

(B) Older adult daily home living facility, subject to the standards and criteria of § 153.076(K) of this chapter; and

(C) Older adult daily living center, subject to the standards and criteria of § 153.076(L) of this chapter.

(2003 Code, § 170-21) (Ord. 2-93, passed 5-4-1993; Ord. 3-98, passed 10-6-1998)

§ 153.122 SPECIAL EXCEPTION PROVISIONS.

No special exceptions are authorized within the R-2 Multi-Family District.
(2003 Code, § 170-22) (Ord. 2-93, passed 5-4-1993)

§ 153.123 LOT, AREA AND DIMENSIONAL REQUIREMENTS.

<i>Lot, Area and Dimensional Requirements</i>							
<i>R-2 General Residential Districts</i>							
<i>Use Category</i>	<i>Minimum Lot Area (acres)</i>	<i>Minimum Lot Width (feet)</i>	<i>Minimum Front Setback (feet from right-of-way)</i>	<i>Minimum Side Yard (feet)</i>	<i>Minimum Rear Yard (feet)</i>	<i>Maximum Building Height (feet)</i>	<i>Maximum Lot Coverage</i>
Permitted uses							
Single-family	*	120	**	20	30	35	NA
Duplex	***	150	**	20	30	35	NA
Municipal building/fire station	2	150	60	40	40	35	NA
No-impact home-based business							
Conditional uses							
Multi-family housing	¶	150	60	40	40	35	35%
Older adult daily home living facility	Refer to § 153.076(K)						
Older adult daily living center	Refer to § 153.076(K)						

<i>Lot, Area and Dimensional Requirements</i>							
<i>R-2 General Residential Districts</i>							
<i>Use Category</i>	<i>Minimum Lot Area (acres)</i>	<i>Minimum Lot Width (feet)</i>	<i>Minimum Front Setback (feet from right-of-way)</i>	<i>Minimum Side Yard (feet)</i>	<i>Minimum Rear Yard (feet)</i>	<i>Maximum Building Height (feet)</i>	<i>Maximum Lot Coverage</i>
Notes:							
NA: Not applicable							
* 1 acre with public sewer or approved community treatment systems; 2 acres with on-lot disposal systems							
** Local streets: 40 feet; Collector streets: 50 feet; and Arterial streets: 60 feet							
*** 1-1/2 acres with public sewer or approved community treatment systems; note: duplex units shall not be permitted with on-lot disposal systems							
¶ See § 153.121(A)							

(2003 Code, § 170-23) (Ord. 2-93, passed 5-4-1993; Ord. 3-98, passed 10-6-1998; Ord. 2-99, passed 9-7-1999; Ord. 2-2009, passed 2-1-2010)

C-1 LIGHT COMMERCIAL DISTRICT

§ 153.135 STATEMENT OF PURPOSE AND USE SUMMARY.

(A) *Statement of purpose.* The C-1 Light Commercial District is established to provide locations for general business and related activities for the use and convenience of area and district consumers. Regulations for this district are intended to generate commercial activities and associated supporting amenities, to encourage and sustain such functions, to strengthen the local economic base, to effectuate safe and efficient traffic circulation and to provide necessary parking facilities.

(B) *Use summary.*

(1) *C-1 uses permitted by right.*

(a) Bank and related financial services;

(b) Clinic;

- (c) Funeral home;
 - (d) Municipal buildings and facilities, including recreation;
 - (e) Offices: business, professional, sales;
 - (f) Personal and professional services;
 - (g) Recreation, commercial indoor/including private clubs;
 - (h) Restaurants (not drive-in);
 - (i) Retail sale and service; and
 - (j) Hotels and motels (see § 153.090(B)(2)(i)).
- (2) *C-1 conditional uses.*
- (a) Day-care center;
 - (b) Mini-warehouse and self-storage units; and
 - (c) Older adult daily living center.
- (3) *C-1 special exceptions.*
- (a) Ancillary residential;
 - (b) Car wash and automobile service station; and
 - (c) Drive-in restaurant.

(2003 Code, § 170-24) (Ord. 2-93, passed 5-4-1993; Ord. 3-98, passed 10-6-1998; Ord. 1-2004, passed 6-7-2004; Ord. 7-2016, passed 9-6-2016)

§ 153.136 CONDITIONAL USE PROVISIONS.

The following conditional uses are authorized within the C-1 Light Commercial District:

- (A) Older adult daily living center, subject to the standards and criteria of § 153.076(L) of this chapter;
- (B) Day-care center, subject to the standards and criteria of § 153.076(B) of this chapter; and

(C) Mini-warehouse and self-storage units, subject to the standards and criteria of § 153.076(N) of this chapter.
(2003 Code, § 170-25) (Ord. 2-93, passed 5-4-1993; Ord. 3-98, passed 10-6-1998; Ord. 1-2004, passed 6-7-2004)

§ 153.137 SPECIAL EXCEPTION PROVISIONS.

The following special exceptions may be authorized by the Zoning Hearing Board pursuant to the standards and criteria specified herewith.

(A) *Ancillary residential.*

(1) Residential use ancillary to commercial establishments shall be limited to one dwelling unit per commercial unit.

(2) Occupancy of the dwelling unit shall be limited to a person or persons directly associated and involved with the business through ownership or employment on an on-going basis

(3) All such dwelling units shall be situated within the primary related commercial structure.

(4) The dwelling unit shall meet the following minimum requirements:

(a) Minimum area: 400 square feet;

(b) Each unit shall contain not less than one private bedroom and one additional habitable room in addition to private bath, sanitation and cooking facilities, all of which shall be segregated and independent of the primary commercial use;

(c) Fire and safety provisions shall be adequate to meet all applicable local and state requirements; and

(d) In the absence of public sewerage facilities, certification shall be obtained from the appropriate local authority that on-site sewage disposal facilities are adequate to serve the anticipated demands of the projected use.

(B) *Car wash and automobile service station.*

(1) Off-street parking, holding and circulation areas shall be arranged so as not to cause blockage of any means of ingress and egress and to assure that the traffic flow on adjacent public thoroughfares is not endangered or impeded in any way.