

VILLAGE OF DENNISON, OHIO

ZONING CODE

ORDINANCE NO. 2052

ADOPTED BY VILLAGE COUNCIL SEPTEMBER 3, 1998

ARTICLE IV **USE REGULATIONS**

400. Use Regulations

The following tables show the permitted and conditional uses for each District as defined in ARTICLE II of this Ordinance. The interpretation of uses permitted shall be as defined in ARTICLE III of this Ordinance. Uses not specifically listed or interpreted to be included categorically under this Article and Article III shall not be permitted except by amendment to this Ordinance.

R-1 SINGLE-FAMILY RESIDENTIAL

<u>Permitted Uses</u>	<u>Conditional Uses Requiring Zoning Board of Appeals Approval</u>
Single-family dwellings	Public Service Facility
Public Uses	Home Occupations
Quasipublic Uses	Noncommercial Recreational Facilities
Legal Horticulture Cultivation	Cemeteries
Essential Services	
Accessory Uses	

R-2 SINGLE-FAMILY and TWO-FAMILY RESIDENTIAL

<u>Permitted Uses</u>	<u>Conditional Uses Requiring Zoning Board of Appeals Approval</u>
Single-Family Dwellings	Noncommercial Recreational Facilities
Two-Family Dwellings	Professional Activities
Public Uses	Home Occupations
Essential Services	Nurseries and Child Care Centers
Quasipublic Uses	Nursing Homes
Accessory Uses	Cemeteries
Legal Horticulture Cultivation	Public Service Facilities

B-1 GENERAL AND LOCAL BUSINESS

<u>Permitted Uses</u>	<u>Conditional Uses Requiring Zoning Board of Appeals Approval</u>
Retail Businesses	Gasoline Service Stations
Convenience Businesses	Public Service Facilities
General Businesses	Food Processing
Offices	Animal Hospitals and Clinics
Automotive Sales and Repair	
Hotels and Motels	
Personal Services	
Professional Activities	
Banks	
Business Services	
Restaurants and Taverns	
Commercial Entertainment Facilities	
Public and Quasipublic Uses	
Essential Services	
Dwelling Units on other than the street level floor	
Recreation Facilities	
Clubs	
Accessory Uses	

B-2 CENTRAL BUSINESS DISTRICT

<u>Permitted Uses</u>	<u>Conditional Uses Requiring Zoning Board of Appeals Approval</u>
Retail Businesses	Public Service Facilities
Personal Services	
Professional Activities	
Business Services	
Offices	
Banks	
Personal Services	
Restaurants	
Public and Quasipublic Uses	
Essential Services	
Dwelling Units on other than the street level floor	
Recreation Facilities	
Clubs	
Accessory Uses	
Commercial Entertainment Facilities	

B-3 HIGHWAY BUSINESS DISTRICT

<u>Permitted Uses</u>	<u>Conditional Uses Requiring Zoning Board of Appeals Approval</u>
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Retail Businesses
Personal Services
Restaurants and Taverns
Garage, Service Stations
Automotive Sales and Service
Automotive Wrecking
Essential Services
Hotels and Motels
Recreation Facilities
Public Service Facilities
Accessory Uses
Kennels

Animal Hospitals and Clinics
Sales and Storage of Building
Materials
Farm Implement Sales and Service
Billboards and Advertising Signs
Transport and Trucking Terminals
Supply Yard

B-4 WHOLESALE BUSINESS DISTRICT

Permitted Uses

Wholesale Businesses
Supply Yards
Accessory Uses

Conditional Uses Requiring Zoning
Board of Appeals Approval

Transport and Trucking Terminals

M-1 LIGHT MANUFACTURING DISTRICT

Permitted Uses

Light Manufacturing Facilities
Research Activities
Accessory Uses

Conditional Uses Requiring Zoning
Board of Appeals Approval

Wholesale Businesses
Adult Businesses

O-D OVERLAY DISTRICT

Permitted Uses

Highway Businesses
Light Manufacturing Facilities
Research Activities
Accessory Uses

Conditional Uses Requiring Zoning
Board of Appeals Approval

Wholesale Businesses

S-D SPECIAL DISTRICTS - HILLSIDE AND FLOODPLAIN

Permitted Uses

As Determined By the Planning Commission

Conditional Uses Requiring Zoning
Board of Appeals Approval

As Determined By the Planning Commission