



Proposed Amendments for Public Hearing

Section 350.03 – Schedule of Permitted Uses, Commercial Districts

Section 350.03 Existing:

	R-O Residential Office	V-C Village Center	C-1 Retail Comm.	C-2 General Comm.	C-3 Highway Interchange
A. Residential Uses					
1. Single-family dwelling in compliance with R-2 district regulations for dwelling units set forth in Chapter 310	P	P			
2. Two-family dwelling	C	C			
3. Residential units on second floor of existing commercial building		C			
4. Congregate care facility	C			C	
B. Offices					
1. Professional, administrative, executive offices	P	P	P	P	
2. Medical offices	C	P	P	P	
3. Medical clinics		C	P	P	
4. Sales office with only samples of products	P	P	P	P	
C. Retail/Services					
1. Retail in completely enclosed buildings		P	P	P	C in assoc. w/ another principal use
2. Personal services in completely enclosed buildings		P	P	P	
3. Automated teller machines		C	C	P	
4. Bank, financial institution		P	P	P	
5. Drive-through facilities in association with a principal use		C		C	P
6. Outdoor display			C	C	C
7. Outdoor storage				C	C
8. Restaurants/banquet facilities		P	P	P	P

	R-O Residential Office	V-C Village Center	C-1 Retail Comm.	C-2 General Comm.	C-3 Highway Interchange
9. Studios for artist, photography, etc. which may include retail sales	P	P	P	P	
D. Lodging Establishments					
1. Bed-n-breakfast home		P			
2. Hotel, motel				P	P
E. Automotive Uses					
1. Gasoline stations				P	P
2. Auto service station				P	P
3. Car wash				P	P
4. Auto repair garage				C	
5. Auto, motor vehicle sales				C	
F. General Commercial					
1. Farm implement sales				C	
2. Building material sales				C	
3. Carpenter, cabinet shop				P	
4. Mini/ self storage				C	
G. Community Facilities					
1. Adult day care center	C	C	C	C	
2. Assembly hall, meeting place	C	C	C	C	
3. Child day care center	C	C	C	C	
4. Indoor recreation facilities				C	
5. Membership/sports fitness center				C	
6. Indoor theater			C	C	
7. Outdoor recreation facilities				C	
8. Places of Worship	C	C	C		
9. Public maintenance facility				C	
10. Public safety facilities	P	C	P	P	P
H. Telecommunication Towers	See Chapter 460				
I. Wind/Solar Energy Systems	See Chapter 480				
J. Planned Commercial Development ^(a)	P	P	P	P	P
P = Principal use permitted by right C = Conditional use ^(a) Are regulated pursuant to the requirements in Chapter 360					

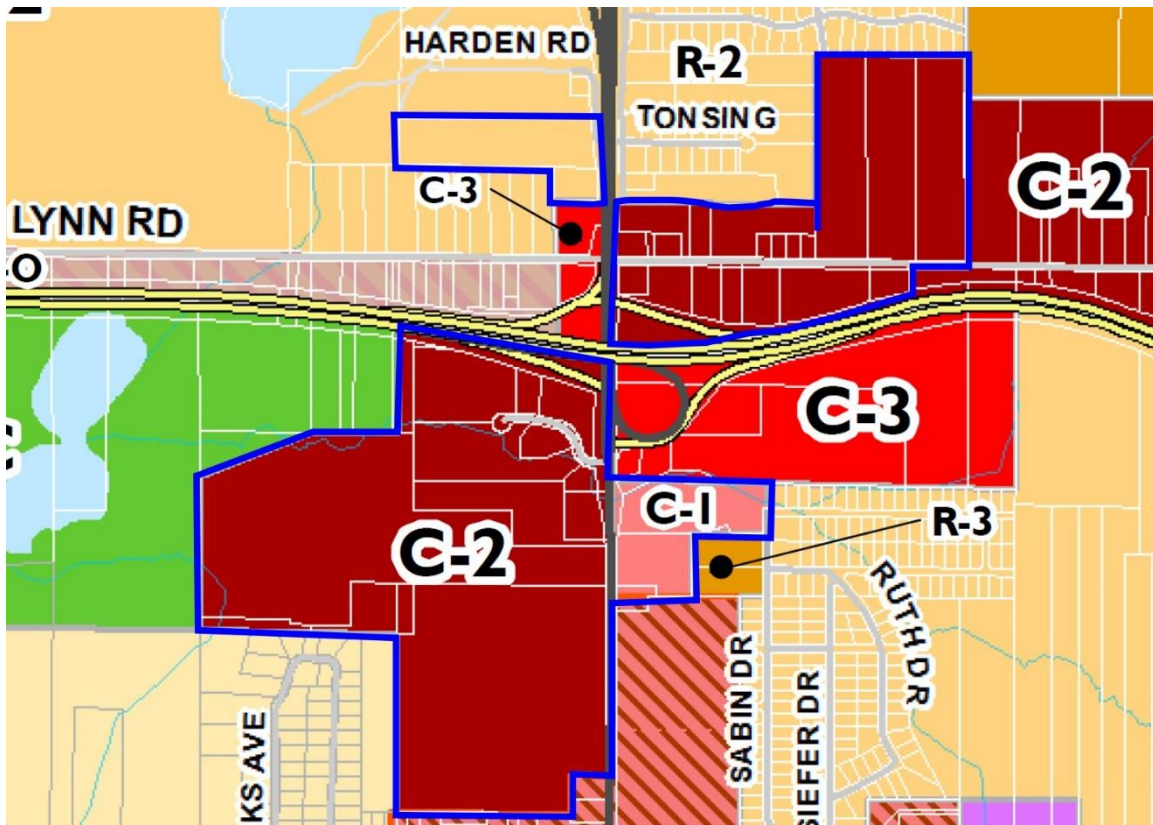
Section 350.03 Proposed (shown in bold):

	R-O Residential Office	V-C Village Center	C-1 Retail Comm.	C-2 General Comm.	C-3 Highway Interchange
A. Residential Uses					
1. Single-family dwelling in compliance with R-2 district regulations for dwelling units set forth in Chapter 310	P	P		C	
2. Two-family dwelling	C	C			
3. Residential units on second floor of existing commercial building		C		C	
4. Congregate care facility	C			C	P
B. Offices					
1. Professional, administrative, executive offices	P	P	P	P	P
2. Medical offices	C	P	P	P	P
3. Medical clinics		C	P	P	P
4. Sales office with only samples of products	P	P	P	P	P
C. Retail/Services					
1. Retail in completely enclosed buildings		P	P	P	P
2. Personal services in completely enclosed buildings		P	P	P	P
3. Automated teller machines		C	C	C	P
4. Bank, financial institution		P	P	C	P
5. Drive-through facilities in association with a principal use		C		C	P
6. Outdoor display			C	C	P
7. Outdoor storage				C	C
8. Restaurants/banquet facilities		P	P	P	P
9. Studios for artist, photography, etc. which may include retail sales	P	P	P	P	P
D. Lodging Establishments					
1. Bed-n-breakfast home		P		C	
2. Hotel, motel				C	C
E. Automotive Uses					
1. Gasoline stations				C	P
2. Auto service station				C	P
3. Car wash				C	P
4. Auto repair garage				C	P

	R-O Residential Office	V-C Village Center	C-1 Retail Comm.	C-2 General Comm.	C-3 Highway Interchange
5. Auto, motor vehicle sales				C	P
F. General Commercial					
1. Farm implement sales				C	P
2. Building material sales				C	P
3. Carpenter, cabinet shop				P	P
4. Mini/ self storage				C	
G. Community Facilities					
1. Adult day care center	C	C	C	C	
2. Assembly hall, meeting place	C	C	C	C	
3. Child day care center	C	C	C	C	
4. Indoor recreation facilities				C	
5. Membership/sports fitness center				C	
6. Indoor theater			C	C	P
7. Outdoor recreation facilities				C	
8. Places of Worship	C	C	C		
9. Public maintenance facility				C	
10. Public safety facilities	P	C	P	P	P
H. Telecommunication Towers	See Chapter 460				
I. Wind/Solar Energy Systems	See Chapter 480				
J. Planned Commercial Development ^(a)	P	P	P	P	P
P = Principal use permitted by right C = Conditional use ^(a) Are regulated pursuant to the requirements in Chapter 360					

Proposed Map Amendment

EXISTING:



PROPOSED: Re-zone the following parcels north of I-76, east of SR 44, from C-2 to C-3:

32-021-00-00-028-000	32-021-00-00-034-002	32-021-00-00-034-001
32-021-00-00-034-005	32-021-00-00-034-003	32-021-00-00-034-008
32-021-00-00-034-004	32-021-00-00-034-007	32-020-00-00-048-001
32-020-00-00-049-000	32-020-00-00-050-000	32-020-00-00-051-000
32-020-00-00-048-002	32-020-00-00-048-000	32-020-00-00-057-000
32-020-00-00-058-000	32-020-00-00-059-000	32-020-00-00-060-000
32-020-00-00-061-001	32-020-00-00-061-002	32-020-00-00-061-000

Re-zone the C-2 district south of I-76, west side of SR 44, from C-2 to C-3

Re-zone the C-1 district south of I-76, east side of SR 44, from C-1 to C-3

Re-zone parcel # 32-020-00-00-014-001 from R-2 to C-2

Re-zone parcel # 32-020-00-00-016-000 from R-2 to C-2