

CHAPTER 1248
Districts Generally and Zone District Map

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| 1248.01 Establishment of districts.
1248.02 Zone District Map; district boundaries. | 1248.03 Interpretation of boundary lines. |
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CROSS REFERENCES

- Division of municipal corporations into zones - see Ohio R.C. 713.06
- Restriction in location of buildings and structures - see Ohio R.C. 713.07
- Restrictions on height of buildings and structures - see Ohio R.C. 713.08
- Restrictions on bulk and location of buildings and structures, percentage of lot occupancy and set-back building lines - see Ohio R.C. 713.09
- Basis of districting or zoning; classification of buildings and structures - see Ohio R.C. 713.10
- Administrative board; powers and duties - see Ohio R.C. 713.11
- Notice and hearing on zoning regulations - see Ohio R.C. 713.12
- Violations may be enjoined - see Ohio R.C. 713.13
- Classification of annexed and vacated areas - see P. & Z. 1240.04
- Amendments - see P. & Z. 1242.05
- Residential Districts - see P. & Z. Ch. 1250
- Business and Commercial Districts - see P. & Z. Ch. 1252

1248.01 ESTABLISHMENT OF DISTRICTS.

For the purpose of carrying out the provisions of this Zoning Code, the Village is hereby divided into the following districts:

- (a) Residential Districts
 - (b) Business and Commercial Districts.
- (Ord. 520. Passed 10-14-65.)

1248.02 ZONE DISTRICT MAP; DISTRICT BOUNDARIES.

The boundaries of the zoning districts are hereby established upon the Zone District Map which is so designated and is on file in the office of the Clerk-Treasurer. Such Zone District Map and the legend attached to such Map are hereby made a part of this Zoning Code. As shown on the Map, the boundaries of such districts are as follows:

- (a) Residential. All the area north of the line beginning in the center of Alexander Street at its intersection with the western corporate boundary line of the Village; thence easterly with the centerline of Alexander Street to its intersection with the centerline of Overbrook Drive; thence northerly with the centerline of Overbrook Drive to the intersection of Overbrook Drive and Driggs Lane; thence easterly with the centerline of Driggs Lane to its intersection with Brookside Avenue; thence southerly with the centerline of Brookside Avenue to its intersection with the centerline of Chestnut Street; thence easterly with the centerline of Chestnut Street to its intersection with the centerline of Patterson Road; thence northerly with the centerline of Patterson Road to its intersection with the centerline of Ross Street; thence easterly with the centerline of Ross Street to its terminus on the easterly corporate boundary line of the Village.

In addition to such Residential District, the area annexed to the Village, particularly described in Ordinance 73-10, a plat of which is of record in Plat Book 13, Page 89, of the Records of Plats of Belmont County, Ohio, is hereby designated as a residential area.

- (b) Business and Commercial. All the area south of the centerline of the streets described in subsection (a) hereof and to the southerly corporate limits of the Village.
(Ord. 74-10. Passed 6-11-74.)

1248.03 INTERPRETATION OF BOUNDARY LINES.

Insofar as is possible, when preparing new zoning district boundaries, the Planning Commission shall draw such boundaries to coincide with existing property lines or with centerlines of streets or alleys. If such zone boundary lines become irregular in shape, the Commission shall add special detail inserts at a larger scale, where necessary, to the Zone District Map in order to clearly define such zoning district boundaries.
(Ord. 520. Passed 10-14-65.)

CHAPTER 1250 Residential Districts

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| 1250.01 Permitted uses. | 1250.04 Lot frontage. |
| 1250.02 Accessory uses. | 1250.05 Lot area. |
| 1250.03 Height of buildings;
setbacks; projections. | 1250.06 Off-street parking. |

CROSS REFERENCES

- Division of municipal corporations into zones - see Ohio R.C. 713.06
- Restriction in location of buildings and structures - see Ohio R.C. 713.07
- Restrictions on height of buildings and structures - see Ohio R.C. 713.08
- Restrictions on bulk and location of buildings and structures, percentage of lot occupancy and set-back building lines - see Ohio R.C. 713.09
- Basis of districting or zoning; classification of buildings and structures - see Ohio R.C. 713.10
- Administrative board; powers and duties - see Ohio R.C. 713.11
- Notice and hearing on zoning regulations - see Ohio R.C. 713.12
- Violations may be enjoined - see Ohio R.C. 713.13
- Amendments - see P. & Z. 1242.05
- Establishment - see P. & Z. 1248.01
- Boundaries - see P. & Z. 1248.02(a)
- Interpretation of zoning district boundary lines - see P. & Z. 1248.03
- Storage of materials in yards; projections; exceptions to height regulations - see P. & Z. 1256.01
- Prohibited uses - see P. & Z. 1256.02

1250.01 PERMITTED USES.

The following uses are permitted in a Residential District, and within such District, no building, structure or premises shall be used or designed to be used, except for one or more of the following uses:

- (a) A detached dwelling for one family;
 - (b) A detached dwelling containing not more than twelve apartments;
 - (c) Municipal playgrounds and parks; and
 - (d) Utility service facilities to the extent necessary to serve the surrounding areas, including, but not limited to, gas, electricity, water, sewerage, telephone and television cable services.
- (Ord. 74-10. Passed 6-11-74.)

1250.02 ACCESSORY USES.

Accessory uses customarily incidental to any of the uses permitted in Section 1250.01, but not including the conduct of a business or industry or any driveway or walk giving access thereto, shall be permitted in a Residential District, as follows:

- (a) A private garage on the same lot with or within the building to which it is accessory, and in which garage no business or industry is conducted, shall be permitted. No part of such garage shall be used as a residence or dwelling unit.
- (b) Any person may maintain an office or carry on a customary home occupation in the dwelling house or apartment used by him or her as his or her private residence, provided that such use does not involve any extension or modification of such dwelling or apartment which will alter its outward appearance as a dwelling or apartment and provided that such use does not involve any outward evidence of such use, other than a sign as authorized in this Zoning Code.
- (c) Signs pertaining to the lease, sale or use of a lot or building may be placed thereon, provided that the total area of all such signs does not exceed eight square feet and provided, further, that a sign on a lot occupied by a dwelling and pertaining to the use thereof or bearing the name or occupation of an occupant shall not exceed one square foot for each family housed therein.
(Ord. 520. Passed 10-14-65.)

1250.03 HEIGHT OF BUILDINGS; SETBACKS; PROJECTIONS.

(a) In a Residential District, no building shall exceed thirty-five feet or two and one-half stories in height. Such height shall be measured from the natural grade at the building line to the highest point on the roof, except that this provision shall not apply to the height of a radio or television antenna affixed to and at the top of any roof of such building.

(b) No building shall be erected, reconstructed or altered so as to project in any manner beyond a line which is distant from the front lot line the average distance therefrom of the buildings fronting on the same side of the street within the block on November 14, 1965.

(c) Where no building exists on the same side of the street within the block, no new building shall be erected with its street wall or walls nearer than twenty-five feet to the front lot line.

(d) Steps, uncovered porches and covered but unenclosed porches on the first story which do not extend more than ten feet beyond the front wall of the building are exempt from subsections (b) and (c) hereof.

(e) The set-back line provisions of subsections (b), (c) and (d) hereof apply only along the front lot line.
(Ord. 520. Passed 10-14-65.)

1250.04 LOT FRONTAGE.

In a Residential District, the minimum width of any lot shall be sixty feet at a distance of twenty feet back from the front lot line. For a three-family dwelling, the minimum width of any lot shall be seventy feet at a distance of twenty feet back from the front lot line.
(Ord. 520. Passed 10-14-65.)

1250.05 LOT AREA.

In a Residential District, the minimum lot area requirements shall be as follows:

- (a) For a single-family dwelling, 6,000 square feet;
- (b) For a two-family dwelling, 6,000 square feet; and
- (c) For a three-family dwelling, 7,000 square feet.

In computing lot area, the area of a public street or other public right of way, if the lot owner holds title to the same subject to a street, highway or other public right-of-way easement, shall be excluded.
(Ord. 520. Passed 10-14-65.)

1250.06 OFF-STREET PARKING.

In a Residential District, all dwellings shall be provided with parking space off the road or street and outside of the public right of way, together with means of ingress thereto and egress therefrom, for not less than one motor vehicle per dwelling unit. Not less than 200 square feet of area shall be deemed necessary for each such vehicle.
(Ord. 520. Passed 10-14-65.)

CHAPTER 1252
Business and Commercial Districts

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| 1252.01 Permitted uses. | 1252.03 Storage of garbage and rubbish. |
| 1252.02 Height of buildings; setbacks; lots. | 1252.04 Air conditioning vents. |

CROSS REFERENCES

- Division of municipal corporations into zones - see Ohio R.C. 713.06
- Restriction in location of buildings and structures - see Ohio R.C. 713.07
- Restrictions on height of buildings and structures - see Ohio R.C. 713.08
- Restrictions on bulk and location of buildings and structures, percentage of lot occupancy and set-back building lines - see Ohio R.C. 713.09
- Basis of districting or zoning; classification of buildings and structures - see Ohio R.C. 713.10
- Administrative board; powers and duties - see Ohio R.C. 713.11
- Notice and hearing on zoning regulations - see Ohio R.C. 713.12
- Violations may be enjoined - see Ohio R.C. 713.13
- Amendments - see P. & Z. 1242.05
- Establishment - see P. & Z. 1248.01
- Boundaries - see P. & Z. 1248.02(b)
- Interpretation of zoning district boundary lines - see P. & Z. 1248.03
- Storage of materials in yards; projections; exceptions to height regulations - see P. & Z. 1256.01
- Prohibited uses - see P. & Z. 1256.02
- Outdoor advertising signs and billboards; permit required - see P. & Z. 1256.03

1252.01 PERMITTED USES.

The following uses are permitted in a Business and Commercial District, and within such District, no building, structure or premises shall be used or designed to be used, except for one or more of the following uses:

- (a) Any use permitted in a Residential District;
- (b) Banks, savings and loans associations and other similar financial institutions, including small loan companies licensed as provided for by the laws of the State;

- (c) Bowling alleys;
- (d) Cleaning and pressing establishments, but not wholesale or bulk cleaning and dyeing plants or laundries;
- (e) Drive-in restaurants and dairy bars;
- (f) Hotels and motels;
- (g) Offices and personal service shops, including beauty shops;
- (h) Restaurants;
- (i) Retail stores and shops; and
- (j) Signs advertising goods and services for sale on the premises or the name of an owner or occupant. Such a sign, when illuminated, shall be shaded so as not to interfere with the vision of persons on a highway or annoy neighbors. No such sign shall exceed fifty square feet in area.

Any such use shall be permitted, provided that such use is not noxious, dangerous or offensive by reason of odor, dust, smoke, gas, noise, fumes, flame or vibration.

(Ord. 520. Passed 10-14-65.)

1252.02 HEIGHT OF BUILDINGS; SETBACKS; LOTS.

(a) In a Business and Commercial District, no building or structure or any portion thereof shall be erected within twenty-five feet from the curb line of a public street, if any, abutting the rear of such lot or tract of land upon which such building or structure is or is to be located or constructed when such lot or tract of land abuts a lot or street in a Residential District.

(b) For every building erected in a Business and Commercial District, there shall be a minimum side lot clearance on each side of the building of not less than twenty-five feet, which space shall remain open and unoccupied by any building or structure. Attached garages or accessory buildings connected with the main building by a breezeway or other permanently constructed connection shall be construed to be a part of the main building for purposes of this subsection. No other accessory buildings detached from the main building shall be erected in such space. However, this subsection shall not apply unless the land upon which such building is to be erected abuts on one or both sides of a lot or street in a Residential District.

(c) Other than as provided for in subsections (a) and (b) hereof, no height, yard, set-back or frontage regulations shall apply in a Business and Commercial District.

(Ord. 520. Passed 10-14-65.)

1252.03 STORAGE OF GARBAGE AND RUBBISH.

No garbage, rubbish, cans, paper, cartons, crates or other debris shall be stored or accumulated for more than seven days at any residence, business or commercial establishment.

1252.04 AIR CONDITIONING VENTS.

When a business or commercial building or structure is erected and provisions are made in the plans and specifications therefor for the air conditioning of such building or structure, the vents for the air conditioning unit shall be constructed in such a manner and direction as to divert the air away from the nearest dwelling, building or structure on an adjoining lot.

(Ord. 520. Passed 10-14-65.)