

## ARTICLE 9: DISTRICT REGULATIONS

---

900 COMPLIANCE WITH REGULATIONS.

901 OFFICIAL SCHEDULE OF PERMITTED USES AND DIMENSIONAL REQUIREMENTS.

## ARTICLE 9

### DISTRICT REGULATIONS

#### 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. The purpose of the Official Schedule of Permitted Uses and Dimensional Requirements is to list different land uses and specify what districts within the community allow those uses. Any uses not listed in the Schedule are prohibited but can be taken to the Board of Zoning Appeals for review;
2. No building, structure, or land shall be used, or occupied, and no building and/or structure or part thereof, shall be erected, constructed, reconstructed, moved, and/or structurally altered except in conformity with all of the regulations herein specified for in the district in which it is located;
3. 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;
  - D. To have narrower or smaller rear yard, front yards, side yards, or other open space; and
  - E. Than herein required, or in any other manner be contrary to the provisions of this Ordinance.
4. 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 and/or lots created after the effective date of this Ordinance shall meet at least the minimum requirements set forth herein.

#### 901 OFFICIAL SCHEDULE OF PERMITTED USES AND DIMENSIONAL REQUIREMENTS.

District regulations shall be as set forth in the Official Schedule of Permitted Uses and Dimensional Requirements hereby adopted and declared to be a part of this Ordinance and in Article 10 of this Ordinance entitled, "Supplementary District Regulations."

# VILLAGE OF ROCK CREEK ZONING ORDINANCE

## OFFICIAL SCHEDULE OF PERMITTED USES AND DIMENSIONAL REQUIREMENTS

Zoning District: R-1

Purpose: The purpose of this district shall be to provide locations for low-density, single-family development. Certain other uses, compatible with and supported of such uses, shall also be permitted.

### PERMITTED USES

### CONDITIONAL USES

1. Single-Family Housing
2. Greenhouses, the products of which are used only for the persons living on the premises
3. Accessory uses incidental to single-family
4. Swimming pools (accessory use)
5. Automobile parking operated in conjunction with permitted uses
6. Grounds and facilities for recreational and community center buildings, country clubs, lakes, and other similar facilities operated on a non-profit basis
7. Signs (see Article 13)
8. Tennis, basketball, volleyball courts, playground equipment (accessory use)
9. Fuel Storage Tanks - Above ground (accessory use)\*
10. Satellite signal receivers
11. Residential Care Facility Class-1, Type-B
12. Home occupation (see Section 1140)

1. Professional Offices
2. Public Service Maintenance Facilities
3. Public and Parochial Schools
4. Churches
5. Public Libraries
6. Public and private parks and playground
7. Golf courses
8. Day care centers
9. Hobby shops, craft shops, and collectible/antique shops (see section 1140)
10. Public buildings such as fire and police stations

Principal Structure Use	Minimum Lot area Per D.U.	Minimum Lot Width	Min. Principal Bldg. Setbacks			Min. Accessory Bldg. Setbacks			Maximum % of Lot Coverage Access. Bldg.	Max. Bldg. Height		Minimum Floor area Per D.U.
			Front	Each Side	Rear	Front	Each Side	Rear		Principal Bldg	Accessory Bldg	
Single-family Housing	12,000	100'	60'	15'	25'	60'*	10'	25'	15%	35'	25'	1,200 sq. ft.

*\*Or the front line of the house, whichever is further back from the front property line.*

**VILLAGE OF ROCK CREEK ZONING ORDINANCE**  
**OFFICIAL SCHEDULE OF PERMITTED USES AND DIMENSIONAL REQUIREMENTS**

**Zoning District:**   R-2  

**Purpose:** The purpose of this district shall be to provide locations for slightly higher density and mixed single and two-family housing development and a transition area between R-1 and CG-1, and LI. Certain other uses compatible with and supportive of such uses shall also be permitted.

**PERMITTED USES**

**CONDITIONAL USES**

1. Single and two-Family Housing
2. Greenhouses, the products of which are used only for the persons living on the premises
3. Accessory uses incidental to single-family
4. Swimming pools (accessory use)
5. Automobile parking operated in conjunction with permitted uses
6. Grounds and facilities for recreational and community center buildings, country clubs, lakes, and other similar facilities operated on a non-profit basis
7. Signs (see Article 13)
8. Tennis, basketball, volleyball courts, playground equipment (accessory use)
9. Hobby shops, Craft shops, and collectible/antique Shops (See Article 11)
10. Professional Offices
11. Places of Worship
12. Public Libraries
13. Public & Private Parks
14. Public and Private Schools
15. Residential Care Facility, Class I Type B
16. Day Care Centers
17. Public Buildings such as Fire & Police Stations
18. Fuel Storage Tanks - Above ground (accessory use)\*
19. Satellite signal receivers
20. Residential Care Facility Class-1, Type-B
21. Home occupation (see Section 11)

1. Public Service Maintenance Facility
2. Cemeteries
3. Residential Group Facility Class I Type A, Class II Type A&B
4. Boarding/Rooming Houses
5. Funeral Homes
6. Tourist Home/Bed & Breakfast

Principal Structure Use	Minimum Lot area	Minimum Lot Width	Min. Principal Bldg. Setbacks		Min. Accessory Bldg. Setbacks		Maximum % of Lot Coverage Access. Bldg.	Max. Bldg. Height		Minimum Floor area Per D.U.
	Per D.U.		Front	Each Rear Side	Front	Each Rear Side		Principal Bldg	Accessory Bldg	
1 & 2 family Housing	10,000	100'	50'	10' 10'	50'*	10' 10'	25%	35'	20'	1,000 sq. ft.

\*Or the front line of the house, whichever is further back from the front property line.

# VILLAGE OF ROCK CREEK ZONING ORDINANCE

## OFFICIAL SCHEDULE OF PERMITTED USES AND DIMENSIONAL REQUIREMENTS

Zoning District: R-3

Purpose: The purpose of this district shall be to provide locations for Multi-family housing at moderate density levels. The district is intended to be located where public utilities and transportation routes can support the development's demands. It is further intended that such districts shall be located to minimize their impacts on existing low density residential developments.

### PERMITTED USES

### CONDITIONAL USES

1. Single, Two and Multi-Family Housing
2. Greenhouses, the products of which are used only for the persons living on the premises
3. Accessory uses incidental to single-family
4. Swimming pools (accessory use)
5. Automobile parking operated in conjunction with permitted uses
6. Grounds and facilities for recreational and community center buildings, country clubs, lakes, and other similar facilities operated on a non-profit basis
7. Signs (see Article 13)
8. Tennis, basketball, volleyball courts, playground equipment (accessory use)
11. Hobby shops, Craft shops, and collectible/antique shops (See Article 11)
12. Professional Offices
13. Places of Worship
14. Public Libraries
15. Public & Private Parks
16. Public and Private Schools
17. Residential Care Facility, Class I Type B
18. Day Care Centers
19. Public Buildings such as Fire & Police Stations
20. Fuel Storage Tanks - Above ground (accessory use)\*
21. Satellite signal receivers
22. Residential Care Facility Class-1, Type-B
23. Home occupation (see Section 11)

1. Public Service Maintenance Facilities

Principal Structure Use	Minimum Lot area Per D.U.	Minimum Lot Width	Min. Principal Bldg. Setbacks			Min. Accessory Bldg. Setbacks			Maximum % of Lot Coverage Access. Bldg.	Max. Bldg. Height		Minimum Floor area Per D.U.
			Front	Each Side	Rear	Front	Each Side	Rear		Principal Bldg	Accessory Bldg	
Multi-family Housing	3,630 sq. ft	100'	60'	10'	10'	60'	* 10'	10'	30%	35'	20'	800 sq. ft.

\*Or the front line of the dwelling, whichever is further back from the front property line.

**VILLAGE OF ROCK CREEK ZONING ORDINANCE**  
**OFFICIAL SCHEDULE OF PERMITTED USES AND DIMENSIONAL REQUIREMENTS**

Zoning District: CG-1

Purpose: The purpose of this district shall be to provide sufficient space for a variety of business, retail, commercial, and service activities in locations adequately served by highways and other facilities; and to provide such locations in a manner which minimizes negative impacts on other districts.

**PERMITTED USES**

**CONDITIONAL USES**

1. Retail
2. Residential (accessory use only)
3. Offices
4. Financial Institutions
5. Child Day Care Centers
6. Hospitals
7. Libraries
8. Clinics
9. Hobby shops, Craft shops, and collectible/antique Shops
10. Museums
11. Nursing Homes
12. Art & Photography Studios
13. Radio/Television Studios & Repair
14. Churches
15. Restaurants
16. Dry Cleaners
17. Furniture Reupholstering
18. Auction Houses
19. Funeral Homes
20. Motels
21. Nurseries (flower, plants, and shrubs)
22. Private Clubs
23. Health Spas
24. Satellite Signal Receivers
25. Barber/Beauty shops
26. Newspapers (printers & Publishers)
27. Loading areas
28. Signs (see Article 13)
29. Public Buildings
30. Residential Care Class 1 Type B
31. Swimming pools (see Article 11)

1. Auto Sales
2. Auto Parts Sales
3. Auto/Truck /Motor Vehicles service stations
4. Car Washes
5. Drive-thru Restaurants/food services
6. Theatres
7. Bars, cocktail lounges, & night clubs
8. Amusement arcades
9. Contractor's shops
10. Pool halls/game rooms (see Article 11)
11. Veterinary Clinic/Kennel
12. Residential Care facility Class I type A, Class II type A & B
13. Adult Entertainment (see Article 11)
14. Public Service Maintenance facilities
15. Long-term parking facilities (see Article 11)

Principal Structure Use	Minimum Lot area Per D.U.	Minimum Lot Width	Min. Principal Bldg. Setbacks			Min. Accessory Bldg. Setbacks			Maximum % of Lot Coverage	Max. Bldg. Height		Minimum Floor area Per D.U.
			Front	Each Side	Rear	Front	Each Side	Rear		Principal Bldg	Accessory Bldg	
Commercial	10,890 sq. ft	100'	50'	5' 30'*	5' 30'*	50'	5' 30'*	5' 30'*	40%	35'	25'	800** sq. ft.

\*Rear and Side setbacks adjacent to Residential Districts (a.k.a. "Buffer Zone")

\*\*Multi-family or single family attached to a commercial building

# VILLAGE OF ROCK CREEK ZONING ORDINANCE

## OFFICIAL SCHEDULE OF PERMITTED USES AND DIMENSIONAL REQUIREMENTS

Zoning District: LI

Purpose: The purpose of this district shall be to provide sufficient space for the creation of industrial/office areas within the Village. Mixed uses of manufacturing, warehousing, and office areas needing locations adequately serviced by all utilities and roads shall be located in this district to maximize their ability to create jobs and minimize impacts on other districts.

### PERMITTED USES

### CONDITIONAL USES

1. The establishments' permitted to locate in the LI (light industrial) district shall be those engaged in activities generally understood to be manufacturing activities and conforming to the performance standards for the LI district established in Article 10 of this zoning ordinance, including assembling component parts of products; mechanical or chemical transformation of materials into new products; transformation of materials by heat, electricity, or other forms of energy; blending of few materials; and packaging of materials.
2. Warehousing and storage
3. Terminal facilities for motor freight transportation
4. Restaurants/food-service (accessory use)
5. Construction contractors office, shop, and/or yard
6. Retail activities incidental to permitted uses in this district
7. Offices

1. Public Service Maintenance Facilities
2. Long-term parking facility (see Article 11)

Principal Structure Use	Minimum Lot area	Minimum Lot Width	Min. Principal Bldg. Setbacks			Min. Accessory Bldg. Setbacks			Maximum % of Lot Coverage	Max. Bldg. Height		Minimum Floor area
			Front	Each Side	Rear	Front	Each Side	Rear		Principal Bldg	Accessory Bldg	
Industrial	9,680 sq. ft.	100'	50'	10'	10'	50'	10'	10'	20%	35'	35'	3,000 sq. ft.

\*Rear and Side setbacks adjacent to Residential or Commercial Districts (a.k.a. "Buffer Zone")

**VILLAGE OF ROCK CREEK ZONING ORDINANCE  
OFFICIAL SCHEDULE OF PERMITTED USES AND DIMENSIONAL REQUIREMENTS**

Zoning District: GR

Purpose: This district is currently being regulated by the United States and the state of Ohio Environmental Protection Agency. Future use of this land shall be for LI with the approval from the EPA and the Village Planning Commission.

**PERMITTED USES**

**CONDITIONAL USES**

1. No permitted uses at this time.

1. No conditional uses at this time.

Principal Structure Use	Minimum Lot area	Minimum Lot Width	Min. Principal Bldg. Setbacks			Min. Accessory Bldg. Setbacks			Maximum % of Lot Coverage	Max. Bldg. Height		Minimum Floor area
			Front	Each Side	Rear	Front	Each Side	Rear		Principal Bldg	Accessory Bldg	
Industrial	9,680 sq. ft	100'	50'	10'	10'	50'	10'	10'	20%	35'	35'	3,000 sq. ft.

\*Rear and Side setbacks adjacent to Residential or Commercial Districts (a.k.a. "Buffer Zone")



