

Proposed text amendment to Section 510.07 Driveways – New text shown in red

Section 510.07 Driveways

Driveways are permitted in any required yard or edge of any yard provided:

A. A driveway may be constructed at least two (2) feet from the property line, unless otherwise specified in this Resolution.

B. A driveway shall have a minimum apron width of sixteen (16) feet and a minimum width of ten (10) feet the entire length, in order to accommodate fire apparatus and safety/emergency vehicles.

C. For residential uses, a minimum 12-inch diameter culvert pipe of high-density polyethylene (HDPE), SDR 35, concrete, or material approved by the Road Superintendent, is required.

€D. See Chapter 6 600.05 — Design Specifications and Standards for apartment, multi-family residences, and non-residential use driveway and parking requirements.

Section 311.00 Integrated Commercial District (I-C)

Section 311.01 Purpose

The purpose of the Integrated Commercial Zoning District is to accommodate multi-purpose retail, business office and high-density residential development with regulations designed to minimize disruption to adequate level of traffic flow along those major roads serving the permitted activities. This district is intended to serve the commercial needs of the community and/or region and provide for business and professional office facilities, hotels, convention and conference centers as well as high density residential developments.

Section 311.02 Uses

Within the I-C Integrated Commercial District, no building, structure, or premises shall be used, arranged to be used, or designed to be used, except for the following uses:

A. Permitted Uses:

1. Residential Uses:

- a. Multi-family dwellings up to a total of four (4) dwelling units per acre.
- b. Apartments located in a building devoted to a non-residential use, up to a total of four (4) dwelling units per acre.
- c. Home Occupations in accordance with the provisions of Section 515.00.
- d. Accessory buildings and uses incidental to primary use. Such uses shall be situated on the same lot with the principal building and conform with the purpose of the I-C Zoning District.
- e. Signs as regulated by Chapter 7.

2. Commercial Uses:

- a. Banks and Other Financial Institutions.
- b. Food and drink preparation and processing for sale on premises including, but not limited to bakeries, cafes, candy stores, delicatessens, grocery stores, meat markets, restaurants (sit down and carry out), pizza shops, and ice cream parlors.
- c. Personal Services Establishments¹ including but not limited to barber shops, beauty salons, shoe repair shops.
- d. Retail establishments including but not limited to antiques stores, clothing and shoe stores, florists, gift shops, nurseries and green houses, office supply, furniture, hardware, drug stores, electronic stores, art and craft supply stores, jewelry stores.
- e. Studios such as dance, art, music, photography and interior design.
- f. Theaters, auditoriums and assembly halls.

¹ Personal Services are those services frequently needed by residents in the immediate neighborhood and township in general.

- g. Mixed-use structures containing any combination of permitted uses.
- h. Accessory buildings and uses incidental to primary use. Such uses shall be situated on the same lot with the principal building and conform with the purpose of the I-C Zoning District.
- i. Deleted (10-7-2021) (#2021-284)
- j. Signs as regulated by Chapter 7.
- k. Amusement and outdoor commercial recreational facilities, including but not limited to batting cages and miniature golf courses. (10-30-2024) (#2024-348)
- l. **Hotels, convention centers, and conference centers.**

3. Office Uses:

- a. Executive, administrative and professional offices such as:
 - 1. Accountants, architects, doctors, dentists, engineers, insurance agents, lawyers, real estate brokers, travel agents and other professionals similar in character and impact to those listed.
 - 2. Administrative offices for businesses, institutions, industries, and governmental agencies, utilities, etc.
- b. Photography, interior design and artist studios.
- c. Facilities for and use by social, fraternal, social services, union and civic organizations.
- d. Mixed-use structures containing any combination of permitted uses.
- e. Accessory buildings and uses incidental to primary use. Such uses shall be situated on the same lot with the principal building.
- f. Deleted (10-7-2021) (#2021-284)
- g. Signs as regulated by Chapter 7.

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Yellow highlight = relates to proposed clarifications from I-C District
Green highlight = relates to proposed clarifications from the H-C District

SCHEDULE OF USES

- A. The Schedule of Uses is intended to supplement the Zoning Resolution, including Chapter 3, by identifying uses, including additional uses, that are permitted or conditionally permitted in a given zoning district. Chapter 3 of the Zoning Resolution sets forth specific regulations for permitted or conditionally permitted uses in a given zoning district. (9/3/2025) (#2025-000)
- B. A use listed shall only be permitted as a principal use in the designated district when denoted by the letter “P”.
- C. A use listed shall be permitted as a conditional use in the designated district when denoted by the letter “C”. Therefore, for any proposed conditionally permitted use to be allowed in the corresponding district, the Board of Zoning Appeals must determine that all of the requirements and conditions, as set forth in this Resolution are satisfied.

	O-C	P-R	R-R	R-1	R-2	R-3	R-4	T-C	H-C	I-C	L-I	H-I
A. Lot Configuration												
1. Flag Shape	c		c	c								
B. Residential Uses												
1. Single-Family Dwelling	p		p	p	p	p	p	p				
2. Two-Family Dwelling						c	p	c				
3. Three-Family Dwelling							p	c				
4. Multi-Family Dwellings (4 du/ac)							p	p		p		
5. Multi-Family Dwellings (5 du/ac)							c	c				

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6. Multi-Family Dwellings (12 du/ac)													
7. Apartments (2 du/ac)					p								
8. Apartments (4 du/ac)					p								
9. Conversion of Single-Family to Two-Family Dwelling						c							
10. Conversion of Single-Family to Three-Family Dwelling					c			c					
	O-C	P-R	R-R	R-1	R-2	R-3	R-4	T-C	H-C	I-C	L-I	H-I	
11. Conversion of Single-Family to Professional Office					c								
12. Agritourism	c		c										
13. Bed and Breakfast	c		c	c				c					
14. Farm Based Business	c		c										
15. Home Occupations	p		p	p	p	p	p	p		p			
16. Home Based Business	c		c	c	c	c	c	c					
17. Planned Residential Development					c	c	c	c					
18. Rooming/Boarding Houses			c	c				c					
C. Retail Business Uses													
1. Adult Uses											c	c	
2. Antique Shop								p	p	p			

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3. Apparel Stores, Dressmaking Shops, Haberdasheries, Shoe Stores, and Tailor Shops								p	p	p		
4. Appliance Sales and Service								p	p	p		
5. Art Galleries and Sales								p	p	p		
6. Bakeries, Retail								p	p	p		
7. Bars, Taverns, and Nightclubs								c	c	c		
8. Bicycle Sales and Repair								p	p	p		
9. Book, Magazine, and Newspaper Stores								p	p	p		
	O-C	P-R	R-R	R-1	R-2	R-3	R-4	T-C	H-C	I-C	L-I	H-I
10. Camera and Photography Supply Stores								p	p	p		
11. Candy and Confectionery Stores								p	p	p		
12. Carpentry and Cabinet Making, Plumbing, Heating, Air Conditioning								c	c	c		
13. China and Glassware Stores								p	p	p		
14. Cigar, Cigarette, and Tobacco Stores								p	p	p		
15. Coin, Stamp, and other similar Collector Items Shops and Stores								p	p	p		
16. Delicatessens								p	p	p		

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17. Drug Stores and Pharmacies								p	p	p		
18. Florists								p	p	p		
19. Food and Grocery Stores								p	p	p		
20. Garden Supply Stores								p	p	p		
21. Gasoline Service Stations									c			
22. Gift Shops								p	p	p		
23. Hardware Stores								p	p	p		
24. Ice Cream Stores								p	p	p		
25. Jewelry Stores								p	p	p		
	O-C	P-R	R-R	R-1	R-2	R-3	R-4	T-C	H-C	I-C	L-I	H-I
26. Musical Instrument Sales and Repair								p	p	p		
27. Office Equipment and School Supply Stores								p	p	p		
28. Opticians Sales, Retail								p	p	p		
29. Pet Stores								p	p	p		
30. Pizza Shops								p	p	p		
31. Sporting Goods Stores								p	p	p		

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32. Souvenir and Curio Shops								p	p	p		
D. Service Uses												
1. Artists Studio								p	p	p		
2. Automobile, Boat, Camper, Mobile Homes, Motorcycle, Recreational Vehicle Sales, and Service Garages									c	c		
3. Automobile and Truck Washes									c	c		
4. Automobile and Truck Rentals									c	c		
5. Banks and Financial Institutions								p	p	p		
6. Barber Shops and Beauty Parlors								p	p	p		
7. Catering Establishments								p	p	p		
8. Cemeteries				c	c			c				
9. Churches, Places of Worship			c	c	c	c		c	c	c		
	O-C	P-R	R-R	R-1	R-2	R-3	R-4	T-C	H-C	I-C	L-I	H-I
10. Clothes Rental Agencies								p	p	p		
11. Dance Studios								p	p	p		
12. Dry Cleaners and Laundries								p	p	p		

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13. Equipment Rental and Leasing Service												
14. Funeral Homes						c			c	c	c	
15. Hotels/Motels									c	p		
16. Mini/Self Storage Facilities											c	c
17. Private Parking Lots								c	c	c	c	
18. Travel Agencies					p			p		p		
19. Convention and Conference Centers (Propose to add new use as noted in Section 311.01)											p	
E. Office Uses												
1. Administrative Offices					p			p		p	p	
2. Advertising, Copying Offices					p			p		p	p	
3. Doctors, Surgeons, Physicians Offices					p			p	p	p		
4. Office and Drafting Supply											c	
5. Political Organization Offices					p			p	p	p		
6. Professional Services (i.e. Financial, Legal)					p			p	p	p		p
7. Publishers Offices					p			p	p	p		
	O-C	P-R	R-R	R-1	R-2	R-3	R-4	T-C	H-C	I-C	L-I	H-I

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8. Real Estate Offices					p			p	p	p		
9. Reproduction and Duplication Facilities									c	p		
10. Research Facilities											p	
F. Health, Medical, and Care Facilities												
1. Animal Hospitals, Veterinary Offices			c	c	c			c				
2. Congregated Care/Assisted Living Facilities					c			c	c	c		
3. Day Care Facilities			c	c	c	c	c	c	c	c		
4. Health Clinics								c	c	c		
5. Hospitals								c	c	c		
6. Nursing Homes								c	c	c		
7. Medical Marijuana Distribution Facilities										c		
8. Medical Marijuana Manufacturing Facilities											c	c
G. Public Education and Utility Uses												
1. Elementary Schools					c							
2. High Schools					c							

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	O-C	P-R	R-R	R-1	R-2	R-3	R-4	T-C	H-C	I-C	L-I	H-I
3. Institutions and Higher Education					c			c	c	c		
4. Park and Ride Lots									c	c	c	c
5. Private Schools					c			c	c	c		
6. Public Facilities/Utilities (i.e. libraries, fire and police stations, post offices, museums, etc.)			c	c	c	c	c	c	c	c	c	c
7. Wireless Telecommunication Service Facilities proposed by a public utility	c		c	c	c	c	c					
8. Wireless Telecommunication Service Facilities proposed by other than a public utility					c			c	c	c	c	c
H. Recreational and Social Facilities												
1. Bowling Alleys								c		c		
2. Golf Courses (9 or 18 hole)	c		c	c	c	c		c	c	c		
3. Golf Courses (Driving Range)	c		c	c	c	c		c	c	c		
4. Golf Courses (Par-Three)	c		c	c	c	c		c	c	c		
5. Ice Skating and Roller Skating Rinks								c	c	c		
6. Indoor Archery Ranges								c	c	c		

