

**CHAPTER 1133  
Districts and Regulations**

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|----------------|------------------------------------|----------------|--------------------------------|
| <b>1133.01</b> | <b>Establishment of districts.</b> | <b>1133.07</b> | <b>Agricultural Districts.</b> |
| <b>1133.02</b> | <b>Residence A Districts.</b>      | <b>1133.08</b> | <b>Business AA Districts.</b>  |
| <b>1133.03</b> | <b>Residence A-1 Districts.</b>    | <b>1133.09</b> | <b>Business A Districts.</b>   |
| <b>1133.04</b> | <b>Residence AA Districts.</b>     | <b>1133.10</b> | <b>Business B Districts.</b>   |
| <b>1133.05</b> | <b>Residence B Districts.</b>      | <b>1133.11</b> | <b>Industrial Districts.</b>   |
| <b>1133.06</b> | <b>Residence C Districts.</b>      |                |                                |

**CROSS REFERENCES**

- Variances - see CHTR. Sec. 120; P. & Z. 1131.03
- Zoning of annexed areas - see Ohio R.C. 303.25, 519.18
- Basis of districts - see Ohio R.C. 713.10
- Nonconforming uses - see Ohio R.C. 713.15; P. & Z. 1135.08
- Licensing junk yards - see BUS. REG. Ch. 737
- Trailer camps located in residential districts - see BUS. REG. 753.09, 753.13

**1133.01 ESTABLISHMENT OF DISTRICTS.**

For the purpose of the provisions and regulations of this Zoning Code, the City is hereby divided into ten classes of districts, as follows:

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|----------------------------|---------------------------|
| 1. Residence A-1 Districts | 6. Agricultural Districts |
| 2. Residence A Districts   | 7. Business AA Districts  |
| 3. Residence AA Districts  | 8. Business A Districts   |
| 4. Residence B Districts   | 9. Business B Districts   |
| 5. Residence C Districts   | 10. Industrial Districts  |

The boundaries of these districts are hereby established as shown on the Zoning Map which forms a part of this Zoning Code and is placed on file, for public examination, in the office of the City Engineer. (See Appendix A for a list of changes of the Zoning Map.)

No building or structure shall be erected, reconstructed, enlarged, structurally altered or used, nor shall any land be used, for any purpose except for the "permitted uses" specified for the district in which such building, structure or land is located. However, any use allied to or similar in character to any of the permitted uses for the district, and which is no more injurious, noxious, offensive or detrimental to the neighborhood than the permitted uses for the district, may be authorized in such district by the City Planning Commission after holding a public hearing thereon. Citizen requests to the City Planning Commission shall be in writing and submitted to the Engineering Department; an application fee of forty dollars (\$40.00) is required to cover the cost of mailing notices and other expenses involved in a hearing before the Planning Commission.

No building or structure shall be erected, reconstructed, enlarged or structurally altered either in excess of the height limit or contrary to the area requirements for the district in which such building or structure is located.

(Ord. 2000-16. Passed 2-28-00.)

**1133.02 RESIDENCE A DISTRICTS.**

- (a) Permitted Uses.
- (1) Single-family detached dwelling.
  - (2) The leasing of rooms or the taking of boarders, provided that the total number of roomers and boarders does not make the dwelling come within the definition of a lodging house, inn or boarding house. (See Section 1131.01 - Definitions.)
  - (3) Club or nonprofit association, except a club or nonprofit association whose chief activity is a service customarily carried on as a business or a club or nonprofit association with more than four sleeping rooms or six beds.
  - (4) Church.
  - (5) Educational use, public library or museum.
  - (6) Municipal recreational use.
  - (7) Garden.
  - (8) Hospital or sanitarium, but not primarily for the care of epileptics or the feeble-minded or drug or drink addicts.
  - (9) Home occupation or office occupation such as that of physician, surgeon or dentist residing on the premises.
  - (10) Signs (except illuminated signs) pertaining to the lease or sale of a lot or building and not exceeding eight square feet in area, or signs (except illuminated) pertaining to the name and occupation of the occupant and not exceeding eight square feet in area. Billboards are expressly prohibited in all residential districts.
  - (11) Accessory use customarily incidental to any of the above uses. The term "accessory use" shall not include:
    - A. Any use injurious, noxious, offensive or detrimental to the neighborhood.
    - B. Any use not on the same lot with the building to which it is accessory.
    - C. Garage space for or storage of an excess of two automobiles per resident family on a lot not over 6,000 square feet in area plus one additional automobile for every additional 3,000 square feet of lot area, or storage of more than one commercial automobile per lot.
    - D. Sale of produce not raised on the premises.
    - E. Any use which is not permitted in the above-mentioned provisions. (Ord. 1946-47. Passed 8-7-46.)
  - (12) Monastery.  
(Ord. 1988-27. Passed 3-22-88.)
- (b) Height Limit. Thirty-five feet or two and one-half stories, whichever is greater.
- (c) Area and Occupancy Requirements.
- (1) Front yards. A minimum distance of either twenty feet to the right of way of any street or the average distance of the buildings on the same side of the street within the same block, whichever is the greater. (See Section 1135.02 for corner lots.)

- (2) Side yards. A minimum sum of the distances to the side lot lines of twenty percent (20%) of the width of the lot or ten feet, whichever is less, but the minimum distance to any side lot line shall be not less than four feet and the minimum distance between buildings shall be not less than ten feet.
- (3) Rear yards. A minimum distance of forty feet to the rear lot line.
- (4) Courts. A minimum width of eight feet and a minimum area of 120 square feet.
- (5) Lot occupancy. A maximum lot occupancy of thirty percent (30%) by buildings, subject to the provisions of Section 1135.04 for accessory buildings.
- (6) Population density. Eight families per acre (maximum).  
(Ord. 1946-47. Passed 8-7-46.)

### 1133.03 RESIDENCE A-1 DISTRICTS.

- (a) Permitted Uses.
  - (1) Any use permitted in Residence A Districts.
  - (2) One, two and multi-family dwellings.
- (b) Minimum Lot Area. No less than 5,000 square feet, provided that multi-family dwellings shall have at least 3,750 square feet.
- (c) Minimum Yards.
  - (1) Front yards. A minimum distance of twenty feet to the right-of-way line of any street or the average distance of the building on the same side of the street within the same square, whichever is the greater.
  - (2) Side yards.
    - A. One or two-family dwellings shall have a minimum distance of five feet to the side lot line, with a minimum distance between buildings of ten feet.
    - B. Multi-family dwellings shall have the lesser of one-half the height or one-half of the depth of the building.
  - (3) Rear yards.
    - A. One or two-family dwellings shall have twenty percent (20%) of the lot depth.
    - B. Multi-family dwellings shall have the lesser of the height or one-half of the width of the building.
- (d) Maximum Lot Coverage. Thirty percent (30%) of the lot area.
- (e) Maximum Building Heights. Two and one-half stories or thirty-five feet, whichever is the greater.
- (f) Off-Street Parking.
  - (1) One or two-family dwellings shall have one parking space per dwelling unit.
  - (2) Multi-family dwellings shall have one and one-fourth parking spaces per dwelling unit.
- (g) Population Density. No more than twelve families per acre.  
For the purposes of this section, one parking space shall be construed to mean not less than 150 feet of space of such shape and accessibility as to be usable for storage of one automobile off from the street system. (Ord. 1964-27. Passed 3-25-64.)

**1133.04 RESIDENCE AA DISTRICTS.**

In a Residence AA District the regulations of Section 1133.02 for Residence A Districts shall apply, except that no building or structure shall be erected for a population density of more than four families to one acre.

(Ord. 1946-47. Passed 8-7-46.)

**1133.05 RESIDENCE B DISTRICTS.**(a) Permitted Uses.

- (1) Dwelling.
- (2) Any other use permitted in a Residence A District.
- (3) Office of physician, surgeon or dentist.
- (4) The following uses may also be permitted if their location is first approved by the City Planning Commission:
  - A. Large scale neighborhood housing projects, provided that they comply with all the yard requirements on the boundary of the property and with the height and lot area regulations of the district or zone in which they are located.
  - B. Playfield or related use not primarily for gain.
  - C. Telephone exchange substation.

(b) Height Limit. Same as in Residence A Districts.

(c) Area and Occupancy Requirements.

- (1) Front yards. A minimum distance of either fifteen feet to the right of way of any street or the average distance of the buildings on the same side of the street within the same block, whichever is the greater. (See Section 1135.02 for corner lots.)
  - (2) Side yards. A minimum sum of the distances to the side lot lines of twenty percent (20%) of the width of the lot or eight feet, whichever is less, but the minimum distance to any side lot line shall be not less than three feet and the minimum distance between buildings shall be not less than eight feet, provided that there is one additional foot in each side yard for each family in excess of one family on the lot.
  - (3) Rear yards. A minimum distance of thirty feet to the rear lot line.
  - (4) Courts. A minimum width of eight feet and a minimum area of 120 square feet.
  - (5) Lot occupancy. A maximum lot occupancy of forty percent (40%) by buildings, subject to the provisions of Section 1135.04 for accessory buildings.
  - (6) Population density. Twelve families per acre (maximum), except for apartment houses.
- (Ord. 1946-47. Passed 8-7-46.)

**1133.06 RESIDENCE C DISTRICTS.**(a) Permitted Uses.

- (1) Dwelling.
- (2) Any other use permitted in a Residence B District.  
(Ord. 1946-47. Passed 8-7-46.)
- (3) A permanently sited manufactured, modular or pre-cut home used as a residence and titled as real property. (Ord. 2004-31. Passed 5-24-04.)

(b) Height Limit. Forty-five feet or three and one-half stories, whichever is the greater.

- (c) Area Requirements.
- (1) Front yards. The minimum distance shall be the average distance of the buildings on the same side of the street within the same block. (See Section 1135.02 for corner lots.)
  - (2) Side yards. A minimum distance of three feet to the side lot line or six feet between buildings for the first family plus one additional foot in the distance to the side lot line or two additional feet between buildings for each additional family.
  - (3) Rear yards. A minimum distance of twenty-five feet to the rear lot line.
  - (4) Courts. A minimum width of eight feet and a minimum area of 120 square feet for the first two stories plus one foot additional width and thirty-three square feet additional area for each additional story.
  - (5) Population density. Eighteen families per acre (maximum), except apartment houses.
  - (6) Lot occupancy. A maximum lot occupancy of forty percent (40%) of a lot by the principal building, subject to the provisions of Section 1135.04 for accessory buildings.  
(Ord. 1946-47. Passed 8-7-46.)

#### 1133.07 AGRICULTURAL DISTRICTS.

- (a) Permitted Uses.
- (1) Any use permitted in a Residence A District, subject to subsection (c) hereof.
  - (2) Farming, forestry, dairying or uses incidental thereto, subject to subsection (c) hereof. (Ord. 1946-47. Passed 8-7-46.)
  - (3) One mobile home, occupied by the owner, may be located on no less than one acre of land, if the wheels have been detached and the home installed on a permanent foundation. (Ord. 2004-31. Passed 5-24-04.)
- (b) Height Limit. Same as in Residence A Districts.
- (c) Area Requirements.
- (1) Minimum yards. Same as in Residence A Districts, except that buildings and uses which are not permitted in a Residence A District or which are injurious, noxious, offensive or detrimental in a Residence A District shall not be located or constructed nearer than 250 feet to the side or rear lot line or 150 feet to the right of way of any street.
  - (2) Courts. Same as in Residence A Districts.
  - (3) Population density. Not more than one family to one acre.  
(Ord. 1946-47. Passed 8-7-46.)

#### 1133.08 BUSINESS AA DISTRICTS.

- (a) Permitted Uses.
- (1) Any use permitted in any Residence District.
  - (2) Retailing of groceries, foods, druggist supplies, clothing and general merchandise, but not alcoholic beverages for consumption either on or off the premises.
- (b) Height Limit. Same as in Residence C Districts.
- (c) Area Requirements.
- (1) Front yards. A minimum distance of fifteen feet to the right-of-way line of any street or the average distance of the buildings on the same side of the street within the same square, whichever is greater.