ARTICLE 7
OFFICIAL ZONING MAP

SECTION 700 OFFICIAL ZONING MAP

The Official Zoning Map, together with all explanatory matter thereon, is hereby adopted as part of this ordinance.

SECTION 701 IDENTIFICATION OF THE OFFICIAL ZONING MAP

The Official Zoning Map shall be identified by the signature of the Mayor, attested to by the Village Clerk-Treasurer.

SECTION 702 INTERPRETATION OF DISTRICT BOUNDARIES

Where uncertainty exists with respect to the boundaries of any of the zoning districts as shown on the Official Zoning Map, the following rules shall apply:

1. Where district boundaries are indicated as approximately following the centerlines of thoroughfares or highways, street lines, or highway right-of-way lines, such centerlines, street lines, or highway right-of-way lines shall be construed to be such 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 centerlines or street lines of streets, or the centerlines 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.

ARTICLE 8
ESTABLISHMENT AND PURPOSE OF DISTRICTS

SECTION 800 INTENT

The following zoning districts are hereby established for the Village of Andover, Ohio. For the interpretation of this ordinance, the zoning districts have been formulated to realize the general purposes as set forth in the preamble of this ordinance. In addition, the specific purposes of each zoning district shall be as stated.

SECTION 801 RESIDENTIAL DISTRICTS ESTABLISHED

(Amended 3/22/21)

Residential Districts are established to meet the purposes set forth in §§802, 803, and 803A. In Residential Districts only residential uses are allowed except those expressly allowed by conditional use permit. See schedule of uses allowed.

SECTION 802 MEDIUM-LOW DENSITY RESIDENTIAL DISTRICT (R-1)

The purpose of the R-1 District is to encourage the establishment of medium-low density single and two family dwellings. Centralized water and sewer facilities are required.

SECTION 803 MEDIUM DENSITY RESIDENTIAL DISTRICT (R-2)

The purpose of the R-2 District is to permit the establishment of medium density multiple family (3 or more units) dwelling units. Centralized water and sewer facilities are required.

SECTION 803A MANUFACTURED HOME PARK RESIDENTIAL DISTRICT (R-3)

(Adopted 3/22/21)

The purpose of the R-3 District is to permit the establishment and operation of a manufactured home park. Centralized water and sewer facilities are required.

SECTION 804 COMMERCIAL DISTRICT ESTABLISHED

The Commercial District is established to meet the purposes set forth in §805. In the Commercial District, only commercial and residential uses are allowed except those expressly allowed by conditional use permit. See schedule of uses allowed.

SECTION 805 NON-EXCLUSIVE COMMERCIAL DISTRICT (C)

The purpose of this district is to encourage the establishment of areas for general business uses which will coexist with residential uses, permitted in the Residential Districts. Districts shall be located on an arterial thoroughfare. Commercial lands fronting on the Public Square (intersections of U.S. Route 6 and State Route 7) and not exceeding 150 feet in depth from the rights-of-way are not required to conform to proposed parking, loading, setback, area, and frontage requirements. See §1123 for special loading area requirements for the Public Square commercial areas.

SECTION 806 INDUSTRIAL DISTRICT ESTABLISHED

The Industrial District is established to meet the purposes set forth in §807. In the Industrial District, only industrial uses are allowed except those expressly allowed by conditional use permit. See schedule of uses allowed.

SECTION 807 INDUSTRIAL DISTRICT

The purpose of this district is to encourage the development of manufacturing and wholesale business establishments which are clean, quiet, and free of hazardous or objectionable elements such as noise, odor, dust, smoke, or glare; operate entirely within enclosed structures and generate little industrial traffic. Research activities are encouraged.

SECTION 808 PUBLIC/QUASI-PUBLIC DISTRICT ESTABLISHED

The Public/Quasi-Public District is established to meet the purposes set forth in §809. In the Public/Quasi-Public District, only public and quasi-public uses are allowed except those expressly allowed by conditional use. See the schedule of uses allowed.

SECTION 809 PUBLIC/QUASI-PUBLIC DISTRICT

The purpose of this district is to provide areas for public and quasi-public uses, areas for recreation and conservation purposes, and areas suitable for commercial and non-commercial recreation.

SECTION 810 PLANNED UNIT DEVELOPMENT DISTRICT (P.U.D.) ESTABLISHED

The Planned Unit Development District is established to meet the purposes set forth in Article 13 of this ordinance.

SCHEDULE OF USES
ANDOVER VILLAGE

	PROHIBITED	R-1	R-2	COMMERCIAL	INDUSTRIAL	P.U.D.	CONDITIONAL	PUBLIC/QUASI-PUBLIC	R-3 (New 3/22/21)
Abattoirs (slaughter house)	X								
Abrasive manufacture							X		
Accessory uses and structures incidental to any permitted residential use, such as garages, greenhouses, or tool shed		X	X	X		X			X
Accessory or conjunctive uses clearly incidental to a permitted use and which will not create a nuisance or hazard		X	X	X	X	X	X	X	X
Acetylene gas manufacture and/or storage	X								
Acid manufacture	X								
Adult family home (New 8/21/06)		X	X						X
Adult group home (New 8/21/06)			X				X		
Airports and landing fields for fixed wing aircraft	X								
Alcohol and alcoholic beverages manufacture							X		
Alcoholic beverage packaged retail sales				X		X			
Ammonia, bleaching powder, or chlorine manufacture	X								
Amphitheatre								X	
Amusement enterprises such as billiards, pool, bowling, skating rinks, dance hall, and similar activities when housed in a permanent structure but not including theater				X		X		X	
Animal hospital							X		
Annealing, anodizing							X		
Antiques and gift retail sales				X		X			
Appliance distributors for wholesale				X		X			
Archery								X	
Art galleries				X					
Art supply retail sales				X		X			
Asphaltic concrete plant	X								
Asphalt and paving materials manufacture or refining	X								
Assembly halls, gymnasiums, and similar structures when part of a school or place of worship								X	
Assembly of machines and appliances from previously prepared parts					X	X			
Assisted living and nursing homes			X			X	X		
Automobile, automatic car wash				X		X			
Automobile commercial parking enterprise				X	X	X			
Automobile (new and used) and accessory sales				X	X	X			
Automobile leasing and truck leasing				X	X	X			
Automobile parking operated in conjunction with permitted uses and in accordance with the requirements of Article 11		X	X	X	X	X		X	X
Automobile repair shop				X		X			
Automobile service station				X		X			
Automobile and truck assembly					X				

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SCHEDULE OF USES
ANDOVER VILLAGE

	PROHIBITED	R-1	R-2	COMMERCIAL	INDUSTRIAL	P.U.D.	CONDITIONAL	PUBLIC/QUASI-PUBLIC	R-3 (New 3/22/21)
Automobile wrecking and/or dismantling	X								
Badminton		X	X	X		X		X	X
Ballfields (New 3/22/21)									X
Baking plants					X	X			
Bakery shops and confectioneries operating both wholesale and retail business provided such operations are limited to 1500 square feet of manufacturing area and to the use of non-smoke-producing types of furnaces				X		X			
Banks				X		X			
Barber, beauty and other personal services				X		X			
Barber, beauty equipment sales and supply				X	X	X			
Bars (see Taverns)				X		X			
Basketball courts		X	X	X		X		X	X
Bed and breakfast inn (Revised 8/21/06)				X					
Bedding, carpet and pillow manufacturing, cleaning and renovating					X	X			
Bicycle sale and repair				X		X			
Billboards	X								
Blast furnaces	X								
Blueprinting and photostating establishments				X		X			
Boarding house (New 8/21/06)			X	X		X			
Boat and recreational vehicle storage for residents of manufactured home park (New 3/22/21)									X
Bookbindery				X		X			
Book and stationery stores				X		X			
Bottling works for soft drinks					X	X			
Brick, tile or terra cotta manufacture	X								
Bus repair and storage terminals					X				
Camera sales, supplies, service				X		X			
Candy products manufacture				X	X	X			
Candy products retail				X		X			
Canvas and burlap products manufacture, sale, and storage					X	X			
Catering establishments				X		X			
Cellophane manufacture							X		
Cement, lime, plaster manufacture							X		
Cemeteries		X	X						
Charitable institutions				X		X		X	
Chemicals, manufacture of							X		
Churches and other places of worship, including parsonage or rectory		X	X			X			
Clothing manufacture					X	X			
Clothing sales				X		X			

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SCHEDULE OF USES
ANDOVER VILLAGE

	PROHIBITED	R-1	R-2	COMMERCIAL	INDUSTRIAL	P.U.D.	CONDITIONAL	PUBLIC/QUASI-PUBLIC	R-3 (New 3/22/21)
Clubs and other places of entertainment				X		X			
Coal or coke yards	X								
Cold storage plants, food					X	X			
Colleges, universities, business colleges, trade schools, music conservatories, dancing schools and similar organizations offering training in specific fields				X		X		X	
Construction materials, manufacture, storage and sales							X		
Contractor's plants or storage yards							X		
Convalescent and nursing homes			X	X			X		
Cooperage works					X	X			
Cosmetics and perfume manufacture					X	X			
Crematorium					X				
Creosote manufacturing or treatment plants	X								
Dairy products processing, bottling and distribution, cream manufacture, all on a wholesale basis					X				
Dairy bars for retail sale on the premises only				X					
Day nursery: See Type A/Type B family day care home									
Dental clinic				X					
Dental laboratory				X		X			
Department and variety stores				X		X			
Diagnostic and treatment centers				X					
Distillation of bones, coal, petroleum, grain, tar, refuse, and wood	X								
Drive-in food dispensary				X		X			
Drive-in theater, on a major or secondary major street only				X					
Drug stores				X		X			
Dry cleaning, pressing, and dyeing plants, and related retail service counter				X	X	X			
Dwellings, attached single-family such as apartment buildings, row or town houses in groups of not less than 3 nor more than 12 units			X	X		X			
Dwellings, multi-family with a minimum of 3 units			X	X		X			
Dwellings, detached single-family		X		X		X			X
Dwellings, two-family		X		X		X			X
Dye manufacture	X								
Eating and drinking establishments				X		X			
Electrical supplies, retail				X		X			
Electrical repair				X		X			
Electronic assembly plant					X	X			
Emergency, fire, and rescue services (New 8/21/06)				X	X	X		X	
Emery cloth or sandpaper manufacture					X				
Enameling, japanning, lacquering of metals					X	X			
Excelsior and fiber manufacture					X				

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SCHEDULE OF USES
ANDOVER VILLAGE

	PROHIBITED	R-1	R-2	COMMERCIAL	INDUSTRIAL	P.U.D.	CONDITIONAL	PUBLIC/QUASI-PUBLIC	R-3 (New 3/22/21)
Explosives, ammunition, fireworks, gunpowder manufacture, and match manufacture	X								
Farm machinery assembly, repair and sales				X	X				
Fat rendering, production of fats and oils from animal or vegetable products by boiling or distillation	X								
Feed sales and storage					X	X			
Felt manufacture					X				
Fertilizer manufacture	X								
Fertilizer wholesale sales and blending					X	X			
Fertilizer retail sales				X	X	X			
Finance and loan companies				X		X			
Flammable liquids: Handling and storage in bulk plants					X				
Floor covering, manufacture of							X		
Florist: Warehousing for wholesale and related retail trade				X		X			
Florist, retail				X		X			
Flour and other grain products, milling and storage					X				
Food processing in wholesale quantities except meat, fish, poultry, vinegar, and yeast					X				
Food processing: For sale at retail on-the-premises, but excluding the killing and dressing of any flesh or fowl				X		X			
Food stores (retail only): grocery, delicatessen, meat and fish but excluding the killing and dressing of any flesh or fowl				X		X			
Footwear manufacturing and storage							X		
Footwear, retail				X		X			
Forging plants							X		
Foundries							X		
Frozen food lockers				X		X			
Funeral homes, undertaking establishments, embalming		X	X	X					
Furniture retail sales and floor coverings retail sales				X		X			
Furriers, retail sales				X		X			
Fur storage				X		X			
Galvanizing	X								
Garbage and waste incinerators	X								
Gas, manufacture of							X		
Gas storage in quantities over 25 gallons provided such facilities are not located within 100 feet of any lot line					X				
Gases or liquified petroleum gases in approved portable metal cylinders for storage or sale				X	X	X			
Gift shop, cards				X		X			
Glass manufacture					X	X			
Glue and size manufacture							X		

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SCHEDULE OF USES
ANDOVER VILLAGE

	PROHIBITED	R-1	R-2	COMMERCIAL	INDUSTRIAL	P.U.D.	CONDITIONAL	PUBLIC/QUASI-PUBLIC	R-3 (New 3/22/21)
Golf courses, but not including commercially operated driving ranges, pitch and putt, miniature or par 3 courses						X		X	
Golf courses, commercially operated driving ranges, pitch and putt, miniature, or par 3 courses				X	X	X			
Government buildings: Buildings used exclusively by the Federal, State, County, Municipality or Township Government for public purpose				X		X		X	
Government buildings: Buildings used exclusively by the Federal, State, County, Municipality or Township Government for public purposes except for garages, repair or storage yard, warehouse, and buildings used or intended to be used as correctional or penal institutions				X		X		X	
Grounds and facilities for recreational and community center buildings, country clubs, lakes, and other similar facilities operated on a nonprofit basis				X		X		X	X
Hardware, appliances, and electrical items, retail sale				X		X			
Hat cleaning and blocking				X		X			
Heliport					X	X	X		
Home occupation (Revised 8/21/06)							X		
Horseshoe pits		X	X	X	X	X		X	X
Hosiery manufacture					X				
Hospitals and sanitariums located on a major street or secondary major street				X		X			
Hotels and inns				X		X			
Ice manufacture, storage, and sales				X	X				
Incidental accessory retail uses such as cafeterias, gift or variety shops, soda bars conducted solely for the convenience of the employees, patients, patrons, or visitors on the premises wholly within the principal building and without exterior advertising display				X	X	X			
Industrial chemical manufacture except highly corrosive materials							X		
Industry not otherwise listed provided the industry is similar to other industries permitted in an industrial district; such industry shall comply with the design control of a similar industry						X			
Insulation material manufacture and sale							X		
Iron and steel manufacture							X		
Jewelry and watch sale and repair				X		X			
Junk yards, auto wrecking, salvage yards, or scrap yards	X								
Kennels, boarding or training				X					
Kindergartens								X	
Laboratories for research and testing					X	X			
Landfill	X								

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SCHEDULE OF USES
ANDOVER VILLAGE

	PROHIBITED	R-1	R-2	COMMERCIAL	INDUSTRIAL	P.U.D.	CONDITIONAL	PUBLIC/QUASI-PUBLIC	R-3 (New 3/22/21)
Laundries: All hand laundries and any small power laundries operated in conjunction with a retail service counter on the premises where not more than 2000 square feet of floor space is devoted to the laundering and finishing process, provided the total operating capacity of all commercial washing machines shall not exceed 400 pounds and no coal-burning or smoke-producing equipment is used					X	X			
Launderette service: Where individual, family-sized laundry equipment is rented for use by the customer				X		X			
Laundry pick-up stations				X		X			
Lawn mower repair				X		X			
Leather goods, manufacture (tanning prohibited)					X				
Libraries				X				X	
Linseed oil, shellac, turpentine, lubricating oils or greases, manufacture or refining							X		
Livestock, auction or sales	X								
Lock and gunsmiths				X	X	X			
Lodges, fraternal, and social organizations				X		X			
Lumber yards, building materials storage and sale				X	X				
Machine shops					X	X			
Machinery tool manufacture					X				
Machinery manufacture					X				
Manufactured homes, permanently sited		X	X						X
Manufactured homes									X
Manufactured homes sales lot and sales office (New 3/22/21)									X
Manufactured home parks									X
Meat processing and packing, including the slaughter of fowl and small game only	X								
Medical clinics				X					
Metal fabrication plants using plate and structural shapes					X	X			
Metal stamping plants					X	X			
Mini storage for residents of manufactured home park (New 3/22/21)									X
Mixing plants for concrete and manufacture of concrete products					X				
Mobile homes	X								
Motorcycle sales and repair				X		X			
Motels				X		X			
Motor vehicle and motor vehicle equipment manufacture					X				
Museums and art galleries				X		X			
Music stores				X		X			
Musical instrument store, sale of and instruction				X		X			
Newsstands as an accessory use				X		X			
Office buildings: Private office buildings, including professional offices				X		X			
Office equipment and supplies sales and service				X		X			

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SCHEDULE OF USES
ANDOVER VILLAGE

	PROHIBITED	R-1	R-2	COMMERCIAL	INDUSTRIAL	P.U.D.	CONDITIONAL	PUBLIC/QUASI-PUBLIC	R-3 (New 3/22/21)
Office and secretarial services establishments				X		X			
Optical and scientific instrument, jewelry and clock, musical instrument manufacture					X	X			
Optical supplies sales				X		X			
Orphanages and/or rehabilitation centers				X		X			
Outdoor furnaces	X								
Oxygen storage				X	X	X			
Paint and enamel manufacture not employing a boiling process	X								
Paint, retail sales				X		X			
Paper, cardboard, and building board manufacture							X		
Parks		X	X	X		X		X	X
Pavilion for use by residents of manufactured home park (New 3/22/21)									X
Pawn shops or second-hand stores				X		X			
Pet shops, bird stores, taxidermists				X		X			
Pharmaceutical products manufacture					X	X			
Photographic studios and camera supply stores				X		X			
Picnic area		X	X	X	X	X		X	X
Planing or saw mills (other than temporary)					X				
Plastics manufacture					X				
Plating works					X				
Playgrounds (principal use)								X	
Plumbing shop and yard				X	X	X			
Postal facilities privately or publicly owned				X		X			
Pottery, porcelain, and vitreous china manufacture					X				
Poultry dressing for wholesale, and related retail activities				X					
Prefabricating buildings and structural members					X	X			
Printing, publishing and reproduction establishments				X	X	X			
Pulp manufacture	X								
Racing of motor vehicles or animals	X								
Radio and television studios				X		X			
Rag, bag, and carpet cleaning establishments					X	X			
Railroads					X				
Recreation camp (New 3/22/21)	X								
Refuse and waste equipment storage					X				
Repair and servicing of office and household equipment				X		X			
Repair and servicing of industrial equipment, machinery, except railroad equipment					X				
Retail stores not otherwise listed, including those conducting incidental light manufacturing or processing of goods above the first floor or in the basement to be sold exclusively on the premises and employing not more than 10 operatives				X		X			
Retail stores similar to those otherwise named on this list				X		X			

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SCHEDULE OF USES
ANDOVER VILLAGE

	PROHIBITED	R-1	R-2	COMMERCIAL	INDUSTRIAL	P.U.D.	CONDITIONAL	PUBLIC/QUASI-PUBLIC	R-3 (New 3/22/21)
Riding stables						X	X		
Rock and slag reclamation and crushing and processing	X								
Rodenticide, insecticide, and pesticide mixing plants	X								
Rodenticide, insecticide, and pesticide sales, storage and service				X		X			
Rooming and boarding houses			X	X		X			
Rubber manufacture or reclamation	X								
Sanitary landfill, excluding the burning of trash out-of-doors	X								
Sawmill, permanent					X				
Schools (including kindergarten), public and private							X	X	
Scrap paper or rag storage, sorting or bailing when conducted within a building					X	X			
Sheet metal shops					X	X			
Shoe repair				X		X			
Shooting range (New 3/22/21)							X		
Shuffleboard courts		X	X	X		X		X	X
Sign manufacture and painting					X	X			
Sign painting, exclusive of manufacture				X		X			
Signs, see Article 12									
Similar use (New 8/21/06)							X		
Soap, detergent and washing compound manufacture					X				
Softball diamond								X	X
Solid waste landfill	X								
Sporting good sales				X		X			
Stadiums, commercial				X		X		X	
Stockyards	X								
Stonecutting, monument manufacture and sales				X	X				
Storage, under cover, of goods intended for retail sale on the premises but not including combustibles				X	X	X			
Storage warehouses and yards				X	X				
Swimming pools, accessory use (private residence only)		X	X						X
Swimming pools and bathing areas, public or private as primary uses				X				X	X
Tailors, dressmakers, milliners				X	X	X			
Tanning, cutting, curing, cleaning or storing of green hides or skins	X								
Tar and waterproofing materials manufacture and treatment and storage	X								
Taverns, bars, and nightclubs				X		X			
Taxi stand				X		X			
Tennis courts		X	X	X		X		X	X
Textile machinery manufacture					X				
Textile manufacture					X				

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SCHEDULE OF USES
ANDOVER VILLAGE

	PROHIBITED	R-1	R-2	COMMERCIAL	INDUSTRIAL	P.U.D.	CONDITIONAL	PUBLIC/QUASI-PUBLIC	R-3 (New 3/22/21)
Theaters, housed in a permanent indoor structure, exhibition halls and other similar structures				X					
Tire recapping and retreading					X				
Tractor or trailer sales or leasing areas				X					
Trailer camps for recreation (Deleted 3/22/21)									
Truck terminals, repair shops, hauling and storage yards					X				
Type A family day-care home (Revised 8/21/06)							X		
Type B family day-care home		X	X						X
Upholstery, paper hanging, and decorator shops				X		X			
Variety stores				X		X			
Volleyball		X	X	X		X		X	X
Wading pools		X	X	X		X		X	X
Waste paper and rags, collection and baling				X	X			X	
Wholesale and jobbing establishments, including incidental retail outlets for only such merchandise as is handled at wholesale				X		X			
Wireless telecommunication facilities (New 8/21/06)							X		
Woodworking shops, mill work					X	X			
Workshop for installation, maintenance, and construction of manufactured homes in a manufactured home park and in locations outside the park (New 3/22/21)									X
Zoos							X		

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ARTICLE 9
DISTRICT REGULATIONS

SECTION 900 COMPLIANCE WITH REGULATIONS

The regulations for each district set forth by this ordinance shall be minimum regulations and shall apply uniformly to each class or kind of structure or land, except as hereinafter provided:

1. No building, structure, or land shall be used or occupied and no building or structure or part thereof shall be erected, constructed, reconstructed, moved, or structurally altered including demolition except in conformity with all of the regulations herein specified for the district in which it is located.
2. No building or other structure shall be erected or altered:
   a. To provide for greater height or bulk;
   b. To accommodate or house a greater number of families;
   c. To occupy a greater percentage of lot area; or
   d. To have narrower or smaller rear, front, or side yards, or other open spaces;

   than herein required, or in any other manner be contrary to the provisions of this ordinance.
3. No yard or lot existing at the time of passage of this ordinance shall be reduced in dimension or area below the minimum requirements set forth herein. Yards or lots created after the effective date of this ordinance shall meet at least the minimum requirements set forth herein.

SECTION 901 OFFICIAL SCHEDULE OF DISTRICT REGULATIONS ADOPTED

District regulations shall be as set forth in the Official Schedule of District Regulations hereby adopted and declared to be a part of this ordinance and Article 10 of this ordinance, "SUPPLEMENTARY DISTRICT REGULATIONS".

SECTION 902 IDENTIFICATION OF THE OFFICIAL SCHEDULE OF DISTRICT REGULATIONS

The Official Schedule of District Regulations shall be identified by the signature of the Mayor, attested to by the Village Clerk-Treasurer.

Note: See next page for Official Schedule of District Regulations.

SECTION 903 EXCEPTIONS TO LOT SIZE REQUIREMENTS

The minimum district regulations pertaining to minimum lot size requirements shall not apply to any lot of record included within a subdivision, the plat for which has been approved by the Village and recorded in the office of the Ashtabula County Recorder.

OFFICIAL SCHEDULE OF DISTRICT REGULATIONS
ANDOVER VILLAGE, ASHTABULA COUNTY, OHIO

DISTRICT	MINIMUM LOT SIZE			MINIMUM FLOOR AREA	MAXIMUM HEIGHT		MINIMUM YARD DIMENSIONS				ACCESSORY BUILDINGS****		MINIMUM OFF STREET LOADING SPACES	MINIMUM OFF STREET PARKING SPACES	SIGNS		
Districts Used On Official Zoning Map	Square Feet	Gross Acres	Lot Frontage	Square Feet	Principal Building	Accessory Building	Front*	Side		Rear	Minimum Distance In Feet To:				Permitted (See Article 12)	Principally Permitted Uses Governed By Schedule of Uses	Planned Unit Developments
								One Side Yard	Sum of Side Yards		Side Lot Line	Rear Lot Line					
R-1 Single	10,000	.229	100	1100	35	35	30	10	20	30	10	10	NA	2	Yes	Yes	Yes
R-1 Duplex	15,000	.344	150	1100 Per Unit	30	30	30	10	20	30	10	10	NA	2 per unit	Yes	Yes	Yes
R-2 Multi-Family	6,000 per unit	As Needed	150	1 BR: 800 2 BR: 1000 3 BR: 1100	30	NA	50‡	20‡	40‡	20‡	20	20	NA	2 per unit	Yes	Yes	Yes
R-3 Mfr Home Park	3,600	.0826	30	800	30	30	10	10	20	10	5	5	NA	2	Yes	Yes	Yes
Commercial and Public/ Quasi-Public	*** ‡†	*** ‡†	*** ‡†	*** ‡†	30	30	50	20** 40†	40**	40 40†	10 40†	10 40†	See Article 11	See Article 11	Yes	Yes	Yes
Industrial	‡†	‡†	‡†	‡†	35	35	35	35 100†	70 150†	50 100†	‡‡	‡‡	See Article 11	See Article 11	Yes	Yes	Yes

* Measured from street right-of-way
** 0 (zero) side yards between structures in plaza
*** See special Public Square requirements
**** Maximum floor area of 720 square feet (R-1 & 3 districts)
NA Not applicable

† Yard next to residential district
‡ 20 feet between buildings
‡† Based upon proposed building, parking, and loading needs
‡‡ Same as primary building
BR Bedroom

Passed 10/16/02
Revised 8/21/06, 4/8/14, 11/10/20, 3/22/21