

1248.01 CLASS I RESIDENTIAL OR SINGLE-FAMILY HOUSE DISTRICT.

(A) In a Class I Residential or Single-Family House District, no building or premises shall be used and no building shall be erected which is arranged, intended or designed to be used for other than one or more of the following specified uses:

(1) A single-family house, college fraternity, college sorority, college club house or other fraternal organizations on special permit, as provided in Section 1244.05;

(2) A church, public or private school, day care center, nursery, college, public library and public museum;

(3) A public park, public playground, public or governmental building or water supply reservoir, well, tower or treatment plant;

(4) A railway passenger station or railway right of way, not including railway yards or use for sale or storage for sale of products or materials;

(5) (EDITOR'S NOTE: Paragraph (A)(5) was repealed by Ordinance 67-79, passed April 9, 1979.)

(6) A farming, nursery or truck gardening operation.

(B) A use specified as permitted in Section 1248.03(B) to (D), inclusive, may be located in a Class I Residential District on special permit, as provided in Section 1244.05.

(Ord. 183-60. Passed 10-24-60; Ord. 171-78. Passed 11-20-78.)

1248.02 CLASS II RESIDENTIAL OR MULTIFAMILY HOUSE DISTRICT.

(A) In a Class II Residential or Multifamily House District, no building or premises shall be used and no building shall be erected which is arranged, intended or designed to be used for other than a use permitted in a Class I Residential District, or for occupancy by more than four families living independently of each other.

(B) A use specified as permitted in Section 1248.03(B) to (D), inclusive, may be located in a Class II Residential District on special permit, as provided in Section 1244.05.

(1956 Code Sec. 1319.02)

1248.03 CLASS III RESIDENTIAL OR APARTMENT HOUSE DISTRICT.

In a Class III Residential or Apartment House District, no building or premises shall be used and no building shall be erected which is arranged, intended or designed to be used for other than a use permitted in a Class I Residential or Class II Residential District or for one or more of the following specified uses:

(A) An apartment house;

(B) A hotel, dormitory or rooming house;

(C) A community center building, armory for dismounted organizations, or private club, except a club the chief activity of which is a service customarily carried on as a business;

(D) A philanthropic or charitable use or institution, other than a penal or correctional institution, or a hospital or convalescent facility, provided that no part of such building is located within thirty feet of any lot line other than a street or alley line of the property occupied by such use; and

(E) A business office, financial institution or professional office, provided that:

(1) The approval of Council and the City Engineer is obtained before the issuance of an occupancy permit and the issuance of a building permit for the erection or change in the structural form, either

external or internal, of any building or residence used for such office. Council may impose appropriate conditions and safeguards to protect the plan and to conserve and protect property and property values in the neighborhood.

(2) The person requesting such action files the plans for the proposed building and site with the request. Before Council's final action thereon, the request shall be referred to the Planning Commission for study and report concerning the effect of the proposed use on the plan and on the character and development of the neighborhood.

(3) Any proposed special use herein shall:

- (a) Be conducted entirely within an enclosed building, unless otherwise specifically stated;
- (b) Not be noxious or offensive because of odor, smoke, dust, noise, vibration, glaring light or similar causes;
- (c) Not exceed a gross floor area of 2,500 square feet; and
- (d) Provide and make available off-street parking spaces in the ratio of not less than one parking space for each 200 square feet of floor space in the building which is used for business purposes. Such parking spaces may be located and maintained on the same lot as the building or on an off-street area within 300 feet of the building. Two or more owners of buildings may join together in providing and maintaining this parking space.

(Ord. 109-63. Passed 6-10-63; Ord. 256-19. Passed 10-21-19.)

1250.01 USES; ACCESSORY BUILDINGS; OFF-STREET PARKING SPACES.

(A) In an Office District no building or premises shall be used and no building shall be erected which is arranged, intended or designed to be used for other than a use permitted in a Class I Residential, Class II Residential or Class III Residential District or for one or more of the following specified uses:

- (1) An office;
- (2) A bank or financial institution;
- (3) A medical or dental clinic;
- (4) A day nursery;
- (5) A health study institution;
- (6) A nursing home; or
- (7) A health-exercise facility or spa, provided however, this shall not include a massage parlor.

(B) Accessory buildings shall not include, whether or not modified, vehicles, trailers, box cars, water craft, or other commercial and portable storage units.

(C) An accessory use customarily incidental to a use authorized by this section shall be permitted in an Office District.

(D) A use specified in Section 1256.03 as a prohibited use shall not be permitted as an accessory use.

(E) For all uses listed in subsection (A) hereof, off-street parking spaces shall be provided and made available in the ratio of not less than one parking space for each 200 square feet of floor space in the building which is used for business purposes. Such parking space may be located and maintained on the same lot as the building or on an off-street area within 300 feet of the building. Two or more owners of buildings may join together in providing and maintaining this parking space.

(Ord. 210-04. Passed 11-8-04.)

1252.01 CLASS I BUSINESS DISTRICT.

(A) In a Class I Business District no building or premises shall be used and no building shall be erected which is arranged, intended or designed to be used for other than a use permitted in a Class I Residential, Class II Residential, Class III Residential or Office District or for one (1) or more of the following specified uses:

- (1) A bank, office building, private school, business school, radio or television studio, photographic or art studio or telephone exchange, together with a concealed electric substation and any parking facilities necessary for such uses;
- (2) An assembly hall, theater or moving-picture house;
- (3) A jewelry store, shoe store, dry goods or notions store, furniture store, hardware or electrical appliance store, retail store, florist shop, tailor shop, or shoe repair shop;
- (4) A filling station, car wash, automotive detailing, bicycle sales and repair, commercial parking lot or garage, motorbus terminal, or new car sales room;
- (5) A delicatessen, drug store, grocery store, meat market, ice cream parlor, restaurant, bakery, frozen food locker, or fish market;
- (6) A barber shop, beauty shop, or dancing school;
- (7) A funeral parlor or sanitarium;
- (8) An electric substation or ice house;
- (9) A billboard or advertising sign;
- (10) A commercial recreational facility;
- (11) A dry cleaning establishment using nonflammable liquids and employing not more than ten (10) persons;
- (12) A self-service laundry, using self-operating, automatic washers and dryers;
- (13) A tattoo parlor; or
- (14) A microbrewery or bar.

(B) Accessory buildings shall not include, whether or not modified, vehicles, trailers, box cars, water craft, or other commercial and portable storage units.

(C) An accessory use customarily incidental to a use authorized by this section shall be permitted in a Class I Business District.

(D) A use specified in Section 1256.03 as a prohibited use shall not be permitted as an accessory use.

(Ord. 210-04. Passed 11-8-04; Ord. 079-15. Passed 4-6-15; Ord. 174-15. Passed 8-24-15; Ord. 191-17. Passed 8-21-17; Ord. 242-17. Passed 10-9-17; Ord. 045-18. Passed 2-26-18; Ord. 066-22. Passed 3-14-22.)

1252.02 CLASS II BUSINESS DISTRICT.

(A) In a Class II Business District no building or premises shall be used and no building shall be erected which is arranged, intended or designed to be used for other than a use permitted in a Class I Residential, Class II Residential, Class III Residential, Office or Class I Business District or for one or more of the following specified uses:

- (1) A dance hall, cabaret or night club;
- (2) A book binding shop, upholstering shop, or laundry employing not more than three persons;
- (3) A garage repair shop, auto body or mechanical repair, secondhand car lot, storage garage or tire repair shop;
- (4) A bottling works, job printing shop, plumbing shop or tinsmith operation;
- (5) A poultry establishment for killing and dressing for sale at retail on the premises or a stable for not more than five animals;
- (6) A wholesale distributor;
- (7) A veterinary clinic for small animals, including dogs, cats and the like, in a completely enclosed building with no outside keeping of small animals or open runs; or
- (8) A dog kennel as defined by the Ohio Revised Code.

(B) However, in any part of a Class II Business District 150 feet or more from a Class I Residential, Class II Residential, Class III Residential or Office District, any building or premises may be used for any use specified in Section 1254.01(A)(1) and (2), or for any use specified in Section 1254.01(A)(3) provided that not more than a three H.P. combustion engine is employed in the operation of any machine and provided that such use is not noxious or offensive by reason of the emission of odor, dust, smoke, gas, noise or vibration, except that electric motors of not more than ten H.P. each may be used.

(C) A use specified in subsection (B) hereof may be located in a Class II Business District within 150 feet of a Class I Residential, Class II Residential, Class III Residential or Office District on a special permit, as provided in Section 1244.05.

(D) Accessory buildings shall not include, whether or not modified, vehicles, trailers, box cars, water craft, or other commercial and portable storage units.

(E) An accessory use customarily incidental to a use authorized by this section shall be permitted in a Class II Business District. A use specified in Section 1256.03 as a prohibited use shall not be permitted as an accessory use.

(Ord. 210-04. Passed 11-8-04; Ord. 079-15. Passed 4-6-15.)