

3. Adequate and safe separation of uses; and
 4. Compliance with the requirements of this Chapter.
- H. No vehicles shall be parked within the required front yard of any automotive service station except for those vehicles actually being serviced at the pump island. No vehicle not owned or utilized by an employee or owner of such automotive filling station shall be permitted to stand out of doors on such premises for more than 72 hours.
- I. The following shall regulate the abandonment of automotive service and gas stations:
1. If any automobile filling station is abandoned for a period of at least six (6) consecutive months, such station shall be presumed to be a nuisance affecting or endangering surrounding property values and to be detrimental to the public health, safety, convenience, comfort, property or general welfare of the community and shall be abated.
 2. Such abandoned condition shall be abated within sixty (60) days either by placing the station in operation in accordance with this section and other applicable laws and regulations of the Village and State, adapting and using the building or structure for another permitted use in the district in which it is located, or by razing the station, removing the pumps, canopy and signs, abandoning the underground storage tanks in accordance with safe accepted practices as prescribed by the National Fire Protection Association in Appendix C to N.F.P.A. No. 30, under the supervision of the Village's Fire Chief or other designated officials, and filling depressions to the grade level of the lot, however, if the station is in operation at the time notice is given and remains in operation for ninety (90) consecutive days thereafter, the provision of this sub-section shall not apply.

Whenever the Building/Zoning Official shall find any automotive service station/repair garage to be abandoned within the meaning of this Section, the Building/Zoning Official shall give notice in the same manner as service of summons in civil cases, or by certified mail addressed to the owner of record of the premises at the last known address or the address to which tax bills are sent, or by a combination of the foregoing methods.

3. On the failure, neglect or refusal of any owner to comply with the notice to abate such abandonment, the Building/Zoning Official shall take such action as may be necessary to abate such nuisance including the charge of a tax lien on the property.
4. Inoperative service stations which do not come within the definition of an abandoned station shall be maintained in accordance with the provisions of this section and other applicable laws and regulations, and the owner shall

maintain the premises, mowing grass and removing all weeds and rubbish. The parking of motor vehicles on the premises shall be strictly prohibited, and the owner shall place in the window of such station a sign of at least ten (10) square feet in area, notifying the public of this fact. Notwithstanding any other provision of this section, if the Building/Zoning Official shall find that such notice is not complied with by the public, he may order the owner of the premises on which any station is inoperative for more than six months to install fencing or barricade, approved by the Building/Zoning Official, which will be sufficient to block motor vehicles access to the property.

4.5 Adult Entertainment Facility

An Adult Entertainment Facility is a conditional use within the B-2 Light Industrial District. A conditional use for such facilities shall not be approved unless the following minimum conditions shall be complied with:

A. Minimum location requirements

No Adult Entertainment Facility shall be established within two hundred and fifty (250) feet of:

1. Any Residence (R) District; or
2. Any public, private, governmental or commercial library, school, teaching facility, park, recreational facility, religious place of worship, child day care facility, day care facility, playground or swimming pool; or
3. Any other Adult Entertainment Facility.

B. Prohibited public display

No advertisements, displays or other promotional materials shall be shown or exhibited so as to be visible to the public from pedestrian sidewalks or walkways, or from other public or semi-public areas.

C. Public view to be prevented

All building openings, entries, windows, etc. for Adult Entertainment Facilities shall be located, covered, or serviced in such a manner as to prevent a view into the interior from any public or semi-public areas, sidewalk or street. For new construction, the building shall be oriented so as to minimize any possibility of viewing the interior from any public or semi-public areas.

D. External audio and visual impact

No screens, loudspeakers or sound equipment shall be used for motion picture theaters (enclosed or drive-in) that can be seen or discerned by the public from

public or semi-public areas.

E. Interior design

The interior of any adult book store shall be lighted and constructed in such a manner that every portion thereof (except restroom facilities) is readily visible to the clerk or supervisory personnel from the facilities' counter or other regular work station.

4.6 Regulations for Convalescent Care Facilities, Nursing Homes and Assisted Living.

Convalescent Care Facilities, Nursing Homes, and Assisted Living facilities shall require conditional use approval by the Planning Commission and shall conform to the following requirements:

- A. The minimum lot size shall be two (2) acres.
- B. In determining the "density" for such a facility, the Planning Commission should consider the nature of the use as a care giving facility, which is not the same as a multiple family dwelling unit. The number of units for each facility should be evaluated by the Planning Commission on a site specific basis, according to the operational elements of the facility and the site design characteristics.
- C. The applicant for a conditional use permit for convalescent care facilities, nursing homes, and assisted living facilities shall furnish assurances from the developer that the following criteria have been satisfied:
 - 1. The disposal of sewage shall meet with the approval of all applicable health authorities.
 - 2. Stormwater run-off shall be properly channeled so as to eliminate the possibility of flooding, either on or off the property and comply with all other applicable requirements of the Hamilton County Stormwater District or other appropriate regulating body.
 - 3. The street(s) providing access to the site shall be adequate to carry the additional traffic generated by the development.

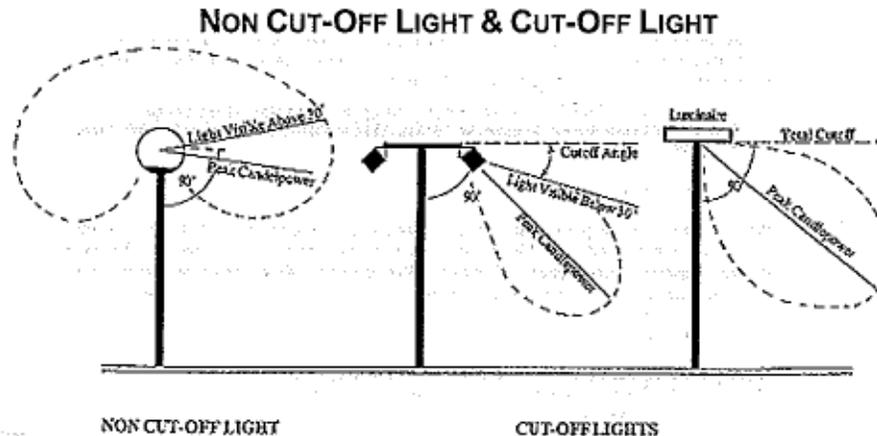
4.7 Regulations for Outdoor Lighting.

The following restrictions shall apply to any outdoor lighting located in any district on parcels, including parking areas and areas where on-building lighting or other security lighting is utilized.

A. Height

All outdoor lighting shall be designed, located, and mounted at heights no

greater than sixteen feet (16') above grade for non-cutoff lights and twenty-four feet (24') above grade for cutoff lights. A greater height may be authorized in any district by a variance approved by the Board of Zoning Appeals or by the Planning Commission during the Site Plan Review process. Cutoff and non-cutoff lights are illustrated below:



B. Illumination

All outdoor lighting shall be designed and located with a maximum illumination of zero (0) foot-candles at the property line of any Residential Zoning District.

C. Shielding

All outdoor lighting for non-residential and residential uses shall be located, screened, or shielded so that adjacent lots located in Residential Zoning District are not directly illuminated.

D. Color and Glare

No outdoor lighting shall be of such an intensity or color distortion as to cause glare or to impair the vision of drivers or pedestrians.

E. Factors for Evaluation

The following factors shall be considered in the evaluation of lighting plans:

1. Pole Height
2. Type of Luminaire
3. Site Coverage – average maintained
4. Uniformity: (a) Maximum: Minimum (b) Average: Minimum
5. Intensity at Property Line

F. Location

Outdoor lighting need not comply with the yard requirements of this Code, except that no such light shall obstruct sight triangles as defined in Section 4.1.

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CHAPTER 5 LOTS OF RECORD

5.0 Dwelling on Any Lot of Record

In any district where dwellings are permitted, a single family detached dwelling may be erected on any lot of official record at the effective date of this Ordinance, irrespective of its area or widths, provided the applicable yard and other open space requirements satisfying the following requirements: that on lots of record which do not meet the minimum yard requirements for the corresponding district as of the effective date of this code, the minimum yard setback shall be determined by the proportional application of the requirements specified in that corresponding district. However, those modified setbacks shall not be greater than 50% of the minimum setback required in that district except as otherwise provided by this Code.

5.1 Non-Conforming Dwelling Units

Any legally permitted dwelling unit existing within a non-residential district on the effective date of the adoption of this Code may continue as a dwelling use provided that the dwelling conforms with the regulations set forth in Chapter 8, Non-Conforming Uses.

5.2 Limitation of One Main Building on Lot

Every building hereafter erected or structurally altered shall be located on a lot as herein defined, and in no case shall there be more than one main building on a lot except as specifically provided hereinafter in Section 5.0.

Where a proposed building/development is located on several lots of record, such parcels shall be consolidated prior to issuance of a Zoning Certificate. Furthermore, all accessory structures shall be located on the same parcel as the principle use.

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CHAPTER 6 HEIGHT MODIFICATIONS

6.0 Height Limitations

The height limitations stipulated elsewhere in this Code may be modified pursuant to the following provisions in Sections 6.1 through 6.3, as per the decision of the Planning Commission following a site plan review.

6.1 Architectural Features

Church spires, domes, flagpoles, antennas, windmills, chimneys, cooling towers, elevator bulkheads, fire towers, belfries, monuments, stacks, derricks, conveyors, stage towers or scenery lofts, tanks, water towers, silos, or necessary mechanical appurtenances, may be erected to any lawful and safe height. Cellular, or wireless communications systems are not subject to this exception and shall be regulated according to Section 4.2, Cellular or Wireless Communication Systems, of this Code.

6.2 Places of Public Assembly

Public, semi-public or public service buildings, (except as otherwise provided), institutions, or schools, when permitted in a District, may be erected to a height not exceeding sixty (60) feet, and churches and similar places of worship may be erected to a height not exceeding seventy-five (75) feet if the building is set back from each required rear and side yard line at least one (1) foot for each foot of additional building height above the height limit otherwise provided in the District in which the building or structure is built.

6.3 Single Family Dwellings

Single family dwellings may be increased in height by not more than ten (10) feet when the side and rear yards are increased over the yard requirements of the District in which they are located by not less than ten (10) feet, in any event, they shall not exceed three (3) stories or forty-five (45) feet in height.

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CHAPTER 7
FRONTAGE AND YARD MODIFICATIONS AND PROJECTIONS

7.0 Building on Through Lots

Buildings on through lots shall conform to the front yard requirements for each street. In such cases, accessory buildings shall be treated as a principal building with regard to compliance with the front yard setback requirements.

7.1 Average Depth of Front Yards

In any Residence district, where the average depth of at least two existing front yards on lots within 100 feet of the lot in question and within the same block front is less or greater than the least front yard depth prescribed elsewhere in this Code, the required depth of the front yard on such lot may be modified. In such case, this modification shall not be less than the average depth of the existing front yards on the two lots immediately adjoining, or, in the case of a corner lot, the depth of the front yard on the lot immediately adjoining, provided, that the depth of a front yard on any lot shall be at least ten (10) feet and need not exceed fifty (50) feet.

7.2 Rear and Side Yard Depth Computation

In computing the depths of a rear yard or the width of a side yard, where the rear or side yards abuts an alley, one-half of the width of the alley may be included as a portion of the required rear or side yard, as the case may be.

7.3 Required Yard Requirements

Every part of a required yard shall be open to the sky, unobstructed, except for accessory buildings in the rear yard, and except for the ordinary projections of skylights, sills, belt courses, cornices and ornamental features. This requirement shall not prevent the construction of fences and hedges as regulated in Section 9.11.

7.4 Corner Lot Yard Requirements

A corner lot shall be considered to contain two front yards. Front yard setbacks shall apply from both street rights-of-way.

7.5 Projection of Architectural Features

Terraces, open porches, platform, ornamental features and fire escapes may project into a required yard, provided these projections be at least two (2) feet from the adjacent side lot line, and provided that they project no more than ten (10) feet into the front yard. For the purpose of this section, terraces, open porches and platforms shall be defined as projections that are not more than 30 inches above the finished grade.

7.6 Projection of Commercial Awnings and Canopies

Awnings that do not project more than forty-eight (48) inches from the face of the building may project into the required front or rear yard when such site is located in a non-residence district.

CHAPTER 8 NON-CONFORMING USES

8.0 Existing Non-conforming Uses Continuation

Except as otherwise specified in these regulations, any use, lot, building or structure that exists as of the enactment date of these regulations may be continued even though such use, lot, building or structure may not conform to the provisions of the Zoning District in which it is located. The provisions for non-conforming uses shall apply.

Nothing contained in these regulations shall require any change in the plans, construction, size or designated use of a building, for which a valid permit has been issued or lawful approval given before the effective date of these regulations; provided, however, that construction under such permit or approval shall have been started within six (6) months and the ground floor framework including structural parts of the second floor shall have been completed within one (1) year and the entire building completed within two (2) years after the effective date of these regulations.

8.1 Discontinuance of Use

In the event that a non-conforming use of any dwelling, building or structure and/or of any land or premises is voluntarily discontinued for one (1) year or more, any future use shall be a lawful conforming use.

8.2 Improvement to an Existing Non-conforming Use

Unless specifically excepted elsewhere in these regulations, no existing building or premises devoted to a non-conforming use shall be enlarged, extended, reconstructed or structurally altered, unless the use is changed to a permitted use or a conditionally permitted use under this Zoning Code.

8.3 Exceptions to the Non-Conforming Regulations

Exceptions to the non-conforming regulations may be permitted by the Board of Zoning Appeals in the following cases:

- A. A non-conforming residential use may be substantially improved or repaired one (1) time. For the purposes of this Chapter, substantial improvements shall mean structural improvements which increase the size of a residential unit by twenty five (25) percent.
- B. Nothing in these regulations shall be interpreted to prevent normal maintenance, operation or repair of a premises, or the alteration, repair, or improvement of a premises to comply with an order to improve the property to minimum building code standards.

- C. An existing facility or operation may be permitted to replace existing structures or machinery in order to modernize such facility. No such replacement shall result in the expansion by more than ten (10) percent of the floor area of the structure or facility existing at the time, or more than ten (10) percent of the land coverage on the site existing at the time of enactment of these regulations. The replacement of an existing structure for modernization or any associated expansion shall require that the property comply with the regulations of this Zoning Code, including but not limited to parking regulations, setback requirements, landscaping requirements, buffer requirements and sign regulations.

8.4 Replacing Damaged Non-Conforming Structures

When a non-conforming building, use or structure is damaged or destroyed to the extent of more than sixty percent (60%) of its replacement value, it shall not be restored except in the case of residential uses being granted an exception under Section 8.3 (A) above.

**CHAPTER 9
ACCESSORY AND TEMPORARY USES**

9.0 Residential Use Limitations

In addition to the applicable use limitations of the residential zone district in which it is located, no accessory use or structure shall be permitted unless it complies with the following restrictions:

A. Signs Prohibited.

No sign, except as expressly authorized by this Code or Chapter 21 shall be maintained in connection with an accessory use or structure.

B. Location

No accessory use or structure shall be located in the front or side yard and the total combined area of all accessory structures shall not occupy more than thirty (30%) percent of the required area of the rear yard. Accessory structures located less than 6 feet from the principal structure shall not be considered detached structures and shall be subject to the same minimum setback requirements as principal structures.

9.1 Home Occupations

Home occupations may be permitted as a conditional use permit if approved by the Planning Commission. Home occupations shall be subject to the following conditions in addition to the standard provisions for the district in which the use is located:

- A. No person other than members of the family residing on the premises shall be engaged in such home occupation.
- B. The use of the dwelling unit for the home occupation shall be clearly incidental and subordinate to its use for residential purposes by its occupants, and not more than twenty-five (25) percent of the floor area of the dwelling unit shall be used in the conduct of the home occupation.
- C. No external alteration, construction or reconstruction of premises to accommodate the use shall be permitted.
- D. The home occupation may increase parking and traffic flow by no more than one (1) vehicle at a time.
- E. There shall be no outside storage of any kind related to the home occupational use. No display of the products shall be visible from the street.

- F. No expansion of existing off-street parking shall be permitted to facilitate the use of the dwelling for the home occupation.
- G. No equipment, process, materials or chemicals shall be used which create offensive noises, vibration, smoke, dust, odor, heat, glare, x-rays, radiation or electrical disturbances detectable to normal senses off the premises. In the case of electrical interference, no equipment or process shall create visual or audible interference in any radio or television receivers or other audio appliances used off the premises, or cause fluctuation in line voltage off the premises. No equipment, process, or storage associated with a home occupation shall create any fire or explosion hazard, or involve the storage or use of hazardous materials in any concentration greater than that which would normally be found in a dwelling containing no home occupation.

9.2 Regulations for Urban Agriculture

The regulations of this section are established to permit the small-scale farming of food and non-food ornamental natural products as well as the keeping of small farm animals and bees in a manner that prevents nuisances to occupants of nearby properties and prevents conditions that are unsanitary or unsafe.

- A. Urban agricultural uses shall be permitted as accessory uses on occupied residential property only, except for uses established and regulated as Community Gardens below.
- B. All uses shall meet the minimum setbacks of the applicable district.
- C. All animals and cages, coops, and enclosures shall be kept and located in the rear yard only.
- D. All urban agriculture equipment, tools, plant supports, containers, cages, and temporary fencing shall be stored indoors when not in use.
- E. Farming of Fruits, Vegetables, and Other Plant Products

The farming of plant products as row crops shall be a permitted use in the rear yards of all Residence Districts. Such farming shall be limited by the following regulations.

1. All structures shall comply with the setback requirements of the Residence District in which it is located.
2. Any greenhouse, hoop house, cold-frame, or similar structure more than 6 feet in height shall require a Zoning Certificate.
3. Any greenhouse or similar permanent structure shall count toward the maximum lot coverage allowed by each Residence District. Hoop houses,

cold-frames, or similar non-permanent structures shall not count toward the maximum lot coverage requirement.

F. Keeping of Small Farm Animals and Bees

The keeping of small farm animals and bees shall be regulated by Section 9.2 and as follows:

1. Sanitation and Nuisances

Small animals shall be kept only in conditions that limit odors and noise and the attraction of insects and rodents so as not to cause a nuisance to occupants of nearby buildings or properties and not to cause health hazards.

Small farm animals shall not be kept in a manner that is injurious or unhealthful to the animals being kept on the property

2. Animal or Bird Noise. It shall be unlawful for any person or other party operating or occupying any building or premises to keep or allow to be kept any animal or bird that makes noise so as to habitually disturb the peace and quiet of any person in the vicinity of the premises.

3. Setbacks

- a. Coops, enclosures, or cages housing such animals shall be set back a minimum of 20 feet from all property lines.
- b. No beehive shall be kept closer than 10 feet to any lot line and 25 feet to a dwelling on an adjacent parcel. The front of any beehive shall face away from the property line of the adjoining residential property closest to the beehive.

4. Enclosures and Fences

- a. Chickens and other birds shall have access to an outdoor enclosure adequately fenced or otherwise bounded to contain the birds on the property and to prevent access by dogs and other predators and providing at least 10 square feet of area for each bird.
- b. All animals shall be provided with a covered, predator-proof coop or cage or other shelter that is thoroughly ventilated, designed to be easily accessed and cleaned, and of sufficient size to permit free movement of the animals exclusive of areas used for storage of materials or vehicles.
- c. The total area of all coops, cages or beehives on a lot shall not be greater than 100 square feet. Such structures, singly or in combination, shall not exceed 15 feet in height.

5. Prohibitions

- a. No roosters, geese, or turkeys shall be kept in a Residence District.
- b. No predatory birds may be kept on any property under the regulations of this Section.
- c. No Africanized bees, or other species that may be determined by the Ohio State Beekeepers Association to be unsafe, may be kept on a property under the regulations of this Section.

6. Zoning Certificate Required. The keeping of small farm animals or bees shall require a Zoning Certificate.

G. Community Gardens. Community Gardens are permitted in all districts, subject to the following regulations.

- 1. Location. A community garden may be established on a vacant lot or on a portion of an occupied lot, in any district.
- 2. Maintenance. Community gardens shall be maintained regularly throughout the year so as to be kept free of trash, litter, and tall weeds.
- 3. Signage. One ground sign designating the community garden may be permanently placed on the site. Such sign may be up to 12 square feet in area and up to 6 feet in height.
- 4. Tool storage. A locked tool bin or shed less than 100 square feet in size may be placed on the property, in the rear yard.
- 5. Contact information. Contact information for the owner of the property or other responsible party shall be provided to the Municipal Manager and shall be kept current. A copy of the community garden's rules shall be filed with the Municipal Manager.
- 6. Zoning Certificate required. A Zoning Certificate shall be required for any community garden.

H. Composting. Composting at home gardens and community gardens shall be permitted.

9.3 Regulations for Private Swimming Pools, Tennis Courts, Basketball Courts

Swimming pools (measured from the edge of water), tennis courts and independent basketball courts (not ones located in an entrance drive to a residence) and similar active recreation areas shall be permitted as an accessory use in all Residence

Districts or any district with permitted residential uses provided they are located behind the rear line of the principal structure and at least ten feet (10') from all property lines. Fixed lighting for these uses shall be located, screened, or shielded so that any adjacent residential lots are not directly illuminated.

9.4 Home Day-Care Type "A"

Home Day-Care Type "A" shall be a Conditional Use within any Residence District, subject to the following requirements:

- A. That the operator of the day-care obtain all necessary certifications from Hamilton County or the State of Ohio or as otherwise required from another agency.
- B. That the property have frontage on a through street and utilize that street for access to the property.
- C. That no signs shall be erected for purposes of identification except a permitted street address sign.
- D. That the outdoor playground shall be fully enclosed by a fence.
- E. That all exterior lighting shall be directed away from adjacent residential properties.

9.5 Home Day Care Type "B"

This Zoning Code recognizes that the availability of safe and affordable, good-quality child day care is important to the wellbeing of parents and children. Furthermore, it is the purpose of this section to regulate the operation of child day care in a manner that preserves the residential character of neighborhoods. According to R.C. § 5104.054, any Type "B" family day-care home, whether certified or not certified by the County Director of Job and Family Services, shall be considered to be a residential use of property for purposes of zoning and shall be a permitted use in all zoning districts in which residential uses are permitted. Type "B" family day-care homes are a permitted accessory use in residential districts, and do not require a zoning certificate.

9.6 Residential Accessory Buildings

Detached private garages, attached or detached carports, detached storage barns, portable carports and other detached structures, excluding "portable storage containers" as regulated by Section 9.23, and urban agricultural structure regulated by Section 9.2, shall be permitted as an accessory use in all Residential Districts in accordance with the following requirements:

- A. Area and Height.

Shall not exceed 1,032 square feet in area and shall not exceed 14.5 feet in height measured to the mean height level between eaves and ridge for gable, hip and gambrel roofs.

B. Setback.

Shall not be closer than three feet (3') from any property line.

9.7 House, Apartment, Garage and Yard Sales.

House, apartment, garage, and yard sales are permitted in any Residential District, but only when limited to the personal possessions of the owner-occupant of the dwelling unit at which such sale is being conducted. Such use shall be limited to a period not to exceed three (3) consecutive days and no more than three (3) such sales shall be conducted from the same residence in any twelve (12) month period. No zoning certificate shall be required for such use.

9.8 Parking of Boat, Trailer, R.V. or Mobile Home

In any Residential District, placing a boat, trailer, or mobile home shall be prohibited, except that one (1) trailer, one (1) boat, OR one (1) R.V. may be parked or stored as follows:

- A. Vehicles or equipment stored or parked on one trailer intended for such use shall count as one recreational vehicle, (e.g. a boat on a trailer)
- B. No recreational vehicle or mobile home while parked or stored in a Residence District shall be used for the purpose of permanent habitation, living, business or housekeeping purposes.
- C. The wheels or any similar transporting devices of any such trailer permitted within any Residential District shall not be removed, nor shall any trailer be temporarily or permanently affixed to the ground or attached to something having a temporary or permanent location on the ground.
- D. The recreational vehicle shall be maintained and be in good condition and safe for effective performance of the function for which it is intended. The exterior of the vehicle shall be intact.
- E. The recreational vehicle shall be roadworthy. Those recreational vehicles that require a license shall be properly licensed, operable and tagged.
- F. The recreational vehicle shall be parked or stored on a paved surface.
- G. The recreational vehicle shall be located no closer than a minimum distance of three (3) feet from the side and rear yard property line when parked or stored in the

rear yard of a Residence District.

- H. Vehicles (trailers, boats, campers, RVs, etc.) cannot be used for storage purposes or to shelter or serve as a platform for covering or stacking of materials (e.g. stacking firewood on or under a camper).

9.9 Parking of Inoperable or Abandoned Vehicles.

The parking or storage of inoperable or abandoned vehicles is prohibited outdoors in all districts. The location and duration or temporary parking or storage of an unlicensed operable vehicle may be approved by the Building/Zoning Official through the issuance of a Temporary Zoning Certificate on the basis of the adequacy of the parcel size, condition of the vehicle, visibility from other properties and absence of undue adverse impact on adjacent property or on the area as a whole.

9.10 Parking or Storage of Commercial Vehicles in Residence Districts.

In Residence Districts, the storage or parking of one (1) commercial vehicle shall be regulated as follows:

- A. No truck, construction equipment, or other vehicle of a business or industrial nature shall be parked or stored on a lot in a Residence District that exceeds twenty-two (22) feet in length or seven and one half (7½) feet in height.
- B. No passenger van exceeding twenty-two (22) feet in length, step van or chassis van shall be permitted to be parked or stored in a Residence District.
- C. In no case shall a semi-trailer or tractor be stored or parked in a Residence District.
- D. No tow truck, box truck or dump truck may be parked or stored in a Residence District.

9.11 Fences, Hedges, Walls and Retaining Walls

Fences, hedges, walls and retaining walls are permitted in all districts, subject to the following conditions:

- A. Location
 - 1. Fences and/or walls can be located in the side and rear yards subject to the height restrictions delineated in Section 9.11 B and setback restrictions for retaining walls delineated in Section 9.11 F.
 - 2. Hedges are permitted in the required front yard provided that the hedge height does not exceed three (3) feet. Taller hedges, not exceeding five (5) feet in height, are permitted in the required front yard, provided the hedges are setback at least ten (10) feet from the street right-of-way.

3. Fences or walls used for screening of trash handling areas in Residential Districts may be located in the front yard provided that the fence does not extend more than six (6) feet from the front of the principle structure. Such fences shall not exceed four and 1/2 (4.5) feet in height and can be a solid fence or wall.
4. Any fence shall be constructed in such a fashion that the finished side of the fence is facing the adjoining property.

B. Height

1. For residential uses, no fence or wall located in the side yard shall exceed six (6) feet in height measured from the ground level. Fences located in the rear yard shall not exceed six (6) feet in height.
2. For non-residential uses, fences shall not exceed six (6) feet in height and shall not be located in the front yard unless approved by the Village Planning Commission as part of the Site Plan Review process or by Board of Zoning Appeals.

C. Materials

Fences shall not contain an electric charge or barbed or razor wire.

D. Site distance requirements

No fence, wall, or hedge shall violate the sight distance requirements found in Section 4.1 of this Zoning Code.

E. Requirement for a Property Survey

The Building/Zoning Official may require that a property survey be prepared at the expense of the applicant and submitted when the location of a proposed fence is such that the property lines or setbacks are in question.

F. Retaining Walls

Retaining walls shall be setback from the residential property line a minimum of one (1) foot.

9.12 **Satellite Dishes/Satellite Signal-Receiving Earth Stations**

Satellite dishes over one meter in diameter in a residential district or two meters in diameter in a nonresidential district, when permitted as an accessory use, are subject to the following conditions:

A. Location

1. No satellite dish shall be erected on the rooftop of any residential, commercial, apartment building, school, church building or any other building. However, commercial buildings, churches and schools located in a business or other non-residential zoning district may be granted a variance based on the need by the Board of Zoning Appeals.
2. Satellite dishes shall be set back a minimum twenty (20) feet from all property lines.
3. Satellite dishes shall be prohibited in the front and side yards of the property on which it is located.

B. Height and Size

1. The maximum height of any ground-mounted earth satellite station/satellite dish shall not exceed fifteen (15) feet above the finished grade and its diameter shall not exceed twelve (12) feet.
2. The maximum height of any roof-mounted earth satellite station/satellite dish approved by the Board shall not exceed the roof height it is mounted on more than four (4) feet and its diameter shall not exceed three (3) feet.

C. Advertising

The satellite dish apparatus shall bear no advertising, lettering, picture or visual image.

D. Landscaping and Maintenance

1. The satellite dish apparatus, where mounted to the ground, shall be screened with shrubbery and/or landscaped to provide a four (4) foot high barrier to adjacent properties.
2. The satellite dish apparatus, landscaping and shrubbery shall be properly maintained to prevent both unsightly and unsafe conditions.

E. Permits Required

No person, firm or corporation shall erect a satellite dish or "earth station dish" in the Village without a permit, and no installation or erection shall commence before a permit is issued in accordance with this Code.

F. Exemptions

Satellite dishes under one (1) meter in diameter in residential districts and under

two (2) meters in diameter in nonresidential districts shall be exempt from the aforementioned regulations.

9.13 Day Care Centers as Accessory to Non-Residential Use

A day care center receiving state certification pursuant to the Ohio Revised Code shall be permitted as accessory to any non-residential use in accordance with the following requirements:

A. Area of Outdoor Play Space

At least one hundred (100) square feet of outdoor play space per child shall be provided on the lot, exclusive of driveways, off-street parking and service areas, and required yards.

B. Location and Enclosure of Outdoor Play Space

All outdoor play space shall be located in the rear yard and fenced or otherwise enclosed on all sides to a height of no less than three feet (3') and no greater than six feet (6').

C. Parking Standards

Parking standards for accessory uses shall be in addition to, and calculated the same as, permitted uses as specified in Chapter 20.

9.14 Outdoor Art, Craft and Plant Shows, Exhibits and Sales

Outdoor art, craft and plant shows are permitted in any Commercial District; provided, however, that any such use shall require the specific prior approval of the Municipal Manager on the basis of the adequacy of the parcel size, parking provisions, traffic access and the absence of undue adverse impact on other properties. Every such sale shall be limited to a period not to exceed three (3) days.

9.15 Christmas Tree Sales

Christmas tree sales are permitted in any Commercial District and, when conducted by a not-for-profit religious, philanthropic or civic group or organization on property owned or leased by such group or organization, in any Residential District. Such use shall be limited to a period not to exceed fifty (50) days. Display of Christmas trees need not comply with the yard requirements of this Code, except that no tree shall be displayed so as to obstruct the sight triangles defined in Chapter 4, Section 4.1.

9.16 Festivals

Festivals are permitted in any district when sponsored by a not-for-profit religious,

philanthropic or civic group or organization on property owned, leased, or otherwise used by official permission by such group or organization. Commercial festivals are permitted in any commercial District; provided, however, that any such use shall require the specific prior approval of the Municipal Manager on the basis of the adequacy of the parcel size, parking provisions, traffic access and the absence of undue adverse impact on other properties. Such use shall be limited to a period not to exceed ten (10) days.

Such use need not comply with the yard requirements of this Code except that structures or equipment that might block the view of operators of motor vehicles on any public or private street and shall not be located within the sight triangle defined in Chapter 4. Such use need not comply with the maximum height requirements of this Code. The concessionaire responsible for the operation of any such carnival shall submit in advance of the event date a site layout displaying adequate ingress and egress routes for emergency vehicles and no dead-end aisles. Additionally, the applicant or concessionaire shall provide written approval of the Greenhills Fire Department.

9.17 Regulations for Drive-In, Drive-Through, or Carry-Out Eating and Drinking Establishments

In addition to the other relevant District regulations, drive-in, drive-through or carry-out eating and drinking establishments shall be reviewed by the Planning Commission during Site Plan Review as required by Chapter 22 and shall be further regulated as follows:

- A. The establishment must be located on or near a major street; said street must be adequate to carry the additional traffic generated by the establishment. The Village may require the preparation of a traffic impact study by a qualified traffic engineer to determine the adequacy of the roadway and determine any necessary off-site roadway improvement.
- B. A minimum of five (5) stacking spaces per drive-thru lane shall be required.
- C. Exterior lighting, including illuminated signage, shall be so shaded, shielded or directed that the light intensity or brightness shall not be objectionable to any adjacent dwelling units.
- D. A solid fence or wall four (4) to six (6) feet in height shall be constructed where any off-street parking area is located, adjacent to a dwelling unit or any residentially zoned parcel of land. An evergreen hedge maintained in good condition may be substituted for the required fence or wall, provided however, that the evergreen hedge provides an opaque screen to prevent the glare of headlights onto adjoining properties and provided that the Planning Commission or Board of Zoning Appeals approves such.

9.18 Regulations for Dumpsters and Trash Handling Areas for Non-Residence

Districts

The following requirements shall apply to all dumpsters, trash handling areas, and related service entrances:

A. Setbacks

Dumpsters, trash handling areas and related screening, shall be located to the side or rear of the principle building and comply with the minimum side and rear yard setbacks as a main building as determined by the zone district in which such structure is constructed.

B. Location of Screen

Any such accessory use or structure shall be screened on three sides by a fence or wall from the view from public streets and any abutting properties located in a residential, office, or commercial district.

C. Height and Construction of Screen

Any fence or wall required under this Section shall have a height no greater than seven feet (7') and no less than five feet (5'). Any wall shall be constructed in a durable fashion of brick, stone, or other masonry materials and there shall be no openings in the wall surface. Any fence shall be constructed in a durable fashion of wood posts and/or planks with minimum diameter or width of three inches (3") and there shall be no openings between the posts not between the planks.

9.19 Pre-School and Elementary Schools as Accessory to Existing Churches

A. Building Location

All buildings shall be setback from any property line the minimum distance that is required in the District in which it is located. An additional two (2) feet shall be added to the setback requirement for each foot of building height which exceeds the maximum height permitted (not to exceed 45 feet in height).

B. Building Type

All accessory structures shall be designed to reflect the main building and the use of temporary, portable or modular structures shall be prohibited.

C. Area of Outdoor Play Space

At least one hundred (100) square feet of outdoor play space per child shall be provided on the lot, exclusive of driveways, off-street parking and service areas and required yards.

D. Location and Enclosure of Outdoor Play Space

All outdoor play space shall be located in the rear yard and fenced or otherwise enclosed on all sides to a height of no less than three feet (3') and no greater than six feet (6').

9.20 Contractor's Offices and Equipment Sheds

Contractor's offices and equipment sheds are permitted in any district when accessory to a construction project. No such use shall contain any sleeping accommodations. Such use shall be limited to a period not to exceed the duration of the active construction phase of such project.

9.21 Model Units, Including Real Estate Offices

Model units including Real Estate offices, are permitted in any district when an accessory use to a new development. No such use shall contain any sleeping accommodations unless located in a model dwelling unit. Such use shall be limited to the period of the active selling or leasing of units or space in such development and to activities related to the development in which such office is located. No such office shall be used as the general office or headquarters of any firm.

9.22 Tents

Tents are permitted in all districts in connection with any permitted, accessory or temporary use. No tent shall be allowed to remain for a period of more than two (2) days longer than the use with which it is associated or, in the absence of any such period, ten (10) days. Unless waived in writing by the Building/Zoning Official, every tent shall comply with the bulk and yard requirements of the district in which it is located.

9.23 Portable Storage Containers

Residential use properties are permitted one (1) portable storage container for fourteen (14) consecutive days per year. The container must be situated on a paved surface and be setback a minimum of ten (10) feet from the right-of-way, easement of access, or edge of pavement, whichever is the greater setback. A portable storage container is intended to provide "temporary" storage for moving and similar short-term purposes. These units are not permitted as a permanent accessory storage structure, regardless of the proposed location of the unit. A temporary/accessory residential use zoning certificate is required before the container is placed on-site.

Nonresidential use properties are permitted one (1) portable storage container for fourteen (14) consecutive days per year. The container must be situated on a paved surface and be setback a minimum of ten (10) feet from the right-of-way, easement of access, or edge of pavement, whichever is the greater setback. These units are not

permitted as a permanent accessory storage structure, regardless of the proposed location of the unit. A temporary commercial use zoning certificate is required before the container is placed on-site.

9.24 Solar Panels

Solar panels may be erected in any district in accordance with the following standards and requirements:

- A. Solar energy equipment shall be located in the least visibly obtrusive location where panels would be functional. Solar roof panels which simulate typical roofing materials such as asphalt shingles or clay tiles and are compatible with the design of the structure are preferred.
- B. Rooftop solar panels shall be installed on the plane of the roof material (flush mounted) or made a part of the roof design (e.g., utilizing capping or framing compatible with the color of the roof or structure), but shall not extend above the ridgeline of the roof.
- C. A ground mounted solar panel shall be subordinate in size to the principal structure it serves, shall not exceed fifteen feet in height, and is subject to lot coverage limitations and accessory structure location requirements.
- D. For rooftop or wall mounted solar panels, all exterior electrical lines shall be in conduit and painted in a color scheme that matches as closely as reasonably possible the color of the structure and materials adjacent to the conduit (i.e. conduit on walls should be painted the color of the structure of the walls while conduit on roof should be the color of the roof.)
- E. For rooftop or wall mounted solar panels, all exterior plumbing lines must be painted in a color scheme that matches as closely as reasonably possible the color of the structure and materials adjacent to the plumbing lines.
- F. For ground mounted solar panels, all exterior electrical lines must be in conduit and conduit and plumbing lines must be buried.
- G. Solar energy equipment shall meet setback and height requirements for the zone.
- H. Solar energy equipment shall not block required parking.
- I. Repair and replacement of existing solar energy equipment is exempt from this chapter provided that there is not expansion in the rooftop or ground area covered by solar panels.
- J. Nonfunctioning solar energy equipment shall be removed within three months of becoming nonfunctional.

K. No solar equipment shall be installed without first obtaining a Zoning Certificate.

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CHAPTER 10
R-1 – ONE-FAMILY RESIDENCE DISTRICT

10.0 Purpose

It is the purpose of the R-1 One-Family Residence District to establish and maintain high quality areas for single-family and two-family dwellings on medium sized lots consistent with the existing housing in the Village.

10.1 Principally Permitted Uses

Principally permitted uses shall be as follows:

- A. Single family detached dwellings.
- B. Two family dwellings.
- C. Publicly owned parks and playgrounds.

10.2 Permitted Accessory Uses

Permitted accessory uses are as follows:

- A. Type "B" Day Care
- B. Satellite dishes; see Section 9.12 regarding regulations.
- C. Signs; see Chapter 21 regarding regulations.
- D. Any use or structure customarily accessory and incidental to any of the permitted uses within this district.

10.3 Conditionally Permitted Uses

Conditionally permitted uses are as follows:

- A. Religious places of worship.
- B. Educational institutions.
- C. Home occupations; see Section 9.1 regarding regulations.
- D. Private recreation areas.
- E. Bed and breakfast establishments.
- F. Clubs.

G. Essential services and utilities.

H. Type "A" Day Care; see Section 9.4 regarding regulations.

10.4 Minimum Lot Area and Width

The minimum lot area and width for properties in the R-1 One-Family Residence District are as follows:

- A. Single family detached dwellings shall have a minimum lot area of not less than 8,500 square feet and a width of not less than 65 feet.
- B. Other uses shall have a minimum lot area of not less than 17,000 square feet and a width of not less than 100 feet.

10.5 Minimum Front Yard Setback

The minimum front yard setback for properties in the R-1 One-Family Residence District shall be as follows:

- A. Single family detached dwellings shall have minimum front yard setback of not less than 35 feet.
- B. All other uses shall have a minimum front yard setback of not less than 35 feet.

10.6 Minimum Side Yard Setback

The minimum side yard setback for properties in the R-1 One-Family Residence District shall be as follows:

- A. Single family detached dwellings shall have a minimum side yard setback of not less than 5 feet per side.
- B. Residential accessory structures shall have a minimum side yard setback of not less than 3 feet.
- C. All other uses shall have a minimum side yard setback of not less than 15 feet per side.

10.7 Minimum Rear Yard Setback

The minimum rear yard setback for properties in the R-1 One-Family Residence District shall be as follows:

- A. Single family detached dwellings shall have a minimum rear yard setback of not less than 30 feet.

- B. Residential accessory structures shall have a minimum rear yard setback of not less than 3 feet.
- C. All other uses shall have a minimum rear yard setback of not less than 50 feet.

10.8 Maximum Height Regulations

The maximum height regulations for properties in the R-1 One-Family Residence District are as follows:

- A. No principal structure shall exceed 35 feet in height.
- B. No accessory structure shall exceed 15 feet in height.

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CHAPTER 11
R-2 – MULTI-FAMILY RESIDENCE DISTRICT

11.0 Purpose

It is the purpose of the R-2 Multi-Family Residence District to encourage areas of high quality single-family and two family dwellings on medium to small sized lots consistent with the existing housing in the Village and to encourage high quality multi-family residential development.

11.1 Principally Permitted Uses

Principally permitted uses are as follows:

- A. Multiple family dwelling units.
- B. Two family dwelling units.
- C. Single family dwelling units.
- D. Publicly owned parks and playgrounds.

11.2 Permitted Accessory Uses

Permitted accessory uses are as follows:

- A. Type "B" Day Care
- B. Satellite dishes; see Section 9.12 regarding regulations.
- C. Signs; see Chapter 21 regarding regulations.
- D. Any use or structure customarily accessory and incidental to any of the permitted uses within this district.

11.3 Conditionally Permitted Uses

Conditionally permitted uses are as follows:

- A. Religious places of worship.
- B. Educational institutions.
- C. Convalescent care facilities, nursing homes, and assisted living.
- D. Active recreation areas.

- E. Bed and breakfast establishments.
- F. Clubs.
- G. Essential services and utilities.
- H. Type "A" Day Care; see Section 9.4 regarding regulations.

11.4 Maximum Density

The maximum density for multiple family dwelling unit developments shall not exceed 14.52 dwelling units per acre.

11.5 Minimum Lot Area and Width

The minimum lot area and width for properties in the R-2 Multi-Family Residence District are as follows:

- A. Multi-family dwelling units shall have a minimum lot area of not less than 3,000 square feet per dwelling unit and a width of not less than 65 feet.
- B. Two family dwellings shall have a minimum lot area of not less than 4,500 square feet per dwelling unit and a width of not less than 65 feet.
- C. Single family detached dwelling units shall have a minimum lot area of not less than 7,500 square feet and a width of not less than 65 feet.
- D. Convalescent care facilities, nursing homes, and assisted living facilities shall have a minimum lot area of not less than two (2) acres and a width of not less than 200 feet.
- E. Other uses shall have a minimum lot area of not less than 17,000 square feet and a width of not less than 100 feet.

11.6 Minimum Front Yard Setback

The minimum front yard setback for properties in the R-2 Multi-Family Residence District shall be as follows:

- A. Multi-family dwellings shall have a front yard setback of not less than 20 feet.
- B. Two family dwellings shall have a front yard setback of not less than 20 feet.
- C. Single family dwellings shall have a front yard setback of not less than 20 feet.
- D. All other uses shall have a front yard setback of not less than 50 feet.

11.7 Minimum Side Yard Setback

The minimum side yard setback for properties in the R-2 Multi-Family Residence District shall be as follows:

- A. Multi-family dwellings shall have a minimum side yard setback of not less than 10 feet per side, except for townhouse units that can have a 0 (zero) foot setback where an interior party wall corresponds with a lot line.
- B. Two family dwellings shall have a minimum side yard setback of not less than 8 feet per side, except for townhouse units that can have a 0 (zero) foot setback where an interior party wall corresponds with a lot line.
- C. Single family detached dwellings shall have a minimum side yard setback of not less than 5 feet per side.
- D. Residential accessory structures shall have a minimum side yard setback of not less than 3 feet.
- E. All other uses shall have a minimum side yard setback of not less than 15 feet per side.

11.8 Minimum Rear Yard Setback

The minimum rear yard setback for properties in the R-2 Multi-Family Residence District shall be as follows:

- A. Multi-family dwellings shall have a minimum rear yard setback of not less than 35 feet.
- B. Two family dwellings shall have a minimum rear yard setback of not less than 35 feet.
- C. Single family detached dwellings shall have a minimum rear yard setback of not less than 35 feet.
- D. Residential accessory structures shall have a minimum side yard setback of not less than 3 feet.
- E. All other uses shall have a minimum rear yard setback of not less than 50 feet.

11.9 Maximum Height Regulations

The maximum height regulations for properties in the R-2 Multi-Family Residence District shall be as follows:

A. No principal structure shall exceed 35 feet in height.

B. No accessory structure shall exceed 15 feet in height.

11.10 Entrances to Residential Units

In the R-2 Multi-Family Residence District, each individual dwelling unit shall have a private, individual, principal entrance with separate direct access to the ground, which entrance shall be used solely for access to that unit. More than one family cannot use the same entrance hallway, foyer, closed or open porch, breezeway, landing stairs, corridor or other similar space to access their dwelling unit.

11.11 Additional Requirements (excluding single family and two family dwellings)

In addition to the standards established in this Chapter, uses except single family and two family dwellings located within the R-2 Multi-Family Residence District must conform to the standards established in Chapter 19, Bufferyards and Landscaping and Chapter 20, Off-Street Parking and Loading.

Site plan review and/or conditional use approval by the Planning Commission is required for all new structures and expansions of uses, except single family and two family dwellings, located within the R-2 Multi-Family Residence District. This review shall be conducted in accordance with the standards and procedures outlined in Chapter 22.6.

CHAPTER 12
B-1 NEIGHBORHOOD BUSINESS DISTRICT

12.0 Purpose

It is the purpose of the B-1 Neighborhood Business District to provide for a full range of business, office, professional and commercial uses intended to serve local residents where dependence on heavy vehicular traffic is not necessary.

12.1 Principally Permitted Uses

Principally permitted uses are as follows:

- A. Retail sales and service shops.
- B. Personal services.
- C. Business and professional offices.
- D. Commercial recreation establishments.
- E. Eating and drinking places.
- F. Entertainment establishments.
- G. Financial institutions.
- H. Funeral homes.
- I. Printing and publishing establishments.
- J. Publicly owned parks.

12.2 Permitted Accessory Uses

Permitted accessory uses are as follows:

- A. Satellite dishes; see Section 9.12 regarding regulations.
- B. Signs; see Chapter 21 regarding regulations.
- C. Any use or structure customarily accessory and incidental to any of the permitted uses within this district.

12.3 Conditionally Permitted Uses

Conditionally permitted uses are as follows:

- A. Automotive service stations, gasoline sales establishments and repair garages (subject to the standards of Section 4.4) and other similar sales, service, professional or business establishments.
- B. Essential services and utilities.
- C. A drive through window in association with a permitted or conditional use.

12.4 Minimum Lot Area and Width

The minimum lot area for properties in the B-1 Business District shall not be less than 6,000 square feet and a width of not less than 50 feet.

12.5 Minimum Front Yard Setback

The minimum front yard setback for properties in the B-1 Business District shall be not less than 25 feet. However, open porches may extend twelve feet into the required front yard as long as there are no enclosing materials of any kind between the floor and the ceiling or roof of the porch.

12.6 Minimum Side Yard Setback

There shall be no minimum side yard setback in the B-1 Business District except when a property abuts any Residence District; then the minimum side yard setback shall be not less than 30 feet each side.

12.7 Minimum Rear Yard Setback

There shall be no minimum rear yard setback in the B-1 Business District except when a property abuts any Residence District; then the minimum rear yard setback shall be not less than 30 feet.

12.8 Maximum Height Regulations

The maximum height regulations for properties in the B-1 Business District shall be as follows:

- A. No principal structure shall exceed 35 feet in height.
- B. No accessory structure shall exceed 25 feet in height.

12.9 Additional Requirements

In addition to the standards established in this Chapter, uses within the B-1 Neighborhood Business District must conform to the standards established in Chapter 19, Bufferyards and Landscaping and Chapter 20, Off-Street Parking and

Loading.

Site plan review and/or conditional use approval by the Planning Commission is required for all new structures and expansions located in the B-1 Neighborhood Business District. This review shall be conducted in accordance with the standards and procedures outlined in Chapter 22.6.

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**CHAPTER 13
B-2 LIGHT INDUSTRIAL DISTRICT**

13.0 Purpose

It is the purpose of the B-2 Light Industrial District to provide appropriate locations for industrial uses that are separated from residential developments and do not produce noxious odors, fumes, dust or other harmful fumes.

13.1 Principally Permitted Uses

Principally permitted uses are as follows:

- A. Research and development establishments.
- B. Warehouse and wholesale establishments.
- C. Manufacturing establishments.
- D. Building and related trades.
- E. Self-storage facilities
- F. Business and professional offices.
- G. Private recreation areas.
- H. Publicly owned parks.
- I. All uses permitted in the B-1 Neighborhood Business District

13.2 Permitted Accessory Uses

Permitted accessory uses are as follows:

- A. Satellite dishes; see Section 9.12 regarding regulations.
- B. Signs; see Chapter 21 regarding regulations.
- C. Outdoor storage; provided it is subject to review according to the Section 13.10.
- D. Any use or structure customarily accessory and incidental to any of the permitted uses within this district.

13.3 Conditionally Permitted Uses

All uses conditionally permitted in the B-1 District or principally permitted in the B-3

District are conditionally permitted in the B-2 Light Industrial District.

13.4 Minimum Lot Area and Width

The minimum lot area for properties in the B-2 Light Industrial District shall be one acre and shall have a minimum lot width of not less than 100 feet.

13.5 Minimum Front Yard Setback

The minimum front yard setback for properties in the B-2 Light Industrial District shall be 50 feet.

13.6 Minimum Side Yard Setback

The minimum side yard setback for properties in the B-2 Light Industrial District shall be 15 feet each side except when a property abuts any Residence District; then the minimum side yard setback shall be not less than 50 feet each side.

13.7 Minimum Rear Yard Setback

The minimum rear yard setback for properties in the B-2 Light Industrial District shall be 15 feet except when a property abuts any Residence District; then the minimum side yard setback shall be not less than 50 feet each side.

13.8 Maximum Height Regulations

The maximum height regulations for properties in the B-2 Light Industrial District shall be as follows:

- A. No principal structure shall exceed 35 feet in height.
- B. No accessory structure shall exceed 25 feet in height.

13.9 Potential Hazards and Nuisances

All uses in the B-2 Light Industrial District must comply with Section 4.3 of this Code.

13.10 Outdoor Bulk Storage

The following regulations shall apply to outdoor bulk storage or displays in the B-2 Light Industrial District:

- A. The outdoor storage or display of bulk goods including seasonal items such as firewood and mulch shall be controlled by the following regulations:
 - 1. The outdoor storage or display of merchandise, inventory or materials shall

not interfere with parking or the safe and unobstructed use of vehicular or pedestrian access ways or walkways. Furthermore, no outdoor storage or display area may occupy any required parking space.

2. The outdoor storage or display of merchandise, inventory or materials shall not be located in any required yard area within the lot.
 3. The outdoor storage or display of merchandise, inventory or materials shall not include the use of banners, pennants or strings of pennants.
 4. Outdoor storage areas shall be required to be fully screened with an opaque fence or wall not to exceed six (6) feet in height.
- B. Outdoor storage or display locations shall be approved by the Building/Zoning Official upon the application of the owner of the property.
- C. Applications for outdoor storage or display areas shall be submitted with a site plan depicting the location of the said storage or display areas with supporting documentation indicating the impact of the storage or display area on the property as a whole. The Building/Zoning Official may request the specific review and approval of the Planning Commission of any application. The review and approval of the Planning Commission may also be requested by any applicant whose application has been rejected or modified by the Building/Zoning Official, which request must be made in writing and must be made within ten (10) days of such rejection or modification.

13.11 Additional Requirements

In addition to the standards established in this Chapter, uses within the B-2 Light Industrial District must conform to the standards established in Chapter 19, Bufferyards and Landscaping and Chapter 20, Off-Street Parking and Loading.

Site plan review and/or conditional use approval by the Planning Commission is required for all new structures and expansions of existing uses located in the B-2 Light Industrial District. This review shall be conducted in accordance with the standards and procedures outlined in Chapter 22.6.

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CHAPTER 14
B-3 PROFESSIONAL BUSINESS DISTRICT

14.0 Purpose

It is the purpose of the B-3 Professional Business District to provide for a full range of professional office uses intended to serve customers where dependence on heavy vehicular traffic may or may not be necessary.

14.1 Principally Permitted Uses

Principally permitted uses are as follows:

- A. Personal services.
- B. Business and professional offices.
- C. Financial institutions.
- D. Funeral homes.
- E. Printing and publishing establishments.
- F. Publicly owned parks and playgrounds.

14.2 Permitted Accessory Uses

Permitted accessory uses are as follows:

- A. Satellite dishes; see Section 9.12 regarding regulations.
- B. Signs; see Chapter 21 regarding regulations.
- C. Any use or structure customarily accessory and incidental to any of the permitted uses within this district.

14.3 Minimum Lot Area and Width

The minimum lot area for properties in the B-3 Professional Business District shall not be less than 25,000 square feet and a width of not less than 100 feet.

14.4 Minimum Front Yard Setback

The minimum front yard setback for properties in the B-3 Professional Business District shall be not less than 25 feet.

14.5 Minimum Side Yard Setback

The minimum side yard setback in the B-3 Professional Business District shall not be less than 25 feet on each side.

14.6 Minimum Rear Yard Setback

The minimum rear yard setback for properties in the B-3 Professional Business District shall be not less than 25 feet.

14.7 Maximum Height Regulations

The maximum height regulations for properties in the B-3 Professional Business District shall be as follows:

- A. No principal structure shall exceed 35 feet in height.
- B. No accessory structure shall exceed 25 feet in height.

14.8 Additional Requirements

In addition to the standards established in this Chapter, uses within the B-3 Professional Business District must conform to the standards established in Chapter 19, Bufferyards and Landscaping and Chapter 20, Off-Street Parking and Loading.

Site plan review and/or conditional use approval by the Planning Commission is required for all new structures and expansions of existing uses located in the B-3 Professional Business District. This review shall be conducted in accordance with the standards and procedures outlined in Chapter 22.6.

CHAPTER 15 VILLAGE CENTER DISTRICT

15.0 Purpose

It is the purpose of the V-C Village Center District to provide for a walkable, pedestrian oriented, mixed use district including residential, office, commercial and recreational uses designed in a cohesive manner to serve as a local and regional destination point.

15.1 Principally Permitted Uses

Principally permitted uses are as follows:

- A. Multiple family dwelling units
- B. All principally permitted office uses allowed in the B-1 and B-3 Business Districts including:
 - 1. Personal services
 - 2. Business and professional offices
 - 3. Financial institutions
 - 4. Funeral homes
 - 5. Printing and publishing establishments
- C. All principally permitted retail uses allowed in the B-1 and B-3 Business Districts including:
 - 1. Retail sales and service shops
 - 2. Commercial recreation establishments
 - 3. Eating and drinking places
 - 4. Entertainment establishments
- D. Publicly owned parks and playgrounds
- E. Public parking lots and garages
- F. Government offices and related uses

G. Schools and places of worship

15.2 Conditionally Permitted Uses

Any use conditionally permitted in the R-2 Multi-Family Residence District and the B-1 Business District is conditionally permitted in the V-C Village Center District.

15.3 Permitted Accessory Uses

A. Satellite dishes; see Section 9.12 regarding regulations.

B. Signs; see Chapter 21 regarding regulations.

C. Any use or structure customarily accessory and incidental to any of the permitted uses within this district.

15.4 Minimum Lot Area and Width

The minimum lot area for properties in the V-C Village Center District shall not be less than 25,000 square feet and have a width of not less than 75 feet.

15.5 Permitted Density

The maximum density for residential uses shall not exceed one dwelling unit per 1,500 square feet of lot area.

15.6 Front Yard Setback

The front yard setback for structures in the V-C Village Center District shall be a minimum of 40 feet from the Winton Road right-of-way. For all other public street frontages, the front yard setback shall be as follows:

A. Residential use buildings - Maximum of 20 feet.

B. Mixed-use buildings - Maximum of 10 feet.

C. Retail use buildings – Maximum of 10 feet.

D. Office use buildings (including medical) – Maximum of 10 feet.

E. Places of Worship and Assembly – Minimum of 50 feet.

F. Public parking lots and garages – Minimum of 10 feet.

G. All other uses – Minimum of 25 feet.

H. In cases where covered porticos or outdoor patios are provided, the maximum