X	X	X	P	P	C	X
Motor Vehicle Sales, including automobile, truck, trailer and farm implement establishments for display, hire, sale and major repair, including sales lots, but not within fifty(50) feet of any "R" District.	X	X	X	X	X	X	X	X	X	P	X	X
Motor Vehicle Service Stations, Car Washes, and Minor Repair and Storage Garages, subject to Article IX, Section 22	X	X	X	X	X	X	X	P	P	P	X	C
Motor Vehicle tire, battery, and accessory dealers of secondhand supplies	X	X	X	X	X	X	X	X	X	X	X	C

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4. Commercial Land Uses (cont'd)	A-1	S-1	R-1	R-2	R-3	R-4	RMH-1	B-1	B-2	B-3	M-1	M-2
Offices, when incidental and accessory to a permitted principle use	X	X	X	X	X	X	C	P	P	P	P	P
Offices for Banks and similar professional activities	X	X	X	X	X	X	X	P	P	P	P	P
Parking Lots, Commercial, for passenger vehicles subject to Article XI, Section 3 (Development and Maintenance of Parking Areas)	X	X	X	X	X	X	X	P	P	P	X	X
Personal service operations designed to attract and serve customers or clients on the premises, such as barber shops, beauty parlors, photographic or artist studios, dressmaking, tailoring, shoe repairing, repair of household appliances, dry cleaning and pressing and receiving stations for personal services	X	X	X	X	X	X	X	P	P	P	C	X
Personal service operations designed to attract little or no customer or client traffic other than employees of the entity operating the principal use, such as carpenter, paper hanging, electrical, plumbing, heating, and/or furniture upholstery, subject to Footnote 3.	X	X	X	X	X	X	X	X	X	P	C	X
Recreational facilities of a commercial, open air type, such as baseball fields, swimming pools, skating rinks, golf driving ranges or similar open-air recreational uses and facilities if located at least two hundred (200) feet from any "R" District.	X	X	X	X	X	X	X	X	X	P	X	X
Restaurants, Bars, Cocktail Lounges, Nightclubs, and similar enterprises which offer entertainment or dancing conducted within a completely enclosed building and at least one hundred (100) feet from any "R" District	X	X	X	X	X	X	X	C	P	P	C	X
Restaurants, cafes, and soda fountains, not including entertainment or dancing.	X	X	X	X	X	X	X	P	P	P	C	X
Restaurants of a drive-in type, summer gardens and roadhouses, including entertainment and dancing, provided the principal building is distant at least one hundred and fifty (150) feet from any "R" District.	X	X	X	X	X	X	X	X	C	P	C	X
Retail businesses such as a grocery, fruit or vegetable store, drugstore, drapery and curtain shop, and similar businesses	X	X	X	X	X	X	X	P	P	P	C	X

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4. Commercial Land Uses (cont'd)	A-1	S-1	R-1	R-2	R-3	R-4	RMH-1	B-1	B-2	B-3	M-1	M-2
Riding Stables subject to Article IX, Section 1.2.B.(2)	C	C	C	C	C	C	X	X	X	X	X	X
Sexually-oriented businesses subject to Article IX, Section 23	X	X	X	X	X	X	X	X	X	X	X	P
Veterinary establishment, animal hospital, clinic or kennel, not including any outdoor exercise runway,	C	C	X	X	X	X	X	C	C	P	X	X
Any other retail business or service establishment which is determined by the Board to be of the same general character as the permitted uses cited in this Subsection	X	X	X	X	X	X	X	P	P	P	X	X

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5. Industrial Land Uses	A-1	S-1	R-1	R-2	R-3	R-4	RMH-1	B-1	B-2	B-3	M-1	M-2
Airport or aircraft landing area	C	C	C	C	C	C	X	X	X	X	X	C
Apparel and other products assembled from finished textiles; fur goods manufacture, but not including tanning or dyeing	X	X	X	X	X	X	X	X	X	X	X	P
Bakery, subject to Footnote 3.	X	X	X	X	X	X	X	X	X	P	P	P
Blast furnaces, steel works, and rolling and finishing mills	X	X	X	X	X	X	X	X	X	X	X	C
Bottling of soft drinks, provided a building used for such processing and distribution shall be at least one hundred (100) feet from any "B-1" District.	X	X	X	X	X	X	X	X	X	C	P	P
Candy manufacturing, provided a building used for such processing and distribution shall be at least one hundred (100) feet from any "B-1" District.	X	X	X	X	X	X	X	X	X	C	P	P
Cleaning and Dyeing plants	X	X	X	X	X	X	X	X	X	X	X	P
Coal, coke or wood yard	X	X	X	X	X	X	X	X	X	X	X	P
Compounding, processing, and packaging of meat, dairy, and food products, exclusive of slaughtering where all activities are conducted within completely enclosed buildings.	X	X	X	X	X	X	X	X	X	X	P	P
Creamery, ice cream, and dairy operations, provided a building used for such processing and distribution shall be at least one hundred (100) feet from any "B-1" District.	X	X	X	X	X	X	X	X	X	P	P	P
Explosive Materials	X	X	X	X	X	X	X	X	X	X	X	C
Grain elevators and food mills	X	X	X	X	X	X	X	X	X	X	P	P
High-technology establishments such as computer-aided design and/or manufacturing (CAD/CAM) robotics, high temperature ceramics, sophisticated microelectronics, and biotechnology.	X	X	X	X	X	X	X	C	C	C	P	P
Ice plants or distribution stations, provided a building used for such processing and distribution shall be at least one hundred (100) feet from any "B-1" District.	X	X	X	X	X	X	X	X	X	P	P	P
Junk Yards, Recycling Centers, Landfills, and Motor Vehicle Salvage Yards, subject to Article IX, Section 10	X	X	X	X	X	X	X	X	X	X	X	C

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5. Industrial Land Uses (cont'd)	A-1	S-1	R-1	R-2	R-3	R-4	RMH-1	B-1	B-2	B-3	M-1	M-2
Laboratories for optical instruments and lenses	X	X	X	X	X	X	X	X	X	X	P	P
Laboratories for research and engineering	X	X	X	X	X	X	X	X	X	X	P	P
Lumber and building material mills, fabrication, and yards	X	X	X	X	X	X	X	X	X	X	X	P
Lumber yard of retail type, including only incidental mill work, subject to Footnotes 1 and 2.	X	X	X	X	X	X	X	X	X	P	X	X
Machine shops and tool and die shops	X	X	X	X	X	X	X	X	X	X	P	P
Machinery and heavy equipment rental, sales, and storage	X	X	X	X	X	X	X	X	X	P	P	P
Manufacture of plastic products, but not including the processing of raw materials	X	X	X	X	X	X	X	X	X	X	P	P
Manufacturing, assembling, or repairing of electrical and electronic products, components, and equipment	X	X	X	X	X	X	X	X	X	X	P	P
Manufacturing, processing, assembling, or compounding operations contained entirely within enclosed buildings and possessing characteristics similar to those industrial uses listed in this section which can be operated in compliance with the performance standards of this Zoning Resolution.	X	X	X	X	X	X	X	X	X	X	P	P
Mini-warehouses	X	X	X	X	X	X	X	X	X	X	P	P
Motor Vehicle Service Centers	X	X	X	X	X	X	X	X	X	P	P	P
Moving and Storage Companies	X	X	X	X	X	X	X	X	X	X	C	P
Petroleum refining	X	X	X	X	X	X	X	X	X	X	X	P
Petroleum storage, but only after the location and treatment of the premises have been approved by the Chief of the Fire Department	X	X	X	X	X	X	X	X	X	X	X	P
Printing, Publishing, Binding, Typesetting, or Lithographing shop, subject to Footnote 3	X	X	X	X	X	X	X	X	X	P	P	P
Removal of dirt, topsoil, or gravel subject to Article IX, Section 20	C	C	C	C	C	C	X	X	X	X	X	C
Sign Painting and Manufacturing	X	X	X	X	X	X	X	X	C	P	P	P
Stockyards	X	X	X	X	X	X	X	X	X	X	X	C
Storage yard or plant for contractor's equipment , or storage and rental of equipment commonly used by contractors, subject to Footnotes 1 and 2.	X	X	X	X	X	X	X	X	X	P	P	P
Supply Yards	X	X	X	X	X	X	X	X	X	X	P	P

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5. Industrial Land Uses (cont'd)	A-1	S-1	R-1	R-2	R-3	R-4	RMH-1	B-1	B-2	B-3	M-1	M-2
Trucking, carting, express or hauling terminal or transfer establishments, including storage of vehicles, subject to Footnotes 1 and 2.	X	X	X	X	X	X	X	X	X	X	P	P
Utilities which are non-exempt pursuant to ORC 519.21.1, including: electric substations, equipment buildings, transmission lines, and towers; telephone substations, distribution centers, and transmission equipment buildings; gas regulator and meter stations; water filtration plants and water pumping stations; sanitary sewage treatment plants and pumping stations; and recycling facilities.	X	X	X	X	X	X	X	X	X	X	P	P
Utilities which are non-exempt pursuant to ORC 519.21.1(B), including telecommunication facilities, commercial radio and television transmitting stations, and antenna towers.	X	X	X	X	X	X	X	X	X	X	C	C
Utility yard for a public utility service, subject to Footnotes 1 and 2.	X	X	X	X	X	X	X	X	X	P	P	P
Warehouse and Storage facilities	X	X	X	X	X	X	X	X	X	X	P	P
Wholesale establishments	X	X	X	X	X	X	X	X	X	X	P	P

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6. Accessory Land Uses	A-1	S-1	R-1	R-2	R-3	R-4	RMH-1	B-1	B-2	B-3	M-1	M-2
Accessory uses, buildings or other structures customarily incidental to any principle permitted use	P	P	P	P	P	P	P	P	P	P	P	P
Agricultural Migrant farm labor housing, subject to Township regulation pursuant to Article IX, Section 1 (Agricultural Use Restrictions)	P	P	X	X	X	X	X	X	X	X	X	X
Agricultural Temporary Housing on a 40 acre or larger site in Mobile or Manufactured Home, subject to Township regulation pursuant to Article IX, Section 1 (Agricultural Use Restrictions)	C	X	X	X	X	X	X	X	X	X	X	X
Exterior Signs - Billboards and outdoor advertising signs and structures located on premises abutting state or federal highways, and subject to Sign Code	C	X	X	X	X	X	X	P	P	P	P	P
Exterior Signs, including directional and incidental signs, which pertain only to a permitted use on the premises subject to Sign Code	X	X	X	X	X	P	P	P	P	P	P	P
Exterior Signs - Real estate signs and small announcement or professional signs subject to Sign Code	P	P	P	P	P	P	P	P	P	P	P	P
Home Occupations subject to Article IX, Section 9	C	C	C	C	C	C	C	X	X	X	X	X
Ponds, subject to Article IX, Section 16	P	P	P	P	P	P	P	P	P	P	P	P
Swimming Pools (Private) for the exclusive use of the dwelling residents subject to Article IX, Section 17	P	P	P	P	P	P	P	X	X	X	X	X
Temporary building for uses incidental to construction work, subject to Article IX, Section 27	P	P	P	P	P	P	P	P	P	P	P	P

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Section 2. FOOTNOTES TO LAND USE MATRIX:

1. The designated uses shall be conducted wholly within a completely enclosed building but not within fifty (50) feet of any "R" District unless the building has no openings other than stationary windows and required fire exits within said distance and is not within thirty (30) feet of any "R" District in any case; or when conducted within an area enclosed on all sides with a solid wall or uniformly painted board fence, not less than six (6) feet high but not within fifty (50) feet of any "R" District.
2. 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 waste and must comply with performance requirements in Article IX, Section 15 (Performance Requirements).
3. The designated uses shall not be conducted within fifty (50) feet of any "R" District unless the building in which located has no openings other than stationary windows or required fire exits within said distance and is not within thirty (30) feet of any "R" District in any case.