

Chapter 1225: Zoning Districts

1225.01 Purpose

The purpose of this chapter is to establish zoning districts in order to realize the general purposes set forth in this Code, to provide for orderly growth and development and to protect the property rights of all individuals by assuring the compatibility of uses and practices within districts.

1225.02 General Provisions

(1) Establishment of Districts

For the purpose of this Code, the City is hereby divided into the zoning districts listed in Table 1225-1:

Abbreviation	District Name
R-R	Rural Residential District
R-1	Single-Family Residential District
R-2	Multi-Family Residential District
B-1	General Business District
B-2	Professional Office District
B-3	Neighborhood Business District
B-4	Highway Business District
B-5	Airport Commerce District
I-1	General Industrial District
PD	Planned Development

(2) Incorporation of the Zoning Map

- (A) The boundaries of the zoning districts are indicated upon the map of the City, which shall be known as the Zoning Map of the City of Green, Ohio, and which shall hereafter be referred to as the Zoning Map.
- (B) The Zoning Map, together with all notations, references, and other matters shown thereon, is hereby declared to be a part of this Code, thereby having the same force and effect as if herein fully described in writing.
- (C) The Zoning Map shall be available in the Planning Department and Zoning Division Offices.

(3) Interpretation of District Boundaries

The following rules shall be used to interpret the precise location of any zoning district boundary illustrated on the Zoning Map:

- (A) All zoning district boundaries proposed after the effective date of this Code shall follow lot lines or street centerlines to the maximum extent feasible.
- (B) For zoning district boundaries that existed prior to the effective date of this Code, the following rules shall apply:

- 1.) Where district boundaries are so indicated as approximately following the centerlines of thoroughfares or highways, street lines or highway right-of-way lines, such centerlines shall be construed to be such boundaries.
 - 2.) Whenever any street or public way is vacated by official action of Council, the zoning districts adjoining each side of the street or public way shall be automatically extended to the center of such vacations, and all areas included in the vacation shall thereafter be subject to all regulations of the extended districts.
 - 3.) Where a zoning line does not follow a street, alley, or lot line, the district boundary lines shall be determined by the use of the scale appearing on the Zoning Map or by dimensions.
- (4) Existing Planned Developments
Any planned development approved prior to the effective date of this Code shall continue in accordance with the approved general plan(s) and final site plan(s). Modifications, amendments, and expansion of existing planned developments shall be in accordance with Subsection 1224.04 (6): Proposed Planned Development District Requirements.
- (5) Relationship of Overlay Zoning Districts
Where land is classified into an overlay district as well as a base zoning district, the regulations governing development in the overlay district shall apply in addition to the regulations governing the underlying base district. In the event of an express conflict between the standards of the overlay zoning district and the base zoning district, the standards governing the overlay district shall control.

1225.03 Zoning Districts

The following is a list of the individual zoning districts and the specific purpose statement for each district.

- (1) R-R – Rural Residential District
The R-R Rural Residential District is established to accommodate single-family residential development at a density characteristic of a rural area in order to preserve the natural environment and to provide alternatives for conservation open space residential subdivisions. Alternative subdivision designs are encouraged to protect and establish permanent open space.
- (2) R-1 – Single Family Residential District
The R-1 Single Family Residential District is established to accommodate single-family and two-family residential development and maintain a density of development that will preserve the natural environment. Minimum area regulations are commensurate with the availability of water, proper provisions for satisfactory sanitation facilities and other conservation values. Alternative subdivision designs are encouraged to protect and establish permanent open space.

- (3) R-2 – Multi-Family Residential District
The R-2 Multi-Family Residential District is designed to accommodate attached and detached dwellings at moderate densities. The purposes of this district are to provide for higher density residential development, in locations served by sanitary sewer, and public water services, which offer a greater choice of living environments; to regulate the bulk and location of buildings in relation to the land in order to obtain proper light, air, privacy, and useable open spaces; to regulate the location of higher density developments in order to maintain adequate services; and to promote and protect the desirable characteristics of the existing residential development. This district may be appropriate for areas designated as “transitional areas” in the Long Range Land Use Plan.
- (4) B-1 – General Business District
The B-1 General Business District is established to accommodate a wide range of commercial development, along with outdoor storage and display, in select areas, so as not to disrupt and intrude upon residential areas. The purposes of this District are to promote, upgrade, and maintain the functional and aesthetic qualities of the district through the use of site plan review, and to protect the residential character of adjacent areas.
- (5) B-2 – Professional Office District
The B-2 Professional Office District is designed to provide an environment exclusively for and conducive to the development of professional services and other office uses in locations which are served by arterial roadways. The regulations contained in this chapter are established to protect and ensure compatibility with adjacent residential development. This district may be appropriate for areas designated as “transitional areas” in the Long Range Land Use Plan.
- (6) B-3 – Neighborhood Business District
The purpose of the B-3 Neighborhood Business District is to allow for small-scale retail commercial uses and personal service uses designed to serve nearby residential neighborhoods. Business in the B-3 District shall accommodate such service and retail uses by maintaining the characteristics of the surrounding residential uses and providing appropriate buffers to minimize or eliminate impacts on the residential uses. This district may be appropriate for areas designated as “transitional areas” in the Long Range Land Use Plan.
- (7) B-4 – Highway Business District
The B-4 Highway Business District is designed to accommodate commercial activities that draw business primarily from a regional market area and provide services primarily to motorists. The B-4 District is designed to accommodate land that is typically associated with interstate travel. The regulations contained in this chapter are established to protect the health, safety and welfare of the properties within and adjacent to the District and to ensure the availability of suitable areas for the permitted uses by prohibiting unrelated uses in such areas.
- (8) B-5 – Airport Commerce District
The B-5 Airport Commerce District is designed to accommodate business activities that can provide services related to airport users including, but not limited to, hotels, car rental facilities, and restaurants. The B-5 District is also designed to accommodate offices, public facilities, industrial uses, and uses not related to the airport that will not create an impact on the airport operations and are deemed a compatible use.

- (9) I-1 – General Industrial District
The I-1 General Industrial District is established to provide for industrial uses which are generally major operations and extensive in character for the purpose of repairing, storing, manufacturing, processing or distributing goods. Such uses require large sites, open storage and service areas, extensive services and facilities and ready access to regional transportation, and normally generate some nuisances, such as smoke, noise, vibration, dust, glare, air pollution and water pollution, but not beyond the District boundary. Such operations shall be in locations remote from existing or proposed residential areas.
- (10) PD – Planned Development District
The PD Planned Development District is established to accommodate, in a unified development, creative and imaginative planned community design and to permit those innovations in the technology of land development that are in the best interests of the City. It is the purpose of this district to:
- (A) Provide maximum opportunity for orderly, large-scale developments which benefit the community as a whole by offering a greater choice of living environments and commercial activities through both residential and commercial uses;
 - (B) Provide greater flexibility in the spacing of lots and buildings in order to encourage the following:
 - 1.) Provide for pedestrian and vehicular circulation in a safe manner;
 - 2.) Provision of readily accessible recreation areas and green spaces;
 - 3.) Conservation of the natural amenities of the landscape; and
 - 4.) Creation of functional and interesting residential, business, and mixed-use areas
 - (C) Permit suitable associated commercial development consistent with the demand created by planned residential development and compatible with the existing and proposed use of lands adjacent to the planned development;
 - (D) Encourage sound planning principles in the arrangement of buildings, the preservation of open space, the utilization of topography and other site features; and
 - (E) Allow for creative development that conforms to the goals and objectives set forth in the City of Green Long Range Land Use Plan.

1225.04 Allowed Uses

- (1) Table 1226-1 lists the permitted and conditional uses within all zoning districts. Use-specific standards for permitted and conditional uses are provided in Section 1226.02: Use-Specific Regulations.
- (2) Table 1226-2 lists the accessory uses, as permitted or conditionally permitted, in all zoning districts. Use-specific standards for accessory uses are provided in Subsection 1226.03(5): Use-Specific Standards.
- (3) Table 1226-3 lists the temporary uses allowed within all zoning districts.

1225.05 Site Development Standards

- (1) Section 1227.02: Site Development Standards for Residential Districts, provides development standards applicable to sites within residential districts.
- (2) Section 1227.03: Open Space Residential Subdivisions, provides development standards applicable to open space subdivisions in the R-R and R-1 Districts.
- (3) Table 1227-8 lists the site development standards for conditional uses in the R-R and R-1 Districts.
- (4) Table 1227-9 lists the site development standards for business districts.
- (5) Chapter 1228: Planned Development Regulations provide development standards applicable to Planned Development Districts.