

1135.01 R-1 RESIDENTIAL DISTRICT.

Zoning Map Symbol	District	Purposes	USES		
			Permitted Principal	Permitted Accessory	Special
R-1	Residential	To delineate those areas where predominantly one-family detached residential uses have occurred or will be likely to occur in accordance with the future land use plan for Lordstown. To protect the integrity of residential uses by prohibiting the incursion of incompatible nonresidential uses.	Agricultural operations. One-family detached dwellings. Churches and similar places of worship. Cemeteries. Public schools. Essential public services, facilities and buildings. Public parks and playgrounds.	Private garages and off-street parking areas. Customary home occupations and professional offices. Temporary structures. Open storage of machinery or vehicles with farming operations. Private swimming pools. Retail stands for farm crops. Other accessory uses customarily incidental to the principal uses.	Private recreation areas. Golf courses, country clubs and club houses and other membership clubs. Natural production uses. Nursing homes. Riding academies and public stables. Nursery schools. Kennels.

(Ord. 90-00. Passed 12-18-00.)

1135.01-A R-2 RESIDENTIAL DISTRICT.

Zoning Map Symbol	District	Purposes	USES		
			Permitted Principal	Permitted Accessory	Special
R-2	Residential	To delineate those areas where predominantly 1, 2& 3-family detached residential uses will be likely to occur in accordance with the future land use plan for Lordstown. To protect the integrity of residential uses by prohibiting the incursion of incompatible nonresidential uses.	All uses permitted in R-1 district. Agricultural One-family detached dwellings. Churches & similar places of worship. Cemeteries. Public schools. Essential public services, facilities and buildings. Public parks and playgrounds. Two family dwellings. Three family dwellings. Condominiums up to three units.	Private garages & off street parking areas. Customary home occupations and professional offices. Temporary structures. Open storage of machinery or vehicles with farming operations. Private swimming pools. Retail stands for farm crops. Other accessory uses customarily incidental to the principal uses.	Private recreation areas. Golf courses, country clubs and club houses and other membership clubs. Natural production uses. Nursing homes. Nursery schools. Riding academies and public stables. Kennels.

1135.01-B R-3 RESIDENTIAL DISTRICT.

Zoning Map Symbol	District	Purposes	USES		
			Permitted Principal	Permitted Accessory	Special
R-3	Residential	To delineate those areas where predominately multi-family detached residential uses will be likely to occur in accordance with the future land use plan for Lordstown. To protect the integrity of residential uses by prohibiting the incursion of incompatible nonresidential uses.	All uses permitted in R-2. Agricultural operations. Churches and similar places of worship. Cemeteries. Public schools. Essential public services, facilities and buildings. Public parks and playgrounds. Multi family dwellings. Factory built housing. Apartment houses.	Private garages & off street parking areas. Customary home occupations and professional offices. Temporary structures. Open storage of machinery or vehicles with farming operations. Private swimming pools. Retail stands for farm crops. Other accessory uses customarily incidental to the principal uses.	Private recreation areas Golf courses, country clubs and club houses and other membership clubs. Natural production uses. Nursing homes. Nursery schools. Riding academies and public stables. Kennels

1135.02 B-1 GENERAL BUSINESS DISTRICT.

Zoning Map Symbol	District	Purposes	USES		
			Permitted Principal	Permitted Accessory	Special
B-1	General Business	To delineate those areas where predominantly general business uses have occurred or will be likely to occur in accordance with the future land use plan for Lordstown	Any retail or personal service establishments such as: Eating establishments Hardware stores Food stores Drug stores Gift shops Dry-cleaning, laundry stores Banks Funeral homes Boarding & rooming houses Office buildings and medical buildings Essential public services, facilities and buildings	Off-street parking and loading Signs Other accessory uses customarily incidental to the principal uses	Automobile service stations

(Ord. 90-00. Passed 12-18-00.)

1135.03 B-2 HIGHWAY BUSINESS DISTRICT.

Zoning Map Symbol	District	Purposes	USES		
			Permitted Principal	Permitted Accessory	Special
B-2	Highway Business	To delineate those areas where predominantly highway oriented business uses have occurred or will be likely to occur in accordance with the future land use plan for Lordstown.	Any retail and personal services as permitted in the B-1 General Business District. New and used car sales Wholesale businesses Eating establishments Farm machinery sales, service and rentals Feed and grain storage and sales Mobile home or house trailer sales Lumber yards Truck and transfer terminals Essential public services, facilities and buildings Other highway business uses, which in the opinion of the Planning Commission while conducting a Site Plan Review are similar in scale and service nature to those listed above.	Off-street parking and loading. Signs. Other accessory uses customarily incidental to the principal use.	Automobile service stations. Mobile home parks or house trailer parks.

(Ord. 90-00. Passed 12-18-00.)

1135.04 I -1 INDUSTRIAL DISTRICT.

Zoning Map Symbol	District	Purposes	USES		
			Permitted Principal	Permitted Accessory	Special
I-1	Industrial	To delineate those areas where predominantly industrial uses have occurred or will be likely to occur in accordance with the future land use plan for Lordstown	Any permitted principal use as delineated in the (B)(1) General Business District and the (B)(2) Highway Business District. Agricultural Operations. Industrial, manufacturing, Research, and laboratory uses such as: food and associated industries; electrical and electrical appliance establishments; printing and publishing establishments; office buildings for associated engineering and administrative purposes of the principal use; warehousing or storage facilities; essential public services; truck and transfer terminals: Other industrial uses which in the opinion of the Planning Commission while conducting a Site Plan Review are similar in scale and service nature to those permitted above.	Off-street parking and loading Signs Other accessory uses customarily incidental to the principal use	Natural production uses

(Ord. 90-00. Passed 12-18-00.)

1135.05 PROHIBITED USES.

(a) No use shall be permitted or authorized to be established which, when conducted in compliance with the provisions of these regulations, and any additional conditions and requirements prescribed, is or may become hazardous, noxious or offensive due to the emission of odor, dust, smoke, cinders, gas, fumes, noise, vibration, electrical interference, refuse matter or water-carried wastes.

(b) The following uses are examples of prohibited uses applicable to any district and shall not be permitted in any district:

- (1) Amusement parks, drag strips or race tracks;
- (2) Zoos and zoological parks;
- (3) Manufacture or storage of explosives, gun powders or fireworks;
- (4) Dumping, storing, burying, reducing, disposing of, or burning garbage, refuse, rubbish, offal or dead animals unless done at a place provided and approved for such purposes by Council and only during such hours that shall be specified. This section shall not pertain to the normal care of individual lawns or gardens or pursuits incidental to agricultural purposes;
- (5) Bulk petroleum plants with tanks aboveground, distilling or cracking plants, or plants used in the refining of gasoline and oil products;
- (6) Distilling of bones, fat or glue, glue or gelatin manufacturing;
- (7) Junk yards, automotive graveyards, or places for the collection or sale of scrap metal, paper, rags, glass, rubber, salvage or junk for salvage or storage purposes, except where this use is an integral part of the manufacturing process;
- (8) Chemical plants;
- (9) Cellar homes;
- (10) Taverns;
- (11) Keeping of wild animals;
- (12) Hazardous waste incinerators and/or medical waste incinerators;
- (13) Hazardous waste disposal sites;
- (14) Wooden basements.
- (15) Massage Parlors/Establishments. [Defined as a place where a customer can receive a massage and/or a place where a customer can receive a non-medical massage, not for medical purposes or pain relief; EXCEPT hospitals, nursing homes or other health care facilities licensed by the State, a person licensed by the State Medical Board, a licensed cosmetologist, barber, chiropractor, therapist, nurse, or home health care professional while performing their professional or vocation, or a person working under the direction of a person listed above.]

(Ord. 80-12. Passed 9-17-12.)

1135.06 PETITION FOR ZONE CHANGE.

(a) Any person seeking to change the use classification which regulates a lot, plot or parcel of real property pursuant to Chapters 1135 and 1137 of this Zoning Ordinance shall comply with the following procedures:

- (1) Residential or petitioner completes form and provides the following
 - A. Complete legal description
 - B. Sketch, Tax Map, and/or a surveyor's map showing all property lines and structures
 - C. Statement why the change is necessary
 - D. Statement detailing how the proposed change is not detrimental to the public welfare or to property located in the vicinity
 - E. Names and addresses of adjacent property owners.
- (2) Pay Deposit:

A. Residential (R-1, R-2 and R-3)	\$300.00
B. Business and Commercial (B-1 & B-2)	\$300.00
C. Industrial (I-1)	\$500.00

NOTE: Deposits shall apply to the zoning classification which applicant is seeking.

- (3) Placed on Planning Commission Agenda for next meeting. Notices sent to adjacent property owners.
 - (4) Planning Commission votes on recommendation of request for submission to Village Council.
 - (5) Zone Change request and Planning Commission's decision are sent to Village Council.
 - (6) Village Clerk will send certified letters to adjacent property owners and placement of a legal advertisement for a public hearing, charge expenses and issue a refund (if necessary).
 - (7) After public hearing, the Zone Change Ordinance shall be read at three consecutive meetings of Village Council. Upon passage, the Ordinance will become effective thirty (30) days thereafter.
 - (8) See Fees and Deposits as specified in Section 1102.09.
(Ord. 80-12. Passed 9-17-12.)
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