ORDINANCE NO. 4-16

AN ORDINANCE AMENDING VILLAGE ORDINANCES REGULATING B3 CENTRAL BUSINESS DISTRICT, B2 COMMUNITY BUSINESS DISTRICT AND THE DEFINITION OF "CHILD CARE SERVICES" THROUGHOUT ZONING CODE

WHEREAS, The Village Council is authorized by law, pursuant to Ohio Constitution Article 18, Section 3 and R.C. 715.01, to establish rules and regulations by ordinance for the benefit of the public health, safety and welfare where there is no infringement on the authority of the state; and,

WHEREAS, The Village Planning and Zoning Commission is established pursuant to R.C. 713.01, *et seq.*, and organized and empowered with those duties set forth in Village Ordinance Chapter 1139. The Village Planning and Zoning Commission has, in accordance with its authority, reviewed and recommended changes to the Village's Zoning Ordinances as set forth within this Ordinance; and,

WHEREAS, The Village Council has determined that it is in the interest of the public health, safety and welfare to amend Village Ordinance Section 1165.02 governing regulations of the Village B3 Central Business District to establish "Dog Grooming to Exclude Kennels" as a permitted use within the B3 Central Business District; and,

WHEREAS, The Village Council has determined that it is in the interest of the public health, safety and welfare to amend Village Ordinance Section 1163.02 to establish "Child Day Care Services" as a permitted use within the B2 Community Business District and, correspondingly, remove "Child Day Care Services" as a conditional use within the B2 Community Business District; and,

WHEREAS, The Village Council has determined that it is in the interest of the public health, safety and welfare to amend Village Ordinance Sections 1145.03(d), 1147.03(e), 1149.03(d), 1150.03(d), 1151.03(d), 1157.03(f), 1161.03, 1163.02, 1163.03, 1165.03, and 1175.03(c)(1) governing the definition of "Child Care Services" within the respective zoning districts within the Village; and,

WHEREAS, The Village Council has determined that the amendments to Ordinance Sections 1165.02, 1145.03(d), 1147.03(e), 1149.03(d), 1150.03(d), 1151.03(d), 1157.03(f), 1161.03, 1163.02, 1163.03, 1165.03, and 1175.03(c)(1), attached hereto as Exhibit A, do not conflict with existing state law and are in the interest of public health, safety and welfare.

NOW THEREFORE BE IT ORDAINED by the Village Council of Plain City, Ohio, as follows:

Section 1. The Village Council of Plain City hereby authorizes and directs the Fiscal Officer to order the changes to the Codified Ordinances of the Village of

Plain City in accordance with this Ordinance.

Passed: June 27, 2016.

Attest: Renee VanWinkle
Village Fiscal Officer

Darrin Lane
Mayor

First reading: ~~June 13~~ May 23, 2016. Vote: 6 yea ____ nay ____ abstain

Second reading: June 13, 2016. Vote: 4 yea ____ nay ____ abstain

Third reading: June 27, 2016. Vote: 6 yea ____ nay ____ abstain

Certificate of Publication

The undersigned, being Village Fiscal Officer of the Village of Plain City, hereby certifies that the foregoing was published by posting for 15 days as required by law and in accordance with Section 123.01 of the Codified Ordinances. The posting was done from 7.6.16, 2016 to 12.31, 2016 at the Office of the Fiscal Officer located at 213 South Chillicothe Street; the Plain City Public Library located at 305 W. Main Street; the Security National Bank located at 105 W. Main Street; the Richwood Banking Co. located at 601 W. Main Street; all being in the Village of Plain City, Ohio and the Village of Plain City Website at www.plain-city.com.

Date: July 6, 2016

Renée VanWinkle
Village Fiscal Officer

ORDINANCE NO. ____

EXHIBIT A

1165.02 PERMITTED USE.

The following uses shall be permitted in the **B3** Central Business District:

(a) Currently constructed and occupied single family dwellings.

(b) Existing single-family dwellings in multi-story buildings. No single family or multi-family dwellings are permitted on the first floor of any multi-story building after [DATE], the effective date of this Ordinance.

(c) Accessory Uses. Accessory buildings and uses in association with permitted dwellings as specified in Section 1183.05.

(d) Those uses listed below:

0742	Veterinary Services for Animal Specialties
523	Paint, Glass, and Wallpaper Stores
525	Hardware Stores
531	Department Stores
533	Variety Stores
539	Miscellaneous General Merchandise Stores
541	Grocery Stores
543	Fruit and Vegetable Markets
544	Candy, Nut, and Confectionery Stores
545	Dairy Products Stores
546	Retail Bakeries
553	Auto and Home Supply Stores
554	Gasoline Service Stations
561	Men's and Boys' Clothing and Accessory Stores
562	Women's Clothing Stores
563	Women's Accessory and Specialty Stores

564	Children's and Infants' Wear Stores
565	Family Clothing Stores
566	Shoe Stores
569	Miscellaneous Apparel and Accessory Stores
571	Home Furniture and Furnishings Stores
572	Household Appliance Stores
573	Radio, Television, Consumer Electronics, and Music Stores
5812	Eating Places
591	Drug Stores and Proprietary Stores
593	Used Merchandise Stores *Except Pawn Shops
594	Miscellaneous Shopping Goods Stores
599	Retail Stores, Not Elsewhere Classified *Except retail sale of Fireworks
602	Commercial Banks
603	Savings Institutions
606	Credit Unions
608	Foreign Banking and Branches and Agencies of Foreign Banks
609	Functions Related to Depository Banking
611	Federal and Federally-Sponsored Credit Agencies
614	Personal Credit Institutions
615	Business Credit Institutions
616	Mortgage Bankers and Brokers
621	Security Brokers, Dealers, and Flotation Companies
622	Commodity Contracts Brokers and Dealers
623	Security and Commodity Exchanges
628	Services allied with the Exchange of Securities or Commodities
631	Life Insurance
631	Life Insurance

632	Accident and Health Insurance and Medical Service Plans
633	Fire, Marine, and Casualty Insurance
635	Surety Insurance
636	Title Insurance
637	Pension, Health, and Welfare Funds
639	Insurance Carrier, Not Elsewhere Classified
641	Insurance Agents, Brokers, and Service
651	Real Estate Operators (Except Developers) and Lessors
653	Real Estate Agents and Managers
654	Title Abstract Offices
655	Land Subdividers and Developers
671	Holding Offices
672	Investment Offices
673	Trusts
866	Religious Organizations
869	Membership, Organizations, Not Elsewhere Classified
871	Engineering, Architectural, and Surveying Services
872	Accounting, Auditing, and Bookkeeping Services
8741	Management Services
8742	Management Consulting Services
8743	Public Relations Services
8748	Business Consulting Services, Not Elsewhere Classified
8999	Services, Not Elsewhere Classified
911	Executive Offices
912	Legislative Bodies
913	Executive and Legislative Offices Combined
919	General Government, Not Elsewhere Classified

921	Courts
9221	Police Protection
9222	Legal Counsel and Prosecution
9224	Fire Protection
9229	Public Order and Safety, Not Elsewhere Classified
931	Public Finance, Taxation, and Monetary Policy
941	Administration of Educational Programs
943	Administration of Public Health Programs
944	Administration of Social, Human Resource and Income Maintenance Programs
945	Administration of Veteran's Affairs, Except Health and Insurance
951	Administration of Environmental Quality Programs
953	Administration of Urban Planning and Community and Rural Development
961	Administration of General Economic Programs
962	Regulation and Administration of Transportation Programs
963	Regulation and Administration of Communications, Electric, Gas, and Other Utilities
964	Regulation of Agricultural Marketing and Commodities
965	Regulation, Licensing, and Inspection of Miscellaneous Commercial Sectors
966	Space Research and Technology
0752	Dog Grooming to Exclude Kennels

~~(Ord. 4-14. Passed 8-25-14.)~~ (Ord. __-__. Passed __-__-16)

1145.03 CONDITIONAL USE.

The following uses shall be allowed in the RU Rural District subject to approval in accordance with Section 1138.06.

(a) Elementary and Secondary Schools. No rooms shall be regularly used for housing or sleeping of students.

(b) Public and Private Parks and Public Recreational Facilities.

(c) Religious. Church or other place of worship.

(d) Child Day Care Services. (8351) ~~But only in conjunction with, and on the same property as the church or on adjacent property.~~ (e) Cemetery. Cemeteries hereafter established,

following the adoption of the Zoning Ordinance, shall occupy a parcel of not less than forty acres, excepting those parcels added to an existing cemetery, which may be less than forty acres.

(1) Interment shall not be within one hundred feet of any property line.

(2) A mausoleum, crematory, or other structure shall not be within three hundred feet of any property line.

(f) Associated Sales. Associated sales as accessory to and in association with an agricultural permitted use, such associated sales to cease upon cessation of the agricultural activity. This shall include, but is not limited to, garden supplies with a nursery or greenhouse, milk products with a dairy, or imported produce with a permitted produce stand.

(g) Boarding and Care of Animals. Office of veterinarian and animal hospital, kennel, or other facilities for care or boarding of animals, provided it occupies a lot of not less than five acres, and building pen or other enclosure so used shall not be within two hundred feet of any property line.

(h) Commercial Grain Elevator Operations. Commercial grain elevator operations, provided that the Board of Zoning Appeals determines adequate lot area is available for such operation.

(i) Bed and Breakfasts.

(j) Home Occupation. Home occupation in association with a permitted dwelling, and in accordance with the provisions of Section 1183.13.

(k) Accessory Dwelling Unit. Accessory dwelling units may be constructed in accessory structures provided they meet the requirements of Section 1183.05 and other additional requirements determined appropriate by the Board of Zoning Appeals. ~~(Ord. 05-08. Passed 2-25-08.)~~ (Ord. ___-___. Passed _____.)

1147.03 CONDITIONAL USE.

The following uses shall be allowed in the RS1 Single Family Residential District subject to approval in accordance with Section 1138.06.

(a) Elementary and Secondary Schools. No rooms shall be regularly used for housing or sleeping of students.

(b) Public and Private Parks and Public Recreational Facilities.

(c) Religious. Church or other place of worship.

(d) Home Occupation. Home occupation in association with a permitted dwelling, and in accordance with the provisions of Section 1183.13.

(e) Child Day Care Services. (8351) ~~but only in conjunction with, and on the same property as the church or on adjacent property~~.

(f) Bed and Breakfasts.

(g) Accessory dwelling unit. Accessory dwelling units may be constructed in accessory structures provided they meet the requirements of Section 1183.05 and other additional requirements determined appropriate by the Board of Zoning Appeals. ~~(Ord. 05-08. Passed 2-25-08; Ord. 21-12. Passed 10-8-12.)~~ (Ord. ___-___. Passed _____.)

1149.03 CONDITIONAL USE.

The following uses shall be allowed in the RS2 Single Family Residential District subject to approval in accordance with Section 1138.06.

(a) Elementary and Secondary Schools. No rooms shall be regularly used for housing or sleeping of students.

(b) Public and Private Parks and Public Recreational Facilities.

(c) Religious. Church or other place of worship.

(d) Child Day Care Services (8351). ~~but only in conjunction with, and on the same property as the church or on adjacent property.~~

(e) Home Occupation. Home occupation in association with a permitted dwelling, and in accordance with the provisions of Section 1183.13.

(f) Bed and Breakfasts.

(g) Accessory Dwelling Unit. Accessory dwelling units may be constructed in accessory structures provided they meet the requirements of Section 1183.05 and other additional requirements determined appropriate by the Board of Zoning Appeals.

(h) Two-Family Residences (Duplexes). Subject to the following:

(1) A minimum lot area of 14,520 square feet and a minimum lot width of eighty feet are provided.

(2) A minimum floor area of 1000 square feet per unit is provided.

(3) A firewall meeting the Building Inspector's specifications is provided along any proposed common wall.

(4) Separate utilities and meters are provided for each unit.

(5) Detailed street elevation plans are provided with the Conditional Use permit application.

(6) The proposed twin single, duplex or similar structure does not substantially depart from or detract from the character of the area.

(7) A minimum of four off-street parking spaces is provided per structure.

(8) A minimum side yard setback of 15 feet or more on each side and a minimum rear yard setback of 40 feet or more are provided.

~~(Ord. 05-08. Passed 2-25-08; Ord. 21-12. Passed 10-8-12.)~~ (Ord. ___-___. Passed _____.)

1150.03 CONDITIONAL USE.

The following uses shall be allowed in the RS2A Single Family Residential District subject to approval in accordance with Section 1138.06.

(a) Elementary and Secondary Schools. No rooms shall be regularly used for housing or sleeping of students.

(b) Religious Organizations. Church or other place of worship.

(c) Home Occupation. Home occupation in association with a permitted dwelling, and in accordance with the provisions of Section 1183.04.

(d) Child Day Care Services ~~(8251)~~ (8351).

~~(Ord. 19-12. Passed 10-8-12.)~~ (Ord. ___-___. Passed _____.)

1151.03 CONDITIONAL USE.

The following uses shall be allowed in the RS3 Old Town Residential District subject to approval in accordance with Section 1138.06.

(a) Elementary and Secondary Schools. No rooms shall be regularly used for housing or sleeping of students.

(b) Public and Private Parks and Public Recreational Facilities.

(c) Religious. Church or other place of worship.

(d) Child Day Care Services ~~(8251)~~ (8351) ~~but only in conjunction with, and on the same property as the church or on adjacent property~~.

(e) Two-Family Residences (duplexes). Subject to the following:

(1) A minimum lot area of 8,000 square feet and a minimum lot width of fifty feet are provided.

(2) A minimum floor area of 800 square feet per unit is provided.

(3) A firewall meeting the Building Inspector's specifications is provided along any proposed common wall.

(4) Separate utilities and meters are provided for each unit.

(5) Provision of a detailed street elevation plan.

(6) The proposed twin single, duplex or similar structure does not substantially depart from or detract from the character of the area.

(7) A minimum of four off-street parking spaces is provided per structure.

(8) A minimum side yard setback of 8 feet or more on each side and a minimum rear yard setback of 15 feet or more are provided.

(f) Bed and Breakfasts.

(g) Home Occupation. Home occupation in association with a permitted dwelling, and in accordance with the provisions of Section 1183.13.

(h) Accessory dwelling unit. Accessory dwelling units may be constructed in accessory structures provided they meet the requirements of Section 1183.05 and other additional requirements determined appropriate by the Board of Zoning Appeals.

~~(Ord. 05-08. Passed 2-25-08; Ord. 13-11. Passed 10-24-11; Ord. 20-12. Passed 10-8-12; Ord. 21-12. Passed 10-8-12.)~~ (Ord. ___-___. Passed _____.)

1157.03 CONDITIONAL USE.

The following uses shall be allowed in the MFR Multi-Family Residential District subject to approval in accordance with Section 1138.06.

(a) Two-Family Structures. Subject to the following:

(1) A minimum lot area of 9,000 square feet and a minimum lot width of eighty feet or more are provided.

(2) A minimum floor area of 800 square feet per unit is provided.

(3) A firewall meeting the Building Inspector's specifications is provided along any proposed common wall.

(4) Separate utilities and meters are provided for each unit.

(5) Detailed street elevation plans are provided with the Conditional Use permit application.

(6) The proposed twin single, duplex or similar structure does not substantially depart from or detract from the character of the area.

(7) A minimum of four off-street parking spaces is provided per structure.

(8) A minimum side yard setback of 10 feet or more on each side and a minimum rear yard setback of 15 feet or more are provided.

(b) Elementary and Secondary Schools. No rooms shall be regularly used for housing or sleeping of students.

(c) Public and Private Parks and Public Recreational Facilities.

(d) Religious. Church or other place of worship.

(e) Incidental and Accessory Uses. These uses include recreational facilities, swimming pools and rental offices when part of a multiple-family development.

(f) Child Day Care Services ~~but only in conjunction with, and on the same property as the church or on adjacent property~~ (8351).

(g) Nursing Care Facilities

(h) Continuing Care Facilities for the Elderly.

~~(Ord. 05-08. Passed 2-25-08; Ord. 21-12. Passed 10-8-12.)~~ (Ord. ___-___. Passed _____.)

1161.03 CONDITIONAL USE.

The following uses shall be allowed in the B1 Neighborhood Business District subject to approval in accordance with Section 1138.06.

078	Landscape and Horticultural Services (Ord. 8-12. Passed 6-25-12.)
591	Drug Stores and Proprietary Stores
602	Commercial Banks
603	Savings Institutions
606	Credit Unions
608	Foreign Banking and Branches and Agencies of Foreign Banks
609	Functions Related to Depository Banking
611	Federal and Federally-Sponsored Credit Agencies
614	Personal Credit Institutions
615	Business Credit Institutions
616	Mortgage Bankers and Brokers
621	Security Brokers, Dealers, and Flotation Companies
622	Commodity Contracts Brokers and Dealers
628	Services Allied with the Exchange of Securities or Commodities
631	Life Insurance
632	Accident and Health Insurance and Medical Insurance Plans
633	Fire, Marine, and Casualty Insurance
635	Surety Insurance
636	Title Insurance
637	Pension, Health, and Welfare Funds
639	Insurance Carriers, Not Elsewhere Classified
641	Insurance Agents, Brokers, and Service
651	Real Estate Operators (Except Developers) and Lessors
653	Real Estate Agents and Managers

654	Title Abstract Offices
655	Land Subdividers and Developers
671	Holding Offices
672	Investment Offices
673	Trusts
679	Miscellaneous Investing
702	Rooming and Boarding Houses
7215	Coin-Operated Laundries and Dry Cleaning
7349	Building Cleaning and Maintenance Service, Not Elsewhere Classified
7336	Graphic Design
7532	Body and Upholstery Repair Shops and Paint Shops
769	Miscellaneous Repair Shops and Related Services
821	Elementary and Secondary Schools
8351	Child Day Care Services
864	Civic, Social, and Fraternal Associations

Drive-up window service. Drive-up window service or outdoor service facility developed in association with and subordinate to a permitted use. Drive-up window service shall be limited to the side or rear of the building. Landscaping and buffering shall be required consistent with the standards of Chapter 1187.
~~(Ord. 25-12. Passed 11-12-12.)~~ (Ord. ___-___. Passed _____.)

1163.02 PERMITTED USE.

The following uses shall be permitted in the B2 Community Business District:

	Retail Feed/Grain Stores
0742	Veterinary Services for Animal Specialties
521	Lumber and Other Building Materials Dealers
523	Paint, Glass, and Wallpaper Stores
525	Hardware Stores
526	Retail Nurseries and Garden Stores
531	Department Stores
533	Variety Stores
539	Miscellaneous General Merchandise Stores
541	Grocery Stores
543	Fruit and Vegetable Markets
544	Candy, Nut, and Confectionery Stores
545	Dairy Products Stores

546	Retail Bakeries
553	Auto and Home Supply Stores
554	Gasoline Service Stations
561	Men's and Boy's Clothing and Accessory Stores
562	Women's Clothing Stores
563	Women's Accessory and Specialty Stores
564	Children's and Infants' Wear Stores
565	Family Clothing Stores
566	Shoe Stores
569	Miscellaneous Apparel and Accessory Stores
571	Home Furniture and Furnishings Stores
572	Household Appliance Stores
573	Radio, Television, Consumer Electronics, and Music Stores
5812	Eating Places
5813	Drinking Places (Alcoholic Beverages)
591	Drug Stores and Proprietary Stores
592	Liquor Stores
593	Used Merchandise Stores *Except Pawn Shops
594	Miscellaneous Shopping Goods Stores
596	Nonstore Retailers
599	Retail Stores, Not Elsewhere Classified *Except Retail Sale of Fireworks.
601	Central Reserve Depository Institutions
602	Commercial Banks
603	Savings Institutions
606	Credit Unions
608	Foreign Banking and Branches and Agencies of Foreign Banks
609	Functions Related to Depository Banking
611	Federal and Federally-Sponsored Credit Agencies
614	Personal Credit Institutions
615	Business Credit Institutions
616	Mortgage Bankers and Brokers
621	Security Brokers, Dealers, and Flotation Companies
622	Commodity Contracts Brokers and Dealers
623	Security and Commodity Exchanges
628	Services Allied with the Exchange of Securities or Commodities

631	Life Insurance
632	Accident and Health Insurance and Medical Service Plans
633	Fire, Marine, and Casualty Insurance
635	Surety Insurance
636	Title Insurance
637	Pension, Health, and Welfare Funds
639	Insurance Carriers, Not Elsewhere Classified
641	Insurance Agents, Brokers, and Service
651	Real Estate Operators (Except Developers) and Lessors
653	Real Estate Agents and Managers
654	Title Abstract Offices
655	Land Subdividers and Developers
671	Holding Offices
672	Investment Offices
673	Trusts
679	Miscellaneous Investing
701	Hotels and Motels
7211	Power Laundries, Family and Commercial
7212	Garment Pressing, and Agents for Laundries and Drycleaners
7213	Linen Supply
7215	Coin-Operated Laundries and Drycleaning
722	Photographic Studios, Portrait
723	Beauty Shops
724	Barber Shops
725	Shoe Repair Shops and Shoeshine Parlors
726	Funeral Service *Except Crematories
7291	Tax Return Preparation Services
731	Advertising
732	Consumer Credit Reporting Agencies, Mercantile Reporting Agencies, and Adjustment and Collection Agencies
7331	Direct Mail Advertising Services
7334	Photocopying and Duplicating Services
7335	Commercial Photography
7336	Commercial Art and Graphic Design
7338	Secretarial and Court Reporting Services
7349	Building Cleaning and Maintenance Services, Not Elsewhere Classified

7352	Medical Equipment Rental and Leasing
736	Personnel Supply Services
737	Computer Programming, Data Processing, and Other Computer Related Services
7381	Detective, Guard and Armored Car Services
7382	Security Systems Services
7383	News Syndicates
7549	Automotive Services, Except Repair and Carwashes
762	Electrical Repair Shops
763	Watch, Clock, and Jewelry Repair
764	Reupholstery and Furniture Repair
769	Miscellaneous Repair Shops and Related Services
7832	Motion Pictures Theaters, Except Drive-in
784	Video Tape Rental
791	Dance Studios, Schools, and Halls
792	Theatrical Producers (Except Motion Picture), Bands, Orchestras, and Entertainers
793	Bowling Centers
7941	Professional Sports Clubs and Promoters
7991	Physical Fitness Facilities
801	Offices and Clinics of Doctors of Medicine
802	Offices and Clinics of Dentists
803	Offices and Clinics of Doctors of Osteopathy
804	Offices and Clinics of Other Health Practitioners
8051	Skilled Nursing Care Facilities
8052	Intermediate Care Facilities
964	Regulation of Agricultural Marketing and Commodities
965	Regulation, Licensing and Inspection of Miscellaneous Commercial Sectors
966	Space Research and Technology
8351	Child Day Care Services

~~(Ord. 05-08. Passed 2-25-08.)~~ (Ord. ___-___. Passed _____.)

1163.03 CONDITIONAL USE.

The following uses shall be allowed in the B2 Community Business District, subject to approval in accordance with Section 1138.06.

412	Taxicabs

527	Mobile Home Dealers
549	Miscellaneous Food Stores *Except cleaning or slaughtering of live poultry.
551	Motor Vehicle Dealers (New and Used)
552	Motor Vehicle Dealers (Used Only)
555	Boat Dealers
556	Recreational Vehicle Dealers
557	Motorcycle Dealers
559	Automotive Dealers, Not Elsewhere Classified
598	Fuel Dealers
704	Organization Hotels and Lodging Houses, on Membership Basis
7299	Miscellaneous Personal Services, Not Elsewhere Classified *Specifically excluding: - Bartering Services for Individuals - Escort Service - Tattoo Parlors
7342	Disinfecting and Pest Control Services
7359	Equipment Rental and Leasing, Not Elsewhere Classified *Specifically excluding: - Airplane rental and leasing - Industrial truck rental and leasing - Oil field equipment rental and leasing - Oil well drilling equipment rental and leasing
7384	Photofinishing Laboratories
7389	Miscellaneous Business Services, Not Elsewhere Classified *Specifically excluding: - Field warehousing, not public warehousing - Filling pressure containers (aerosol) with hair spray, insecticides, etc. - Gas systems, contract conversions from manufactured to natural gas - Inspection of commodities, not connected with transportation - Liquidators of merchandise on a contract or fee basis - Metal slitting and shearing on a contract or fee basis - Salvaging of damaged merchandise, not engaged in sales - Sampling of commodities, not connected with transportation - Scrap steel cutting on a contract or fee basis - Solvents recovery service on a contract or fee basis - Tobacco sheeting service on a contract or fee basis - Weighing foods and other commodities, not connected with transportation
751	Automotive Rental and Leasing, Without Drivers
752	Automobile Parking
7532	Top, Body, and Upholstery Repair Shops and Paint Shops
7533	Automotive Exhaust System Repair Shops
7534	Tire Retreading and Repair Shops
7536	Automotive Glass Replacement Shops

7537	Automotive Transmission Repair Shops
7538	General Automotive Repair Shop
7539	Automotive Repair Shops, Not Elsewhere Classified
7542	Carwashes
7999	Amusement and Recreation Services, Not Elsewhere Classified
8071	Medical Laboratories
8072	Dental Laboratories
~~8351~~	~~Child Day Care Services but only in conjunction with, and on the same property as the Church or on adjacent property~~
836	Residential Care
842	Arboreta and Botanical or Zoological Gardens
8661	Religious Organizations.

~~(Ord. 21-12. Passed 10-8-12.)~~ (Ord. ___-___. Passed _____.)

Drive-up window service. Drive-up window service or outdoor service facility developed in association with and subordinate to a permitted use. Drive-up window service shall be limited to the side or rear of the building. Landscaping and buffering shall be required consistent with the requirements of Chapter 1187. The Board of Zoning Appeals may require additional landscaping and buffering.

Principal structures shall not exceed 12,000 square feet without a Conditional Use Permit. No structure shall exceed 50,000 square feet

Single Family Residential Use, when accessory to a permitted use.

(Ord. 4-10. Passed 3-22-10.)

1165.03 CONDITIONAL USE.

The following conditional uses shall be allowed in the B3 Central Business District, subject to approval in accordance with Section 1138.06.

(a) Second and third story single and/or multi-family dwellings as approved by the Planning and Zoning Commission. No single and/or multi-family dwellings are permitted on the first floor of any building after the effective date of this Ordinance.

(b) Those uses listed below:

412	Taxicabs
549	Miscellaneous Food Stores *Except cleaning or slaughtering of live poultry
5813	Drinking Places (Alcoholic Beverages)
592	Liquor Stores
7299	Miscellaneous Personal Services, Not Elsewhere Classified
	*Specifically excluding:
	-Bartering Services for Individuals
	-Escort Service

	-Tattoo Parlors
7349	Building Cleaning & Maintenance Services, Not elsewhere Classified
7352	Medical Equipment Rental and Leasing
736	Personnel Supply Services
7384	Photofinishing Laboratories
752	Automobile parking
7532	Top, Body and Upholstery Repair Shops and Paint Shops *Except Body and Paint Shops
7533	Automotive Exhaust System Repair Shops
7536	Automotive Glass Replacement Shops
7538	General Automotive Repair Shops
7539	Automotive Repair Shops, Not Elsewhere Classified
7542	Carwashes
769	Miscellaneous Repair Shops and Related Services
821	Elementary & Secondary Schools
8351	Child Day Care Services

~~(Ord. 4-14. Passed 8-25-14.)~~ (Ord. ___-___. Passed _____.)

1175.03 CONDITIONAL USE.

(a) Commercial Establishments. The following uses normally associated with and intended to serve the office, laboratory, and research establishments or their employees.

554	Gasoline Service Stations (except truck stops)
5812	Eating Places
5813	Drinking Places.
602	Commercial Banks
603	Savings Institutions
606	Credit Unions
614	Personal Credit Institutions
615	Business Credit Institutions
7291	Tax Return Preparation Services
802	Offices and Clinics of Dentists
803	Offices and Clinics of Doctors of Osteopathy
804	Offices and Clinics of Other Health Practitioners

(b) Administrative Offices. Administrative offices engaged in general administrative supervision, purchasing, accounting, and other management functions.
(Ord. 05-08. Passed 2-25-08.)

(c) Personal and Consumer Services. The following personal services generally involving the care and maintenance of tangible property or the provision of intangible services for personal consumption intended to serve the office, laboratory, and research establishments or their employees.

(1) Personal.

723	Beauty Shops
724	Barber Shops
725	Shoe Repair Shops and Shoeshine Parlors
7299	Miscellaneous Personal Services, Not Elsewhere Classified *Specifically excluding: - Bartering Services for Individuals - Escort Service - Tattoo Parlors
8351	Child Day Care Services ~~but only in conjunction with, and on the same property as the church or on adjacent property~~

(2) Business.

731	Advertising
732	Consumer Credit Reporting Agencies, Mercantile Reporting Agencies, and Adjustment and Collection Agencies
7331	Direct Mail Advertising Services
7334	Photocopying and Duplicating Services
7336	Commercial Art and Graphic Design
7338	Secretarial and Court Reporting Services
736	Personnel Supply Services
7381	Detective, Guard and Armored Car Services

(d) Religious Organizations. ~~(Ord. 21-12. Passed 10-8-12.)~~ (Ord. ___-___. Passed _____.)