

§ 157.085 TABLE OF ALLOWED USES.

(1) *Generally.* Table 157.085-1 below lists the uses allowed within all zoning districts. Each of the listed uses is defined in § 157.171.

(2) *Explanation of table abbreviations and columns.*

(A) *Permitted uses (P).* A “P” in a cell indicates that a use is permitted by right in the respective zoning district. Permitted uses are subject to all other applicable regulations of this Code, including the use specific standards set forth in this chapter and the development standards of §§ 157.100 through 157.104 and 157.130 through 157.142.

(B) *Conditional uses (C).* A “C” in a cell indicates that, in the respective zoning district, a use is permitted if reviewed and approved as a conditional use pursuant to § 157.052. Conditional uses are subject to all other applicable regulations of this Code, including the use specific standards set forth in this subchapter and the development standards of §§ 157.100 through 157.104 and 157.130 through 157.142.

(C) *Prohibited uses (shaded cells).* A shaded cell indicates that the listed use is prohibited in the respective zoning district.

(D) *Additional regulations.* Regardless of whether a use is permitted by right or permitted as a conditional use, there may be additional regulations that are applicable to the use. The existence of these use specific standards is noted through a cross-reference in the last column of Table 157.085-1. These standards apply in all districts unless otherwise specified.

(E) *Unlisted uses.*

1.) If a zoning permit, site plan review or a certificate of use and compliance application is submitted for a use that is not listed in Table 157.085-1, the Planning Director is authorized to classify the new or unlisted use into an existing land use category that most closely fits the new or unlisted use. The Planning Director may consult with the PZC and obtain a motion of concurrence or objection to the use classification through the PZC hearing process.

2.) If no similar use determination can be made, the Planning Director shall refer the use to the PZC who may initiate an amendment to the text of this Code to clarify where and how the use should be permitted.

Table 157.085-1: Allowed Uses											
Uses P = Permitted C = Conditional	R- R	R- 1	R- 2	B- 1	B- 2	B- 3	B- 4	B- 5	I-1	PD	Additional Regulations See Section:
Agricultural Uses											
Agriculture - animal husbandry and keeping of livestock	P	P						C	P		157.086(2)
Agriculture - raising of crops	P	P	P	P	P	P	P	P	P	P	
Nurseries and greenhouses				P		C	C	C	P		
Commercial Uses											
Airport and airport-related facilities								P	C		
Banquet halls				P			P	P	C	P	
Bars and taverns				P		C	P	P	C	P	
Bed and breakfast establishments	C	C	C							P	
Day care centers				P	P	P		C	C	P	157.086(5)
Day care home, Type A (7 to 12 children, or 4 to 12 children when 4 or more are under two years old)				C	C	C			C		157.086(5)

[illegible]

Community centers and clubhouses	C	C	C	P	C	C	P	P	P	P	
Educational facilities (public or private)	C	C	C	P	C	C	P	P	P	P	157.086(6)
Governmental offices and facilities	C	C	C	P	P	P	P	P	P	P	157.086(7)
Hospitals and clinics				P			P	P	P	P	
Libraries, museums, galleries and cultural centers	C	C	C	P	P	P	P	P	P	P	
Passive parks and conservation areas	P	P	P	P	P	P	P	P	P	P	
Public and private utility services	P	P	P	P	P	P	P	P	P	P	
Public safety/service facilities	C	C	C	P	C	C	P	P	P	P	157.086(7)
Religious places of worship	C	C	C	C	C	C	C	C	C	P	
Residential Uses											
Adult family homes (3 to 8 adults)	P	P	P	C		C	C		C	P	
Adult family homes, transitional (3 to 6 adults)	C	C	C	C		C	C	C	C	P	
Adult group homes (9 to 16 adults)			C	C		C	C		C	P	
Children group homes (maximum of 10 children)	C	C	C	C		C	C		C	P	
Multi-family dwellings			P							P	
Nursing homes and assisted living facilities			C	C						P	157.086(10)
Open space subdivisions	P	PC	C							P	
Single-family dwellings	P	P	P							P	
Two-family dwellings		C	P							P	

(Prior Code, § 1226.01) (Ord. 2009-21, passed 10-27-2009; Ord. 2010-06, passed 6-8-2010; Ord. 2013-19, passed 11-12-2013; Ord. 2013-26, passed 2-11-2014; Ord. 2018-02, passed 3-13-2018; Ord. 2022-02, passed 3-8-2022; Ord. 2022-15, passed 10-11-2022)