

Community Development Committee  
 Mark Baker – Chairperson

ORDINANCE NO. 18-77  
 INTRODUCED BY COUNCIL

**AN ORDINANCE AMENDING CHAPTER 1141.05 OF THE CITY OF ZANESVILLE’S  
 PLANNING AND ZONING CODE**

**WHEREAS**, through a comprehensive review of the Land Use Table in the Planning and Zoning Code, the Community Development Department has identified areas that require amending and/or updating; and

**WHEREAS**, according to Section 1117.01 “To adapt to changing development conditions and provide for the phased implementation of the City Comprehensive Plan, the Planning Commission may from time to time recommend, and Council may adopt, amendments to the provisions of the text of this Zoning Code...as provided by the Ohio Revised Code.”, and

**WHEREAS**, proper notification of the intent of this proposed legislation was given in a newspaper of general circulation; and

**WHEREAS**, after taking testimony and discussion, the Zanesville Planning Commission has recommended to City Council that proposed amendments to Chapter 1141.05 be approved.

**NOW, THEREFORE, BE IT ORDAINED** by the Council of the City of Zanesville, State of Ohio; that

**SECTION ONE:** Chapter 1141.05 of the City of Zanesville’s Planning and Zoning Code is hereby amended, and shall read as follows:

<u>Zoning Districts</u>							
<u>USES</u>	<u>C1</u>	<u>C2</u>	<u>C3</u>	<u>C4</u>	<u>O1</u>	<u>O2</u>	<u>I1</u>
Abattoirs or slaughterhouses							S
Accessory uses, buildings and structures to all conditional uses in the district, including off-street parking and loading and signs as provided in Chapters 1149 and 1153	C	C	C	C	C	C	P
Acid uses							S
Adult uses, as defined in this Code				S			S
Air rights development	S	S	S	S	S	S	S
Airports						S	S
Amusement arcades				S			
Animal Hospitals		P	P	P			
Antique shops		P	P	P			

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<u>USES</u>	<u>C1</u>	<u>C2</u>	<u>C3</u>	<u>C4</u>	<u>O1</u>	<u>O2</u>	<u>I1</u>
Any manufacturing, fabricating, processing, cleaning, servicing, testing, repair or assembly facilities that are not listed elsewhere as permitted or conditional uses, including facilities for abrasive products; boilers and tanks; chemicals; clay; coal, coke and tar products; fiberglass; foundries; glass; metal; textiles; transportation equipment; and any other facilities that are able to conform to the performance standards, Chapter 1161, for heavy industrial uses							S
Arsenals							S
Art Shops or galleries,		P	P	P			
Auction rooms				S			
Auditoriums and convention and exhibit halls				S		C	
Automated teller machines	P	P	P	P	P	P	P
Automobile Title Loans		S	S	S			
Automobile and truck rental establishments				C		C	
Automobile laundries/Car wash				P			
Automobile laundries with five or less bays.		C	C	C			
Automobile part and accessory stores		P	P	P			
Automobile service stations	S	S	S	S			S
Automotive repair, Major				S			S
Automotive repair, Minor		C	C	C			
Bakery plants							P
Batch asphaltic concrete, Portland cement or mortar mixing plants							S
Beauty shops, barber shops and hair styling salons	P	P	P	P			
Bench signs.		C	C	C			C
Bicycle sales, rental and repair shop		P	P	P			
Blood Plasma Center			S	S			
Blueprinting and photostating establishments		P	P	P		C	
Bottled gas dealers				P			
Building materials and products sales				P			
Building supply sales under 8,000 square feet with no outside storage or accessory structure.		C	C	C			
Business machine sales, rental and service		P	P	P		C	
Camera and photographic supply stores		P	P	P			
Camping equipment sales		P	P	P			
Catering establishments		P	P	P			
Cemeteries	C	C	C	C	C	C	C
Child day care centers, as defined in this Code	S	S	S	S	S	S	
Clothing repair, hat repair and shoe repair stores and tailor shops	P	P	P	P			
Commercial schools, such as for business or electronics							P
Computer sales and rental		P	P	P			
Computer sales, rental and service						C	



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<u>USES</u>	<u>C1</u>	<u>C2</u>	<u>C3</u>	<u>C4</u>	<u>O1</u>	<u>O2</u>	<u>I1</u>
Conditional public uses, as defined in this Code	C	C	C	C			C
Contractors and construction offices				P			P
Crematories							C
Crematories as part of mortuaries		C	C	C	C	C	
Creosote							C
Currency exchanges	P	P	P	P		C	
Custom dressmaking establishments		P	P	P			
Department stores, junior department stores and discount department stores		P	P	P			
Distillation of tar							S
Domestic appliance stores, including radio, television, stereo, lighting, clock and music stores	P	P	P	P			
Donut shops	C	C	C	C		C	
Drug stores	P	P	P	P		C	
Drive-in established, as defined in this Code	C	C	C	C			
Dry cleaning plants and laundries							P
Dwelling unit of caretaker or guard							S
Dwelling units above the ground floor in buildings commercial buildings	P	P	P	P	P	P	
Dwelling units above the ground floor with a ground floor use permitted in O-1 and O-2 Districts meeting the minimum lot area requirements for RM-2 uses, and all other requirements of the district.					P	P	
Educational institutions as defined in this Code	S	S	S	S	S	S	
E-Commerce	P	P	P	P	P	P	
E-Commerce & Distribution Facility	S	S	S	S			
Electrical showrooms and shops				P			
Employment agencies		P	P	P		P	
Equipment rental				P			
Exterminating services		P	P	P			
Fat rendering							S
Feed, flour and grain storage							S
Fertilizer							S
Financial institutions, including banks, savings and loans, and commercial loan offices	P	P	P	P	P	P	
Florist shops	P	P	P	P		C	
Food and grocery stores under 5,000 square feet	P	P	P	P			
Food and grocery stores over 5,000 square feet	C	P	P	P			
Fortune tellers, palm readers, clairvoyants			P	P			
Fuel and ice sales			P	P			
Fuel storage, bulk				S			S
Furniture stores including upholstery when conducted as part of the retail operations and secondary hereto		P	P	P			
Furrier shops, including incidental stores and conditioning of fur		P	P	P			
Game rooms, as defined in this Code	C	C	C	C			

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Garden, Community	C	C	C	C	C	C	C
<u>USES</u>	<u>C1</u>	<u>C2</u>	<u>C3</u>	<u>C4</u>	<u>O1</u>	<u>O2</u>	<u>I1</u>
Garden supply, tool and seed stores, including lawn mower, snowmobile and snow blower sales and service		P	P	P			
General Retail	C	C	C	C		S	
Golf courses and country clubs, private	C	C	C	P	C	P	P
Graphics and drafting services					C	P	P
Greenhouses and nurseries				P			
Gunsmith shops		P	P	P			
Hardware stores		P	P	P			
Health clubs as defined in this Code		P	P	P		P	
High-nuisance manufacturing and processing operations involving:							S
Hobby and craft shops		P	P	P			
Hospitals, nursing homes, group homes, mental health centers and related uses	S	S	S	S	S	S	
Hotels and motels		P	P	P		P	
Indoor amusement establishments, including bowling alleys, pool halls, dance halls, commercial swimming pools and skating rinks		C	C	C			
Insurance offices	P	P	P	P	P	P	
Interior decorating shops, including upholstery and the making of draperies, slip covers and other similar articles when conducted as part of the retail operations and secondary thereto		P	P	P			
Junk yards				S			S
Kennels, pet grooming and veterinary offices		P	P	P			
Laboratories, medical, dental, research and testing		P	P	P		P	P
Landfills, dumps and incinerators							S
Liquor stores (package goods only)	P	P	P	P			
Locksmith shops		P	P	P			
Low-nuisance light manufacturing, fabricating, processing, cleaning, servicing, testing, repair and assembly facilities not listed elsewhere as permitted or conditional uses that are able to conform to the performance standards, Chapter 1161, for light industry herein							P
Machinery sales.				C			C
Mail order houses and letter shops				P		P	
Manufactured buildings approved by the Building Code for commercial use and conforming with the seven standards listed in Table 1137.05							
Manufactured buildings, other than buildings or trailers for construction purposes, not complying with Table 1137.05 may be approved for a period not to exceed one year.		C	C	C			
Manufactured home sales (no open sales lot)				P			
Massage and Massage Services		S	S	S			

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	P	P	P	P	P	P	
		P	P	P		P	
<u>USES</u>	<u>C1</u>	<u>C2</u>	<u>C3</u>	<u>C4</u>	<u>O1</u>	<u>O2</u>	<u>I1</u>
Medical, dental and optometry offices and clinics	P	P	P	P	P	P	
Meeting and banquet halls		P	P	P		P	
Millinery shops		P	P	P			
Mini-warehouses				S			C
Model home and garage displays				S			
Monument sales (no open sales lot)				P			
Mortuaries, as defined in this Code		C	C	C	C	C	
Motor vehicle sales (no open sales lot) or rental, including cars, trucks, boats, trailers, recreational vehicles, motorcycles, motor scooters and mopeds				P			
Motor vehicle, trailer, and mobile home repair services				S			
Motor, rail or air freight terminals							C
Multi-family residential uses.					C	C	
Natural or synthetic rubber, caoutchouc or gutta percha							C
Newspaper distribution agencies for home delivery and retail trade	P	P	P	P		P	
Newspaper, magazine and tobacco shops	P	P	P	P		C	
Nightclub			S	S			S
Offices, business and professional		P	P	P	P	P	
Offices, government, political and institutional		P	P	P	P	P	
Off-street parking lots, public garages or storage garages as principal uses			P	P		C	C
Off-street parking lots, public garages or storage garages, other than as accessory uses						C	
Open sales lots as defined in this Code as a principal or accessory use				S			
Ore reduction							S
Other temporary uses approved in accordance with provisions for temporary uses in Chapter 1129							P
Outdoor advertising signs				P			P
Outdoor amusement establishments, including archery ranges, miniature golf and similar facilities				S			
Outdoor recreation or indoor/outdoor entertainment centers				S			S
Outdoor storage				S			S
Parks, playgrounds, golf courses, forest preserves, wildlife sanctuaries and other publicly owned open space	P	P	P	P	P	P	P
Pawnshops		S	S	S			
Permitted public uses, as defined in this Zoning Code	P	P	P	P	P	P	P
Pet shops		P	P	P			
Philanthropic and charitable institutions, as defined in this Code	C	C	C	C	C	C	
Photo processing stores	P	P	P	P			
Photography studios, including the development of film when conducted as part of the retail business		P	P	P			
Plazas and public spaces			P	P		P	
Plumbing and heating sales				P			
Post offices		P	P	P		P	