

VILLAGE OF DENNISON, OHIO

ZONING CODE

ORDINANCE NO. 2052

ADOPTED BY VILLAGE COUNCIL SEPTEMBER 3, 1998

ARTICLE II

ESTABLISHMENT OF DISTRICTS

200 **Districts**

The purpose of this article is to establish zoning districts in order to realize the general purposes set forth in the preamble of this Ordinance, to provide for orderly growth and development, and to protect the property rights of all individuals by assuring the compatibility of uses and practices within districts. The following zoning districts are hereby established for the Village of Dennison, Ohio:

201 **Residential Districts**

201.1 R-1 Single-Family Residential. Areas where only single-family structures may exist, either because of prior development or as a result of new development.

201.2 R-2 Single-Family Residential and Two-Family Residential. Areas where only single-family and or two-family structures may exist, either because of prior development or as a result of new development.

202 **Business Districts**

202.1 B-1 General and Local Business. Areas for local or neighborhood business providing principally convenience goods, personal services, financial services, sales and service of motor vehicles, hotels, motels, etc.

202.2 B-2 Central Business District. This area is that which has been the historical downtown of Dennison and in which business principally providing convenience goods, personal services and financial services are located.

202.3 B-3 Highway Business. In this area would be found business which generally requires location on or near major thoroughfares and/or their intersections and which tend to serve the motoring public. Highway business uses include, but need not be limited to, such activities as filling stations; truck and auto sales and service; restaurants and motels; and commercial recreation.

202.4 B-4 Wholesale Business. This area is for business establishments that generally sell commodities in large quantities or by the piece to retailers, jobbers, or other wholesale establishments or manufacturing establishments. These commodities are basically for further resale, for use

in the fabrication of a product, or for use by a business service.

203 **Industrial Districts**

203.1 M-1. Light Industrial. Areas for light industries with restricted manufacturing operations, research and development facilities and offices of a restricted nature which will have little or no detrimental effects on neighboring land uses.

204 **Overlay Districts**

204.1 O-D Highway Business and Light Industrial. A district within which either classification of business can take place, provided that any special conditions set forth are adhered to.

205 **Special Districts**

205.1 S-D Hillside. In this area, due to the topography, special provisions would have to be met as determined by the Planning Commission when presented with a proposal for use of land.

205.2 S-D Floodplain. In this area, due to the soil and water conditions, special provisions would have to be met as determined by the Planning Commission when presented with a proposal for land use.

Nothing in this Article shall be construed to require the actual location of any district on the Official Zoning Map, as it is the intent of this Ordinance to provide the flexibility in its administration to allow future expansion and emendation.

206 **Zoning District Map**

The districts established in Section 200, as shown on the Official Zoning Map, which, together with all data, references, explanatory material and notations thereon, are hereby officially adopted as part of this Ordinance and hereby incorporated by reference herein, thereby having the same force and effect as if herein fully described in writing.

207 **Zoning Map Legend**

There shall be provided on the Official Zoning Map a legend which shall list the name of each zoning district and indicate the symbol for that district. A color, combination of colors, or black and white patterns may be used in place of symbols to identify the respective zoning districts in such legend. In addition to such legend, the Official Zoning Map shall provide sufficient space for compliance with Section 725.

208 **Identification of Official Zoning Map**

The Official Zoning Map shall be properly identified by the signature of the Mayor, and attested by Village Clerk, and bearing the official seal. The Map shall be maintained by the Zoning Administrator, and shall remain on file in the Office of the Clerk. The Official Zoning Map shall control whenever there is an apparent conflict between the district boundaries as shown on the Map and the description(s) as found in the text of this Ordinance or any other Ordinance. The Official Zoning Map shall be a reproducible document, and copies shall be made available to the public upon request and upon payment of a fee as established by Ordinance. Not later than January 30 of each year, the map shall be recertified by the Mayor and the Clerk.

209 **Interpretation of District Boundaries**

The following rules shall be used to determine the precise location of any zoning district boundary unless such boundary is specifically indicated on the Official Zoning Map:

1. Where district boundaries are so indicated as approximately following the center lines of thoroughfares or highways, street lines, or highway right-of-way lines, such center lines, street lines, or highway right-of-way lines shall be construed to be said boundaries;
2. Where district boundaries are so indicated that they approximately follow the lot lines, such lot lines shall be construed to be said boundaries;
3. Where district boundaries are so indicated that they are approximately parallel to the center lines or street lines of streets, or the center lines or right-of-way lines of highways, such district boundaries shall be construed as being parallel thereto and at such distance therefrom as indicated on the Official Zoning Map. If no distance is given, such dimensions shall be determined by the use of the scale shown on the Official Zoning Map;
4. Where the boundary of a district follows a railroad line, such boundary shall be deemed to be located in the middle of the main tracks of said railroad line;
5. Where the boundary of a district follows a stream, lake, or other body of water, said boundary line shall be deemed to be at the limit of the jurisdiction of the Village, unless otherwise indicated;
6. Where district boundaries are so indicated that they follow or approximately follow the limits of any municipal corporation, such boundaries shall be construed as following such limits;
7. Whenever any street, alley or other public way is vacated by official Council action, the zoning district adjoining each side of such street, alley, or public way shall automatically be extended to the center of such vacation, and all areas within that vacation shall thenceforth be subject to all regulations appropriate to the respective extended districts.

All questions and disputes concerning the exact location of zoning district boundaries shall be resolved by the Board of Zoning Appeals.

210 Zoning Upon Annexation.

The following regulations shall apply to any areas annexed to the Village:

1. If any lots, tracts, or lands are not subject to zoning at the time of their annexation, they shall be classified into which ever districts established by this Ordinance most closely resembles the existing uses at the time of the annexation. Such classification shall be recommended to Council by the Planning Commission and shall be approved by Council resolution.
2. Any lots, tracts, or areas which are subject to zoning at the time of their annexation shall be classified as being in whichever district established by this Ordinance most clearly resembles the zoning district that existed in the annexation. Such classification shall be recommended to Council by the Planning Commission and shall be approved by Council resolution.
3. With respect to any annexation, the Planning Commission shall within ninety (90) days conduct a public hearing on the matter of permanent zoning classification.

211 **Zoning Map Amendments.**

Within fifteen (15) days of the effective date of any change of a zoning district classification or boundary, the Zoning Administrator shall amend the Official Zoning Map to reflect such change, and shall note the effective date of such change, together with appropriate reference to the Ordinance authorizing such change. The Official Zoning Map shall then be signed by the Mayor and attested to by the Clerk.