

**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 Section 1258.01 entitled “District Uses” of the Codified Ordinances of the Village of Yellow Springs, Ohio be repealed.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 underlined and **bolded** and deleted language in ~~strike through~~, 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 Housh __Y__ Marianne MacQueen _ABSTAIN__ Kevin Stokes __Y__

Lisa Kreeger _Y__ Kineta Sanford __Y__

EXHIBIT A

1258.01 DISTRICT USES.

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

[illegible]

Vehicle wash facilities for trucks and trailers								P	P	
Agricultural and Animal-Related Uses										
Agribusiness		C						C	P	
Breweries, distilleries and bottling plants								P	C	
Community gardens	P	P	P	P	P					
Farm, including raising animals		C	C	C	C			C	C	
Food processing plants		C						C	P	
Greenhouse/nursery (not including retail sales)		P						C	P	
Kennels								C		
Produce and other food products terminals								C	P	
Riding stables	C	C								
Veterinary clinics					C		C			
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							C	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								C	P	
Contractors' offices and shops (not including outdoor storage)								P	P	
Landscaping services								C	P	
Educational										
Administrative offices		P								
Auditorium buildings		P								
Classroom buildings		P								
Commercial schools and studios including art, dance, martial arts, and music		P				P	C	C		
Schools (elementary, middle, high)			C	C	C					1262.08(c)(2)
Trade schools								P	P	
Training centers, engineering or sales								P	P	
Food, Drink, Entertainment and Hospitality										
Bars, taverns, clubs and restaurants serving alcoholic beverages		C				C	C	C		
Bed and breakfasts		C	C	C	C	C				1262.08(e)(2)
Brew pubs and similar establishments		C				C	C	C		
Farmers market		P				C	C	C		
Hotels and motels		C				C	C			
Internet sweepstakes café							C			
Mobile vending (food trucks)		C				C	C	C	C	

[illegible]

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						P	P			
Tattoo parlor						P	—			
Public/Quasi-Public										
Cemeteries (green burial method only)	C									
Churches and customary related uses		P	C	C	C	C	P			1262.08(c)(1)
Government offices, buildings and facilities	P	P	C	C	C	P	P	P	P	
Libraries		P			C	C				
Recreation and Leisure										
Art galleries, museums and similar cultural facilities		P				P				
Assembly and performance halls		P				C				
Ball fields		C								
Community centers and senior centers		P				P				
Cultural buildings		P			C	C				
Field house		C								
Forest and wildlife preserves	P	P								
Golf courses and country clubs		C								
Indoor commercial recreation such as theaters, bowling lanes and skating rinks		C				C	C			
Interpretive centers	P	P								
Natatorium		P								

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

[illegible]

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

Outdoor market or covered bazaar		P								
Radio, television and recording studios		P				C	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	C	C	C	C	C	C	C	C	C	1242.06
1 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 Section 1262.08(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.)