## VILLAGE OF YELLOW SPRINGS, OHIO ORDINANCE 2019-21

# REPEALING SECTION 1258.01 "DISTRICT USES" OF THE CODIFIED ORDINANCES OF THE VILLAGE OF YELLOW SPRINGS, OHIO AND ENACTING NEW SECTION 1258.01 "DISTRICT USES"

Whereas, Codified Ordinance Section 1258.01 of the Village of Yellow Springs, Ohio summarizes the uses allowed in the respective zoning districts; and

Whereas, Village Council has determined that it would be in the best interest of the Village to adopt a new Section 1258.01 entitled "District Uses" of the Codified Ordinances of the Village of Yellow Springs, Ohio to update the uses in various districts.

## NOW, THEREFORE, COUNCIL FOR THE VILLAGE OF YELLOW SPRINGS, OHIO HEREBY ORDAINS THAT:

**Section 1.** Section 1258.01 entitled "District Uses" of the Codified Ordinances of the Village of Yellow Springs, Ohio be repealed.

**Section 2.** A new Section 1258.01 entitled "District Uses" of the Codified Ordinances of the Village of Yellow Springs, Ohio be enacted to read as set forth on Exhibit A with new language <u>underlined</u> and **bolded** and deleted language in <u>strikethrough</u>, which is attached hereto and incorporated herein.

Section 3. This ordinance shall take effect and be in full force at the earliest date permitted by law.

Brian Housh, President of Council		
Passed: 7-15-2019		
Attest: Judy Kintner, Clerk of Council		
ROLL CALL		
ROLL CALL		
Brian HoushY Marianne MacQueen _ABSTAIN	Kevin Stokes _	_Y
Lisa Kreeger _Y Kineta SanfordY		

#### **EXHIBIT A**

#### 1258.01 DISTRICT USES.

The following table summarizes the uses allowed within the respective zoning districts, either as permitted or conditional uses.

Table	Table 1258.01 Schedule of Uses by District											
Use		<i>_</i> '	E - A	_	R-C	B- 1	<b>B</b> 2	<i>I</i> - 1	<i>I</i> - 2	Specific Conditions		
Accessory Uses												
Accessory buildings, structures and uses *Pools and spas are not allowed in District C and I-2	P	P	P	P	P	Р	Р	P	P	1260.04		
Accessory dwelling unit			С	C	С					<u>1262.08(e)(1)</u>		
Cafeteria facilities located within a principal use		P						P	P			
Caretaker residence		P						С	C			
Child care facilities located within a principal use		P						С	С			
Corporate offices incidental to the principal use								P	P			
Day care - Family			P	P	P							
Day care - Group		С	С	C	С							
Home occupations <sup>1</sup>		С	С	C	C	C				See footnote 1		
Outdoor patio seating in conjunction with a permitted restaurant		P				С	С	С	С			
Outdoor storage related to a principal use		С						С	С			
Retail incidental to the manufacture or production of goods on the premises, not exceeding 30% of the total floor area of the principal building								С	С			

Vehicle wash facilities for trucks and trailers								P	P	
Agricultural and Animal-Rela	ated	Uses								
Agribusiness		С						С	P	
Breweries, distilleries and bottling plants								P	С	
Community gardens	P	P	P	P	P					
Farm, including raising animals		С	С	C	С			C	С	
Food processing plants		С						С	P	
Greenhouse/nursery (not including retail sales)		P						С	P	
Kennels								С		
Produce and other food products terminals								С	P	
Riding stables	C	С								
Veterinary clinics					C		С			
Commercial Services										
Business machine sales & service							P	P		
Cleaning services							P	P		
Electric, plumbing supplies sales & service						P	P	P		
Glass sales & service							P	P		
HVAC sales & service							P	P		
Locksmith shops							P	P		
Machinery and equipment sales & service							P	P	P	
Mail order businesses and fulfillment centers							P	P	P	
Pest control services							P	P		
Petroleum products sales							С	P		
Printing, photocopying and publishing services		P				P	P	P	P	

Repair shops (non-automotive)							P	P		
Tool and equipment rental							P	P		
Construction										
Building material and lumber supply, including lumber yards								С	P	
Contractors' offices and shops (not including outdoor storage)								P	P	
Landscaping services								С	P	
Educational										
Administrative offices		P								
Auditorium buildings		P								
Classroom buildings		P								
Commercial schools and studios including art, dance, martial arts, and music		P				P	С	С		
Schools (elementary, middle, high)			С	С	С					<u>1262.08(c)(2)</u>
Trade schools								P	P	
Training centers, engineering or sales								P	P	
Food, Drink, Entertainment a	nd l	Hospi	itality	y						
Bars, taverns, clubs and restaurants serving alcoholic beverages		С				С	С	С		
Bed and breakfasts		С	С	С	С	С				<u>1262.08(e)(2)</u>
Brew pubs and similar establishments		С				С	С	С		
Farmers market		P				С	С	С		
Hotels and motels		С				С	С			
Internet sweepstakes café							С			
Mobile vending (food trucks)		С				C	C	С	C	

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Restaurants, excluding drive- in or drive-thru facilities		С			P	P	С		
Sexually oriented businesses							P		<u>1262.08</u> (d)(3)
<b>Health Care and Social Assist</b>	anc	e							
Hospitals						С			
Medical and dental laboratories						С	С	С	
Medical and dental offices and clinics		С			С	P			
Manufacturing									
Building material manufacturing including milling, planning and joining							С	С	
Chemical manufacturing and storage							С	С	1262.08(b)(1)
Machine, sheet metal and welding shops							С	С	
Manufacturing, compounding, processing, packaging, treating or assembly from previously prepared materials							P	С	
Metal stamping, pressing and buffing							С	С	
Paint, rust proofing and rust coating							С	С	
Tool and die shops							С	С	
Offices and Financial Services									
Banks, credit unions and similar financial institutions, excluding drive in and drivethru facilities		P			P	P			
Offices for executive, administrative, professional, real estate, accounting and similar professional activities		P	С	С	P	P	P		
Personal Services									

Day come mumany schools and										
Day care, nursery schools and child care establishments		P				P	P			
Health and fitness clubs		P				P	P			
Personal service establishments such as barber and beauty shops, tailors, photo studios, shoe repair and watch repair						Р	Р			
Tattoo parlor						P	_			
Public/Quasi-Public	-			_		_				
Cemeteries (green burial method only)	С									
Churches and customary related uses		P	С	C	C	С	P			1262.08(c)(1)
Government offices, buildings and facilities	P	P	С	C	C	P	P	P	P	
Libraries		P			C	С				
Recreation and Leisure										
Art galleries, museums and similar cultural facilities		P				P				
Assembly and performance halls		P				С				
Ball fields		С								
Community centers and senior centers		P				P				
Cultural buildings		P			C	С				
Field house		C								
Forest and wildlife preserves	P	P								
Golf courses and country clubs		С								
Indoor commercial recreation such as theaters, bowling lanes and skating rinks		С				С	С			
Interpretive centers	P	P								
Natatorium		P								

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Outdoor commercial recreation such as mini-golf and batting cages							С			1262.08(d)(1)
Public parks/playgrounds/recreat ion areas	С	P	С	С	С					
Stadium		С								
Swimming pools and spas		P	P	P	P	P	P	P		
Research and Technical Facili	ties									
Research, development and testing laboratories and facilities		P						P	P	
Residential										
Boarding homes					С					<u>1262.08(e)(3)</u>
Continuing care retirement community		С		С	С					
Dormitories		P								
Dwellings, attached single-family		С		P	P					
Dwellings, multiple-family		С		С	P					
Dwellings, single-family detached		С	P	P	P	P				
Dwellings, two-family		С		P	P					
Dwelling units on the upper floors of buildings with nonresidential uses at street level						С				1262.08(e)(4)
Pocket neighborhood developments			С	С	С					1262.08(e)(6)
Transient guest lodging		<u>PC</u>	<u>PC</u>	<u>PC</u>	<u>PC</u>	<u>PC</u>	<u>PC</u>			1262.08(e)(7)
Retail										
Artisan shops, such as glass blowers, metal sculptures, wood carvers and weavers producing their goods and						С	Р	С		

selling them for retail on premises								
Bicycle sales, rental and repair				P		С		
Building supply and equipment sales, not including lumber yards					С			
General retail catering to the needs of the community, but less than 10,000 square feet of UFA		С		P	Р			
General retail of 10,000 square feet UFA or more				С	P			1262.08(a)(3)
Outdoor market or covered bazaar		P						
Showrooms for home improvements, decorating and similar items, not including outdoor storage				P	P			
Transportation and Warehous	sing	Ī						
Bottled gas storage and distribution						С	С	
Cartage, express and parcel delivery facilities						С	С	1262.08(f)(1)
Heliports and helipads		С				С	С	
Mini-warehouse, self-storage facilities						С		1262.08(f)(2)
Storage of hazardous materials		С					C	<u>1262.08(b)(1)</u>
Warehouses and distribution centers						С	P	1262.08(f)(1)
Wholesale businesses						С	P	
Utilities								
Public utility buildings						P	P	
Solar facilities (nonresidential)		С				P	P	
Telephone exchange buildings						P	P	

Utility and public service buildings, not including outdoor storage					P			
Utility substations						P	P	
Wind energy conversion systems(single accessory)		С				С	С	
Wind energy conversion systems (commercial)		С						
Wireless communication facilities and towers	С	С				С	С	<u>1262.08(g)(1)</u>
Vehicle Sales, Service and Rela	ted	l						
Drive-in and drive-thru facility for banks, pharmacies, restaurants and dry cleaners				С	С			1262.08(a)(1) and1262.08(d)(2)
Sales of new and used vehicles, boats, farm implements and similar vehicles and equipment					С			<u>1262.08(h)(1)</u>
Sale of vehicle parts, not including installation/repair					P			
Truck and heavy equipment repair							C	
Truck and trailer rental					C	С		
Vehicle and equipment rental					С	С		
Vehicle repair, major					C	С		<u>1262.08(h)(2)</u>
Vehicle repair, minor					С	С		<u>1262.08(h)(3)</u>
Vehicle service stations					С	С		<u>1262.08(h)(4)</u>
Vehicle wash facilities					С	С		<u>1262.08</u> (h)(5)
Waste Processing and Disposal								
Recycling collection and/or processing facility (non-hazardous)		С					С	
Other								
Mortuaries and funeral homes				С	С			1262.08(a)(2)

Outdoor market or covered bazaar		P								
Radio, television and recording studios		P				С	P	P	P	
Uses similar to other uses permitted in this district and consistent with the purpose of the district, as determined in accordance with Section 1242.06	С	С	С	С	С	С	С	С	С	<u>1242.06</u>

<sup>1</sup> Home occupations are permitted in all Residential Districts and the E-I and B-1 Districts, subject to issuance of a permit by the Zoning Administrator to verify compliance with the conditions of Section1262.08(e)(5).

(Ord. 2013-19. Passed 9-16-13; Ord. 2016-05. Passed 4-18-16; Ord. 2016-19. Passed 9-19-16; Ord. 2017-33. Passed 11-20-17; Ord. 2018-12. Passed 4-16-18.)