

# ARTICLE 4 PERMITTED AND CONDITIONAL USES

## SECTION 4.01 USE DESIGNATIONS IN THE 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. [Note: The R-PUD District is not indicated in the table as this is a “generic” name for the District. When an R-PUD is authorized, its name will be associated with a specific Agricultural or Residential District. The permitted and conditional uses specified for the associated district controls the land uses allowed within the R-PUD District (e.g., permitted and conditional uses within an R-2 PUD are the same as those listed for the R-2 District).

4.01.01 Explanation of Matrix Organization and Symbols. The land uses listed in the first column of the Land Use Matrix are grouped by the following types of uses: agricultural uses, residential uses, public and semi-public uses, commercial uses, industrial uses, and accessory uses. The remainder of the columns each represents a Zoning District established in this Code. Where a row containing a specified land use intercepts a Zoning District column:

- a) The letter “P” shall specify that the land use is a permitted use in that Zoning District. A permitted use shall require ministerial review by the Zoning Inspector, unless Site Plan review is required by the Zoning Commission pursuant to Section 13.04 (Site Plan Review).
- b) The letter “C” shall specify the land use is a Conditional Use in that Zoning District subject to Conditional Use review by the Board of Zoning Appeals pursuant to Section 12.04; and
- c) <sup>1</sup>
- d) Uses not specifically listed for a Zoning District or which are not interpreted to be included categorically under this article shall not be permitted.

4.01.02 Interpretation of Land Uses. The interpretation of uses given in categorical terms shall be as defined in Article 2 (Definitions) and as otherwise reasonably interpreted by: the Zoning Inspector upon ministerial review; the Zoning Commission upon Site Plan or Development Plan Review; the Board of Zoning Appeals upon Conditional Use Review or appeal; or by action of the Zoning Commission and the Board of Trustees upon amendment to the Zoning Resolution.

- a) The presumption established by this Article is that uses of land recognized by the Township are addressed within at least one established zoning district in the Township’s planning jurisdiction. Therefore, because the list of land uses set forth in the Land Use Matrix cannot be all-inclusive, those uses that are listed may be interpreted to include other similar uses as determined by the Zoning Inspector.

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<sup>1</sup> Amended 4/25/2018 by Resolution 2-2018 (effective 5/25/2018)

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- b) The Land Use Matrix shall not be interpreted to allow a use in one zoning district when the use in question is more closely related to another specified use that is located on land in other zoning districts.
- c) Mixed Uses. Whenever a mixed-use development could fall within more than one use classification in the Land Use Matrix, the classification that most closely and most specifically describes the development shall control. When a mixed use development comprises two (2) or more principal uses where any of the principal uses is a conditional use, then Conditional Use review shall be undertaken for the entire mixed-use development.

### SECTION 4.02 LAND USE MATRIX

Zoning Districts Land Use	<u>A-1</u>	<u>R-1</u>	<u>R-2</u>	<u>R-3</u>	<u>R-4</u>	<u>R-5</u>	<u>C-1</u>	<u>C-2</u>	<u>C-3</u>	<u>C-4</u>	<u>I-1</u>	<u>B-PUD</u> <u>Article</u> <u>14</u>
<b>4.02.01 <u>Agricultural Uses</u></b>												
Agriculture (ORC 519.01) – Article 7 Supplementary Land Use Regulations	P	P	P	P	P	P	P	P	P	P	P	P
Farm Markets (See Section 7.04) (ORC 519.21C)	P	P	P	P	P	P	P	P	P	P	P	P
Spreading of non-toxic sludge for legitimate agricultural use, pursuant to Section 7.13	P	P	P	P	P	P	P	P	P	P	P	P
<b>4.02.02 <u>Residential Uses</u></b>	<u>A-1</u>	<u>R-1</u>	<u>R-2</u>	<u>R-3</u>	<u>R-4</u>	<u>R-5</u>	<u>C-1</u>	<u>C-2</u>	<u>C-3</u>	<u>C-4</u>	<u>I-1</u>	<u>B-PUD</u> <u>Article</u> <u>14</u>
Dwelling, Single Family	P	P	P	P								
Dwelling, Two Family (Subject to Site Plan Review)			P	P		P						
Dwelling, Multiple Family (Subject to Site Plan Review)				P	P	P						
Group adult care facility for three (3) to five (5) unrelated adults pursuant to ORC 3722.03 (See Section 7.07)	P	P	P	P	P	P						
Group adult care facility for six (6) to sixteen (16) unrelated adults pursuant to ORC 3722.03 (See Section 7.07)				C	C	P						
Group foster home pursuant to ORC 5103.0318 (See Section 7.07)	P	P	P	P	P	P						
Group MR/DD residential facility for one (1) to eight (8) persons pursuant to ORC 5123.19(N) (See Section 7.07)	P	P	P	P	P	P						
Group MR/DD residential facility for between nine (9) and sixteen (16) persons pursuant to ORC 5123.19(O) (See Section 7.07)				C	C	P						
Manufactured Home Park, as defined in Article 2 and regulated by ORC 3733					C							
Nursing Home <sup>2</sup>				C	C	P						

<sup>2</sup> Amended 4/25/2018 by Resolution 2-2018 (effective 5/25/2018) C-1 Blank

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Zoning Districts Land Use	<u>A-1</u>	<u>R-1</u>	<u>R-2</u>	<u>R-3</u>	<u>R-4</u>	<u>R-5</u>	<u>C-1</u>	<u>C-2</u>	<u>C-3</u>	<u>C-4</u>	<u>I-1</u>	<b>B-PUD Article 14</b>
<b>4.02.03 <i>Public/Semi-Public Uses</i></b> (Subject to Site Plan Review)	<u>A-1</u>	<u>R-1</u>	<u>R-2</u>	<u>R-3</u>	<u>R-4</u>	<u>R-5</u>	<u>C-1</u>	<u>C-2</u>	<u>C-3</u>	<u>C-4</u>	<u>I-1</u>	<b>B-PUD Article 14</b>
Cemetery/Memorial Gardens	C											
Child Day Care Home, Type B	P	P	P	P	P	P						
Child Day Care Home, Type A				C	C	P						
Child Day Care Center <sup>3</sup>				C	C	C	P	C			P	
Farm Recreation Enterprise (See Section 7.05)	C											
Institutional Health Care Facility								C				
Mortuary							C	P			P	
Nursery School <sup>4</sup>				C	C	C	P	C			P	
Public Service Facilities	P	P	P	P	P	P	P	P	P	P	P	P
Public Uses	P	C	C	C	C		P	P			P	
Recreational Facilities, Non-Commercial				C	C	C	C					
Semi-Public Uses (as defined herein)	C	C	C	C	C		P	P			P	
<b>4.02.04 <i>Commercial Uses</i></b> (Subject to Site Plan Review)	<u>A-1</u>	<u>R-1</u>	<u>R-2</u>	<u>R-3</u>	<u>R-4</u>	<u>R-5</u>	<u>C-1</u>	<u>C-2</u>	<u>C-3</u>	<u>C-4</u>	<u>I-1</u>	<b>B-PUD Article 14</b>
Agricultural Implement Sales & Service								C				
Animal Care Facilities	C						C	C				
Boat Storage								C				
Building Material Supplies/ Storage								C				
Entertainment Facilities												C
Financial/Insurance Services							P	P			P	
Health Care Clinic					C	C	C					
Kennel (See Section 7.09)	C						C	C				
Manufactured Home Sales								C				
Marine Sales & Service								C				
Motor Vehicle Body Shop								C			P	
Motor Vehicle Sales & Rental								C				
Motor Vehicle Service Station							C	P			P	
Offices									P			P
Offices for Professional Activities				C	C	C	P	P	P		P	
Personal Services							P	P	P		P	
Printing and Publishing								P	C		P	
Public Garage								C				
Recreational Facilities, Commercial							C	C				
Restaurant/Lounge							C	P	C		P	C
Retail Businesses: All Types											C	P
Retail Businesses: Community Retail								P			P	
Retail Businesses: Malls										P		
Retail Businesses: Neighborhood Retail							P	P			P	

<sup>3</sup> Amended 4/25/2018 by Resolution 2-2018 (effective 5/25/2018)

<sup>4</sup> Amended 4/25/2018 by Resolution 2-2018 (effective 5/25/2018)

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Zoning Districts Land Use	<u>A-1</u>	<u>R-1</u>	<u>R-2</u>	<u>R-3</u>	<u>R-4</u>	<u>R-5</u>	<u>C-1</u>	<u>C-2</u>	<u>C-3</u>	<u>C-4</u>	<u>I-1</u>	<u>B-PUD</u> <u>Article</u> <u>14</u>
Retail Businesses: Shopping Centers										P		
Self Service Storage Facility					C		C	C				
Sexually Oriented Business (See Section 7.14)											P	
<b>4.02.05 <u>Industrial Uses</u></b> (Subject to Site Plan Review)	<u>A-1</u>	<u>R-1</u>	<u>R-2</u>	<u>R-3</u>	<u>R-4</u>	<u>R-5</u>	<u>C-1</u>	<u>C-2</u>	<u>C-3</u>	<u>C-4</u>	<u>I-1</u>	<u>B-PUD</u> <u>Article</u> <u>14</u>
Any industrial use provided that no noxious or offensive activity shall be carried on within this district, nor shall anything be done which is injurious, dangerous or offensive to the neighborhood by reason of excessive emission of odor, dust, smoke, gas, noise, fumes, flame or vibration.											C	P
Asphalt Manufacturing or Mixing <sup>5</sup>												C
Bakeries											C	P
Blast Furnaces												C
Bottling or Packaging of Cleaning Compounds, Polishes, Seeds, etc.											C	P
Breweries <sup>6</sup>											C	P
Brick and Tile Manufacturing												P
Carpenter and Cabinet Making Shops											C	P
Cement and Cinder Block Manufacturing											C	P
Chemical Plants (manufacturing and storage) <sup>7</sup>											C	P
Cold Storage Plants											C	P
Commercial Grain Elevator	C											P
Confection Manufacturing											C	P
Creameries											C	P
Dental, Surgical and Optical Goods Manufacturing											C	P
Distilling of Bones, Fat, Glue, or Gelatin Manufacturing <sup>8</sup>												P
Dry Cleaning and Carpet Cleaning											C	P
Electric and Gas Service Buildings											C	P
Fertilizer Mixing and Manufacturing											C	P
Food Processing												P
Food Products Manufacturing											C	P
Gas Storage and Manufacturing												P
General Manufacturing												P
Jewelry Manufacturing											C	P

<sup>5</sup> Amended 4/25/2018 by Resolution 2-2018 (effective 5/25/2018)

<sup>6</sup> Amended 4/26/2007 by Resolution 2-2007 (effective 5/26/2007)

<sup>7</sup> Amended 4/26/2007 by Resolution 2-2007 (effective 5/26/2007)

<sup>8</sup> Amended 4/26/2007 by Resolution 2-2007 (effective 5/26/2007)

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Zoning Districts Land Use	<u>A-1</u>	<u>R-1</u>	<u>R-2</u>	<u>R-3</u>	<u>R-4</u>	<u>R-5</u>	<u>C-1</u>	<u>C-2</u>	<u>C-3</u>	<u>C-4</u>	<u>I-1</u>	<u>B-PUD Article 14</u>
Junk Yards, Automobile Graveyards, or Places for the Collection of Scrap Metal or Junk for Salvage Purposes <sup>9</sup>											C	
Laboratories									P		C	P
Laboratories for Research and Testing									C		C	P
Laundries											C	P
Metallic Powder Works <sup>10</sup>												P
Musical Instruments											C	P
Office, Computer and Accounting Machines											C	P
Pattern Making Shops											C	P
Pharmaceutical Product Manufacturing											C	P
Printing, Engraving and Book Binding Shops											C	P
Produce Processing Facility											C	P
Racing Facilities <sup>11</sup>												P
Sand and Gravel Extraction <sup>12</sup>												
Saw Mills											C	P
Slaughter Houses <sup>13</sup>												
Small Electronic Products and Scientific Instruments											C	P
Small Glass Products											C	P
Small Household Appliances											C	P
Smelting <sup>14</sup>												
Soda Water and Soft Drink Bottling											C	P
Sporting Goods											C	P
Stockyards <sup>15</sup>												P
Stone Quarries <sup>16</sup>												
Toiletries and Cosmetic Manufacturing											C	P
Tool, Die, Gauge and Machine Shops Manufacturing Small Parts											C	P
Transport and Trucking Terminals												P
Warehousing									C		C	P
Warehousing, Transfer, Terminal, Storage, and Loft Buildings, including the distribution of the items so handled											C	P
Wholesale Businesses												P
Wind Turbines <sup>17</sup>	C	C	C	C	C	C	C	C	C	C	C	C
<b>4.02.06 <u>Accessory Structures and Uses</u></b>	<u>A-1</u>	<u>R-1</u>	<u>R-2</u>	<u>R-3</u>	<u>R-4</u>	<u>R-5</u>	<u>C-1</u>	<u>C-2</u>	<u>C-3</u>	<u>C-4</u>	<u>I-1</u>	<u>B-PUD Article 14</u>

<sup>9</sup> Amended 4/26/2007 by Resolution 2-2007 (effective 5/26/2007)

<sup>10</sup> Amended 4/26/2007 by Resolution 2-2007 (effective 5/26/2007)

<sup>11</sup> Amended 4/25/2018 by Resolution 2-2018 (effective 5/25/2018)

<sup>12</sup> Amended 4/25/2018 by Resolution 2-2018 (effective 5/25/2018)

<sup>13</sup> Amended 4/25/2018 by Resolution 2-2018 (effective 5/25/2018)

<sup>14</sup> Amended 4/25/2018 by Resolution 2-2018 (effective 5/25/2018)

<sup>15</sup> Amended 4/25/2018 by Resolution 2-2018 (effective 5/25/2018)

<sup>16</sup> Amended 4/25/2018 by Resolution 2-2018 (effective 5/25/2018)

<sup>17</sup> Amended 8/25/2021 by Resolution 10-2021(effective 9/24/2021)

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Zoning Districts Land Use	<u>A-1</u>	<u>R-1</u>	<u>R-2</u>	<u>R-3</u>	<u>R-4</u>	<u>R-5</u>	<u>C-1</u>	<u>C-2</u>	<u>C-3</u>	<u>C-4</u>	<u>I-1</u>	<u>B-PUD Article 14</u>
Accessory uses or structures customarily incidental to the principal permitted use on a property which it pertains to or depends upon for its existence	P	P	P	P	P	P	P	P	P	P	P	P
Accessory structure devoted to human occupancy												
Accessory Solar Energy Systems ASES <sup>18</sup>	P	P	P	P	P	P	P	P	P	P	P	P
Home Occupations (See Section 7.08)	P	P	P	P	P							
Non-traditional accessory structures, including but not limited to semi-truck trailers, box trucks, and cargo containers used by the air, rail, shipping, and land transportation industries <sup>19</sup>												
Outdoor Advertising	P						P	P	P	P	P	P
Ponds (See Section 7.11)	C 20	C	C	C	C	C	C	C	C	C	C	C
Principal Solar Energy Systems PSES <sup>21</sup>	C						C	C	C	C	C	C
Structure for Temporary Housing for Seasonal Worker (See Section 7.17)	C											
P = Permitted Use C = Conditional Use Blank = Prohibited Use												

<sup>18</sup> Amended 3/24/2021 by Resolution 02-2021 (effective 4/23/2021)

<sup>19</sup> Amended 8/8/2001 by Resolution 01-2001 (effective 9/9/2001)

<sup>20</sup> Amended 5/31/2006 by Resolution 10-2006 (effective 6/30/2006)

<sup>21</sup> Amended 3/24/2021 by Resolution 02-2021 (effective 4/23/2021)