

## ARTICLE - 8

### **ESTABLISHMENT AND INTENT OF DISTRICTS**

#### **Section 800 Intent of District Regulations**

It is the intent of these regulations to set forth within the district regulations the permitted uses, the conditionally permitted uses, the general requirements of the district, and other regulations as they pertain in general to each zoning district. Conditionally permitted uses are in addition to the permitted uses in each district and as such are governed by Article 4, Article 5, and other articles of these regulations. Rules, regulations, requirements, standards, resolutions, articles, and/or sections not specifically included for each district or use, shall be applied as if stated in full in Article 9 of these regulations. Furthermore, the intent of the Purpose Statements under each district in Article 9 is to expound upon the general purposes as set forth in the Preamble of this resolution.

#### **Section 801 Official Schedule of District and Supplementary District Regulations Adopted**

District regulations shall be as set forth in the official schedule of district regulations hereby adopted and declared to be a part of this resolution and in Article 10 of this resolution "Supplementary District Regulations."

District regulations shall be as set forth in:

##### **A. Residential Districts**

1. Suburban Estate Residential District (SER) Section 900
2. Low Density Residential District (R-1) Section 901
3. Medium-Low Density Residential District (R-2) Section 902
4. Single Family Residential District (RS) Section 903
6. Manufactured Home Park District (MHP) Section 904

##### **B. Business Districts**

1. Professional-Research-Office District (PRO) Section 905
2. Local Business District (LB) Section 906
3. General Business Districts (GB-1, GB-2, GB-3) Section 907
4. Accommodation Business District (AB) Section 908

##### **C. Manufacturing Districts**

1. Light Manufacturing District (M-1) Section 909
2. Manufacturing District (M-2) Section 910
3. Heavy Manufacturing District (M-3) Section 911

##### **D. Special Districts**

1. Agricultural District (AG) Section 912
2. Flood Plain District (FP) Section 913
3. Planned Unit Development (PUD)
  - a) Planned Residential District (PRD-1 and PRD-2) Article - 17
  - b) Planned Residential Conservation District (PRCD) Article - 18
  - c) Planned Mixed-Use Development District (PMUD) Article – 19
  - d) Appendix A – JBW Planned Mixed-Use Development District

Said regulations are hereby adopted and declared to be part of this resolution.

### **Section 802 Compliance with Regulations**

The regulations for each district set forth by this resolution shall be minimum regulations and shall apply uniformly to each class or kind of structure or land, except as hereinafter provided:

- A. No building, structure, or land shall be used or occupied and no building or structure or part thereof shall be located, erected, constructed, reconstructed, enlarged, moved, or structurally altered except in conformity with the regulations herein for the district in which it is located. No zoning permit shall be issued unless the plans for the proposed building or structure fully comply with the zoning regulations then in effect.
- B. Mobile Homes shall not be located in any district other than in a Manufactured Home District (MHP) except as noted in Section 1024 Temporary Dwellings.

### **Section 803 General Statement on Permitted and Conditionally Permitted Uses**

The permitted and conditionally permitted uses within Article 9: District Regulations utilize the North American Industrial Classification System (NAICS) code, most recent version. All codes and the associated terms shall be defined by the NAICS code description. The NAICS code is available at [www.naics.com](http://www.naics.com).

### **Section 804 Amendments**

Nothing in Article 8 shall be interpreted in such manner as to preclude amendment of the district regulations as provided under Section 519.12 of the Ohio Revised-Code.