

No building shall be erected, reconstructed or structurally altered to exceed in height the limits established and specified for the use and the district in which the building is located.

(Ord. Z-71-449, passed 7-12-1971) Penalty, see § 156.999

§ 156.060 YARD, LOT AREA AND SIZE OF BUILDING.

No building shall be erected, reconstructed or structurally altered in any manner which will encroach upon, or reduce in any manner, the yards, lot area per family, ground floor area of residential buildings or lot coverage regulations established and specified for the use and the district in which the building is located except as otherwise provided in this chapter.

(Ord. Z-71-449, passed 7-12-1971) Penalty, see § 156.999

§ 156.061 LOTS.

Every building hereafter erected shall be located on a lot which fronts on a street or place.

(Ord. Z-71-449, passed 7-12-1971) Penalty, see § 156.999

§ 156.062 VEHICLE PARKING SPACE; LOADING AND UNLOADING BERTHS.

For every building hereafter erected, off-street parking space and loading and unloading berths shall be provided as hereinafter specified for the use to which the building is to be devoted.

(Ord. Z-71-449, passed 7-12-1971) Penalty, see § 156.999

AUTHORIZED USES AND REQUIREMENTS

§ 156.075 PRIMARY PERMITTED USES.

(A) The primary uses permitted in the districts established by or under § 156.055 are shown in Table I.

(B) Where the district column is marked with an "X" the use is permitted.

(C) Where the district column is marked with an "S" the use may be permitted only as a special exception under §§ 156.090 or 156.091.

(D) Where the district column is marked with "C" the use may be permitted only as a conditional use under §§ 156.095 through 156.096.

(E) Any use permitted in the basic district shall also be permitted in the RO and HD Overlay Districts.

(Ord. Z-71-449, passed 7-12-1971; Ord. Z-76-636, passed 12-6-1976; Ord. Z-86-167, passed 10-6-1986; Ord. Z-94-190, passed 4-21-1994; Ord. Z-96-157, passed 11-21-1996; Ord. Z-97-216, passed 11-20-1997; Ord. Z-04-32, passed 6-17-2004) Penalty, see § 156.999

TABLE I: AUTHORIZED USES

X - Permitted Use

S - Special Exceptions

C - Conditional Use



	R1	R2	R2/CM	R3 R4 R5	RN-1	RN-2	RO	C- 1a	<u>C1b</u>	C2	C3	HS	I-1
RESIDENTIAL USES													
Complex, multi-family				X			X			X			
Dwelling, single-family	X	X	X	X	X	X	X	X	X	X			X
Dwelling, multi-family (including two-family and row houses)				X			X			X			X
Dwelling, two-family					C	C							
Fraternity, sorority or student cooperative				S			S						
Construction trailer or office (temporary)	X	X	X	X	X	X	X	X	X	X	X	X	X
Class B manufactured homes (temporary)	S	S		S			S	S	S	S	S	S	S
Manufactured home parks	See §§ 156.105 - 156.109 Planned Unit Development District												
Nursing homes or homes for the elderly	S	S		S			S						
Orphanages, boys and girls homes	S	S		S			S						
Swimming pool, private, associated with a residential use	X	X	X	X	X	X	X	X	X	X	X	X	X
COMMERCIAL USES													
Apparel and accessory													



sales and service													
Clothing, apparel and accessory sales								X	X	X	X		
Custom tailoring, dressmaking and associated accessory specialty sales								X	X	X	X		
Furriers and fur shops and storage										X	X		X
Dry cleaning and laundry pick-up stations								X	X	X	X		
Laundries and dry cleaning (limited capacity - 40 lbs. using non-flammable fluid)								X	X	X	X		
Launderette and cleaning service (coin- operated, individual or family sized equipment)								X	X	X	X		
Laundry, steam plants and dry cleaning plants and storage										X			X
Shoe repair and hat cleaning								X	X	X	X		
AUTOMOTIVE DEALERS, SERVICES AND REPAIRS													
Automobile sales and associated sales and services										S	X		
Used auto sales									S	S			
Automobile accessory sales									S	X	X		
Automobile service stations									S	S	X	S	
Automobile and motorcycle repair garages									S	S			
Car washing stations								S	S	S	X		



Self-service car wash								S	S	S	X		
Automobile body repair, painting and repainting									S	S			S
Automobile commercial parking enterprise								S	S	S			X
Automobile parking accessory to permitted uses	X	X		X	X	X	X	X	X	X	X	X	X
Junk yards and auto wrecking													
Tire recapping and retreading										S			
BUSINESS AND PROFESSIONAL OFFICES AND SERVICES													
Ambulatory care facilities			C										
Community health service agencies			C										
Diagnostic, testing and imaging facilities			C										
Duplicating and blueprinting establishments									X	X	X		X
Health care offices and related services that do not involve patient visits			C										
Laboratories for industrial research and testing													X
Laboratories for medical and dental research and testing			C				X	X	X	X			
Office equipment and supplies, sales and service									X	X	X		X
Offices - professional, semi professional and							X	X	X	X	X		X



business													
Printing, publishing establishments (limited to five tradesmen)									X	X			X
Printing, publishing establishments										X			X
Professional medical offices (physicians and dentists)			C										
Sign painting - no outside storage									X	S			X
Sign manufacturing										S			X
BUILDING MATERIALS													
Contractors' plants or storage yards													X
Hardware, small appliances, electrical items and incidental repair								X	X	X	X		X
Sawmill													
Lumber and other building materials and incidental millwork													X
Plumbing and heating or electrical retail sales and service (enclosed storage)										X			X
Wallpaper, paint and glass stores								X	X	X	X		X
FARM EQUIPMENT													
Farm machinery, sales, repair and storage													X
Farm machinery assembly or production													X
Fuel oil and bottled gas sales and storage													X



Feed, fertilizers and seed retail sales in bulk										S			X
Garden supplies								X	X	X	X		
Grain elevators and processing													
	R1	R2	R2/CM	R3 R4 R5	RN-1	RN-2	RO	C-1a	C1b	C2	C3	HS	I-1
HOTELS AND OTHER LODGING													
Boarding and rooming houses				X			X	X	X	X			
Boarding house, exclusively for persons visiting patients that are admitted and receiving medical services provided by the hospital or health care facilities in the district			C										
Hotels, motels and inns										X		X	
Tourist homes							X	X	X	X			
MISCELLANEOUS SALES AND SERVICE													
Antique and gift shops								X	X	X	X	S	
Apothecary shop as an accessory use within a medical building having no advertising or outside entrance			C	X			X	X	X	X			
Art supplies retail sales								X	X	X	X		
Bicycles sales and repair								X	X	X	X		
Billboard									X	X			
Book and stationery stores								X	X	X	X		
Commercial greenhouse - not								X	X	X	X		



exceeding 1,000 sq. ft. in area													
Commercial greenhouse - over 1,000 sq. ft										S			X
Drug stores and pharmacies								X	X	X	X		
Florist, flower shop								X	X	X	X		
Gift shop - as an accessory use to a permitted use							X	X	X	X	X	X	
Jewelry and watch sales and repair								X	X	X	X		
Lock and gunsmiths								X	X	X	X		
Newsdealers								X	X	X	X		
Opticians and optical supply sales			C				X	X	X	X	X		
Pawnshops or second-hand stores									X	X			
Pet shops, bird stores, taxidermists							X	X	X	X			
Photographic studios and camera supply							X	X	X	X	X		
Photo pick-up station								X	X	X	X		
Machine shop													X
Sexually oriented business										X	X		X
Signs-when accessory to an established permitted use	X	X	X	X	X	X	X	X	X	X	X	X	X
Sporting goods sales								X	X	X	X		
Sporting goods sales and rental accessory to a recreational use								X	X	X	X		
Studios and							X	X	X	X	X		



galleries (art, music, dancing, etc.)													
Tattoo parlors and/or body art studios								S	S	S			
Temporary sales (garage, yard, auctions, etc.)	S	S	S	S	S	S	S	S	S	S	S	S	S
Trailer or mobile home sales									X	S	X		
Veterinary hospitals, commercial kennels								S	X	S			X
FOOD RETAIL SALES AND SERVICES													
Bakeries and confectioneries (limited to 2,500 sq. ft. manufacturing)								X	X	X	X		
Bakeries (over 2,500 sq. ft. manufacturing)													X
Catering establishments								X	X	X	X		
Coffee house and tea rooms								X	X	X	X		
Cold storage lockers - for individual use								X	X	S	X		X
Cold storage plants													X
Dairies and ice cream manufacturing													X
Drive-in eating establishments									X	X	X		
Food stores, retail only (i.e., grocery, delicatessen)								X	X	X	X		
Ice manufacturing													X
Meat and poultry processing and packing (wholesale excluding slaughtering)													X



Meat market (retail)								X	X	X	X		
Restaurant								X	X	X	X	X	
Restaurant, including pick-up								X	X	X	X		
Taverns, bars, saloons									X	X	S		
FINANCIAL INSTITUTIONS AND SERVICES													
Banks, savings and loan association								X	X	X	X		
Brokers, holding and other investment companies										X	X		
Credit agencies and loan companies								X	X	X	X		
Insurance and real estate agencies			C					X	X	X	X	X	
FURNITURE AND HOUSEHOLD GOODS													
China, glassware and metalware "specialty shops"								X	X	X	X		
Floor covering, drapery and upholstery stores								X	X	X	X		
Furniture, retail sales and associated storage										X	X		
Major household appliances, sales and service								X	X	X	X		
Radio and television, sales and service								X	X	X	X		
GENERAL MERCHANDISE													
Department store										X	X		
Direct selling and mail order stores								X	X	X	X		
Limited price variety stores (i.e. \$0.05 and \$0.10)								X	X	X	X		
Servicing vending										S			X



machine operators													
PERSONAL SERVICES													
Barber and beauty shops							X	X	X	X	X		
Funeral homes and undertakers				S			S	S	X	S			
Health clubs (public) reducing salon								X	X	X	X		
Massage parlor										S			
RECREATION AND AMUSEMENT													
Billiard and other indoor game rooms									X	X	X		
Bowling alley									X	S	X		
Carnivals, fairs, circuses, etc.	S	S		S	S	S	S	S	S	S	S		S
Fishing lake or docks, commercial	S												
Night clubs, dance halls, etc.									X	X	X		
Outdoor commercial enterprises including outdoor theaters								S	S	S	S		
Roller and ice skating rink									X	X	X		
Swimming pools or commercial lake (public or private)	S							S	S	*(4)		*(4)	
Theaters, indoor								X	X	X	X		
INDUSTRIAL USES													
Heavy industrial uses (See Sec. 3.4k)													
Industrial material storage (open)													S
Industrial uses in flood plain area *(5)													
Light industrial uses (See Sec. 3.4b)													X



Mineral extraction, borrow pit, topsoil removal and storing area													
Petroleum tank farm													
Slaughter house													
Truck freight terminal													S
Warehouse, storage, monument sales and storage										S			X
PUBLIC AND SEMI-PUBLIC USES													
Airport or landing field													
Cemetery or crematory	S	S		S	S	S	S	S	S	S			
Church or temple	X	X	X	X	X	X	X	X	X	X	X	X	X
College (private)									X	S	X		X
College or university (public and parochial)	S	S		S	S	S	S						
Country club or golf course	S	S			S	S							
Fire station or police station	S	S	S	S	S	S	S	S	S	S	S		S
Hospital	S	S	S	S	S	S	S	S	S	S			S
Kindergarten or day nursery	S	S	S	S	S	S	S	S	S	S	S		S
Lodge or private club including fraternal organizations with no sleeping quarters				S			X		X	S			
Medical health center or clinic			C	S			X	X	X	X			
Governmental buildings for office or public use	S	S		S	S	S	S	S	S	S	S	S	S
Governmental garages, repair or storage yards and													S



warehouses													
Correctional and rehabilitational school	S	S		S	S	S							
Public library and museum	S	S		S	S	S	S	S	S	S	S		S
Public utilities - service or storage yards and warehouses													S
Public utilities - transmission lines and substations	S	S		S			S	S	S	S	S	S	S
Public utilities - plants, underground lines, reservoirs, storage tanks, etc. (i.e. water, gas, sewer, electric and the like)	S	S		S	S	S	S	S	S	S	S	S	S
Parks, public	S	S		S	S	S	S	S	S	S	S	S	S
Radio and television towers	S	S		S	S	S	S	S	S	S	S	S	S
Railroad right-of-way and uses related thereto	S	S		S	S	S	S	S	S	S	S	S	S
Refuse dump	Not Permitted in Any District												
Landfill - all	S												
Sanitary landfill													
School, parochial or public	S	S		S	S	S	S	S	S	S			
Sewage plant	S	S		S	S	S	S	S	S	S	S	S	S
Stadium	S												
Public or private camp													
AGRICULTURAL USES													
Farm, confinement feeding													
Farm, general	X	X		X	X	X	X	X	X	S	X	X	X
Plant nursery	X	X		X	X	X	X	X	X	S	X	X	X