

CHAPTER 1250 ESTABLISHMENT OF DISTRICTS

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1250.01 Establishment and Purpose of Districts

- A. For the purposes of classifying and regulating the location of businesses, industries and buildings for specified uses, regulating and limiting the height and bulk of buildings hereafter erected or structurally altered and regulating and determining yards and other open spaces within and adjacent to such buildings, the Village is hereby divided into the following districts:

"A" AGRICULTURAL DISTRICT

"S-1" SUBURBAN RESIDENTIAL DISTRICT

"R-1" SINGLE FAMILY RESIDENTIAL DISTRICT

"R-2" SINGLE FAMILY RESIDENTIAL DISTRICT

"R-3" SINGLE FAMILY RESIDENTIAL, DISTRICT

"R-4" TWO FAMILY RESIDENTIAL DISTRICT

"R-5" MULTI-FAMILY RESIDENTIAL DISTRICT

"C-1" NEIGHBORHOOD COMMERCIAL DISTRICT

"C-2" VILLAGE CENTER COMMERCIAL DISTRICT

"C-3" GENERAL COMMERCIAL DISTRICT

"C-4" HIGHWAY SHOPPING CENTER BUSINESS DISTRICT

WATERVILLE STREET (STATE ROUTE 64) OVERLAY DISTRICT

"TND" TRADITIONAL NEIGHBORHOOD DEVELOPMENT DISTRICT¹

"B-P" BUSINESS PARK DISTRICT

"M-1" LIGHT INDUSTRIAL / OFFICE / RESEARCH DISTRICT

"M-2" GENERAL INDUSTRIAL DISTRICT

"PUD" PLANNED UNIT DEVELOPMENT

B. Purpose and Intent of Districts

1. **"A" Agricultural District.** The "A" District provides for agricultural and associated single-family dwellings. It is intended also to serve as a holding district for future development and to allow uses related to agriculture. Essential public facilities and services such as public buildings, schools, railroads, and public utilities; activities which are an integral part of agriculture, such as farm markets of structures used for the sale of agricultural produce or products and/or nursery and greenhouse sales area; as well as churches and other related non-

¹ Amended Ord. 27-2006; Effective August 1, 2006

profit public service facilities, may be permitted by Special Use and shall require a minimum lot area of three (3) acres.

2. **"S-1" Suburban Residential District.** The "S-1" Suburban Residential District provides for low density residential development. It is intended also to allow for agricultural crop land uses and associated roadside stands, but not to include animal husbandry nor the boarding of animals and livestock. Essential public facilities and services such as public buildings, schools, railroads, and public utilities and structures used for the sale of agricultural produce or products and/or nursery and greenhouse sales area; churches and other related non-profit public service facilities, may be permitted by Special Use Permit and shall require a minimum lot area of three (3) acres.
3. **"R-1" Single Family Residential District.** The "R-1" Single Family Residential District is to provide for low-medium density residential development where public water and/or public sanitary sewers are available. It is intended that uses within this district be exclusively residential contained within a neighborhood setting.
4. **"R-2" Single Family Residential District.** The "R-2" Single Family Residential District is to provide for medium density residential development where public water and/or public sanitary sewers are available.
5. **"R-3" Single Family Residential District.** The "R-3" Single Family Residential District provides for medium-high density residential development, where public water and/or public sanitary sewers are available.²
6. **"R-4" Two Family Residential District.** The "R-4" Two-Family Residential District is to provide for medium-high density residential development on lots which are served by public water and public sanitary sewers and which are located in proximity to community services, shopping and related personal services. This district may serve as a transition zoning between single family and multi family or between single family and commercial uses.
7. **"R-5" Multi-family Residential District.** The "R-5" Multi-Family Residential District is to provide for high density residential development on lots which are served by public water and public sanitary sewers and located in proximity to community services, shopping and related personal services.
8. **"C-1" Neighborhood Commercial District.** The "C-1 Neighborhood Commercial District provides for businesses which primarily serve nearby residential areas with convenience goods and services. Businesses should be of the type which are low generators of traffic and therefore, are compatible with surrounding residential areas.³

² Amended Ord. 27-2006; Effective August 1, 2006

³ Amended Ord. 27-2006; Effective August 1, 2006

9. **"C-2" Village Center Commercial District.** The "C-2" Village Center Commercial District provides for business, governmental and institutional uses which serve the entire village.⁴
10. **"C-3" General Commercial District.** The "C-3" General Commercial District provides for businesses which serve a community level or regional market. Businesses may be grouped into small centers located along a major thoroughfare, or at corners of major intersections on large lots to allow for ingress, egress, internal circulation and adequate parking. Typically, these businesses will be high generators of traffic. Examples of these include but are not limited to large market stores (grocery, hardware, etc.), drive-through businesses, motels, restaurants, gas stations, etc.⁵
11. **"C-4" Highway Shopping Centers Business District.** The "C-4" Highway Shopping Center Business District is intended to provide for the orderly and attractive grouping at appropriate locations along principal highway routes of those businesses and customer services which are logically related to and dependent upon highway traffic or which are specifically designed to serve the need of such traffic.
12. **"TND" Traditional Neighborhood Development District.** The purpose of the TND: Traditional Neighborhood District is to utilize new urbanist principles and standards for the development of new urban neighborhoods and the revitalization or extension of existing developed areas. A TND is structured upon a fine network of interconnecting pedestrian-oriented streets and other public spaces in a mixed-use neighborhood environment. It recognizes that many daily activities of living should occur within easy walking distance. It offers a mixture of housing types and prices, prominently sited civic or community buildings, and commercial stores, offices and workplaces that foster pedestrian activity and a balanced sense of community. TNDs have a recognizable center and clearly defined edges where many activities of living occur within easy walking distance, generally no more than a quarter mile from center to edge. Land use within the district should also incorporate linkages to the broader community by providing appropriate densities and land uses within walking distance of public uses, and wherever possible, Downtown Whitehouse. Sites as small as two (2) acres can be rezoned TND throughout the Village, but this district should bear a relationship to what surrounds it and may be most applicable to places within the Downtown "pedestrian shed" (½ mile). This TND District is designed to foster a vital public life through use of creative open spaces such as public squares and tree-lined streets overlooked by upper story residential balconies.⁶

⁴ Amended Ord. 27-2006; Effective August 1, 2006

⁵ Amended Ord. 27-2006; Effective August 1, 2006

⁶ Amended Ord. 27-2006; Effective August 1, 2006

13. **Waterville Street (State Route 64) Overlay District.** The purpose of this district is to promote and protect the public health, safety, comfort, convenience and general welfare by providing for consistent and coordinated treatment of the properties bordering Waterville Street (State Route 64). Waterville Street (State Route 64) is the major east-west route serving the Village of Whitehouse, and links the Village with the Village of Waterville and US 24. As a state route, it is a regionally significant roadway that will likely serve as a major commercial corridor, as the Village and surrounding township continue to grow and urbanize. For these reasons, it is the purpose of this overlay district to:
 - a) Preserve and enhance the aesthetic and environmental qualities of the Corridor;
 - b) Provide a means to manage access to property in a manner that will help maintain traffic safety and roadway capacity;
 - c) Provide standards and requirements that encourage innovative site design and efficient land use.
14. **"B-P" Business Park District.** This district is intended to provide space where office, retail, and customer service uses may be mixed with industrial uses in highly landscaped setting free of outside storage or display, where the setting is highly visible to one or more main traffic arteries, and all of the uses seek or require such exposure and all are willing to adhere to a higher standard of architectural and grounds appearance to maximize the benefit of such visibility.
15. **"M-1" Light Industrial, Office Research District.** The "M-1" Light Industrial/Office Research District is to provide for light industrial, research laboratories, or warehousing types of businesses which may be conducted in areas proximate to residential and commercial areas with adequate attempts to provide as much isolation from other areas as possible. These uses may include activities such as manufacturing, processing, or assembly of products or the provision of services. No offensive or hazardous conditions shall be created by an industry and other disruptive activities shall be minimized to maintain tranquility if near commercial or residential areas. This would include the absence of such things as excessive traffic, dust, dirt, noxious gases, smoke, noise, fumes or vibrations. Since certain industrial uses as a part of their operation may have need for sales distribution and sales outlets, it may be permitted only as an accessory use providing that goods and services are produced at the site or are an integral part of a warehousing distribution system.⁷
16. **"M-2" General Industrial District.** The "M-2" General Industrial District provides for industries which by their nature and function require large parcels for development, and access to utilities and major transportation networks. These uses may be objectionable to adjacent residential or commercial properties and therefore should be grouped together with similar uses. Certain industries may need special consideration because of their potential spill-over

⁷ Amended Ord. 27-2006; Effective August 1, 2006

effect on surrounding areas. These are provided for either as a conditional use or as a special use. These in-1 industries may include such activities as fabricating, processing, smelting and refining, extraction of minerals and stone, foundries, blast furnaces and similar industries which have the potential of creating impacts in the area adjacent to and near the industrial activity. Sales distribution and sales outlets may be permitted as an accessory use providing that goods and services distributed or sold are produced at the site or are an integral part of a warehousing distribution system.⁸

17. ***"PUD" Planned Unit Development.*** For the purpose of conserving land through more efficient allocation of private lots, multi-family dwelling units, common grounds and other non-residential uses, promoting efficiency in providing public utility services and receiving the benefits of new techniques of community development and renewal, the process of planned unit development shall be established for all districts. Planned Unit Developments may be residential, commercial, or industrial developments or they may be combinations of uses, such as residential and commercial, commercial and industrial or a combination of uses in a business park.

1250.02 **Zoning Map**

- A. The boundaries of the Use Districts are shown upon the map referred to in [Section 1240.03](#) (Incorporation of Zoning Map), known and designated as the Zoning Map and all notations and references and other matters set forth thereon shall constitute a part of this zoning code. The District boundaries as shown on the Map are, unless otherwise indicated, the centerlines of streets or alleys or lot lines.
- B. Where the actual street layout on the ground varies from that shown on the Zoning Map, the designations shown on the Map shall be applied to the street as actually laid out so as to carry out the intent and purpose of the zoning plan for the district.
- C. Where district boundaries are not otherwise indicated and where the property has been or may hereafter be subdivided into blocks and lots, the district boundaries shall be construed to be lot lines.
- D. If a district boundary line cuts a property having a single ownership as of record at the time of the passage of this Zoning Code, such property may take the least restrictive classification, provided that the property is developed as one unit.

1250.03 **Zoning of Annexed Land**

All parcels of land which may hereafter be annexed to the Village shall be zoned "A" Agricultural unless petitioner request other specific zoning classification. Within one (1) year after annexation, a public hearing on the question of the permanent zoning classification shall be held. Recommendations of the Planning Commission shall be reported to Council, in accordance with [Section 1248.05](#) (Action of Planning Commission/Recommendations to Council).

⁸ Amended Ord. 27-2006; Effective August 1, 2006