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CHAPTER 1119

Districts Established; Zoning Map and Boundaries

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CROSS REFERENCES

- Basis of districts - see Ohio R.C. 713.10
- Zoning map changes - see PRELIM. Table H

1119.01 DISTRICTS.

The City is divided into districts under four general categories which shall be known as open area districts, residential districts, business districts and industrial districts. (1980 Code 150.010)

1119.02 OPEN AREA DISTRICTS.

(a) "S-1" Special. Areas which are large public or semipublic holdings, areas suitable for noncommercial recreation, areas to be kept open for aircraft, and areas subject to periodic flooding.

(b) "A-1" Agricultural. Land which is level or gently rolling and is best preserved for agricultural purposes.
(1980 Code 150.011)

1119.03 RESIDENTIAL DISTRICTS.

(a) "R-1" Suburban Residence. For low-density residential development which lacks community water and sewerage services. (1980 Code 150.012)

(b) "R-1a" Suburban Low-Density Residence. For low density residential development which has or logically will have central or community sewer and water facilities or services. Except as specifically and otherwise provided in this Zoning Code, all requirements for and references to "R-1" shall govern and apply to land or properties located in any district zoned R-1a.
(Init. Ord. Approved by voters 11-7-95.)

(c) "R-2" Low-Density Residence. For low-density residential development which has or logically will have group water and sewerage facilities developed.

(d) "R-3" Medium-Density Residence. For medium-density residential development which has ready access to most community facilities. Community water and sewerage facilities are required.

(e) "R-4" Apartment Residence. For moderately high-density residential development conveniently accessible to all community facilities and major traffic arteries. Compensating open areas shall be included in the site plan or located in close proximity.

(f) "R5-1", "R5-2", "R5-3" and "R5-4" Planned Residential. For completely planned residential developments in accordance with the provisions of Chapter 1147.
(1980 Code 150.012)

(g) "RR", Restricted Residence. For low-density residential development with lot areas and lot widths characteristic of rural residential development. Community water and sewer facilities are preferred. (Ord. 01-39. Passed 8-27-01.)

1119.04 BUSINESS DISTRICTS.

(a) "B-1" Neighborhood Business. Areas for small local business with convenience-type goods such as are handled in small drug stores, plus personal services such as barber shops and beauty salons. Uses in these areas shall be compatible with surrounding residential uses and not large generators of traffic.

(b) "B-2" Community Shopping Center. Shopping centers of an integrated design which provide adequate parking and servicing areas. They shall be located along major thoroughfares, have restricted points of access, and be screened or fenced from surrounding areas.

(c) "B-3" Institutions and Offices. Areas of regional and professional offices, laboratories and scientific research facilities, and institutions of a religious, charitable or philanthropic nature.

(d) "B-4" Highway or Service Business. Areas along major highways or thoroughfares which provide sales and services oriented to highway users, and service businesses which include sale and services for automotive and farm machinery and the building trades.

(e) "B-5". Open.

(f) "B-6" Old Hilliard. The central area of the City intended to provide a mix of activities including business, public, cultural, social, residential, and related uses, with emphasis on the preservation of the historic nature of the area and the regulation of new structures to maintain harmony with the existing structures. The Old Hilliard District shall include the area of the City bounded and described as provided in Exhibit A attached to Ordinance 93-76. (A.O.)

(g) "B-SOB", Sexually Oriented Business. Areas for sexually oriented businesses as defined in Hilliard City Ordinance 02-02, offices, laboratories, and scientific research facilities, and industrial complexes and related business uses which shall have no detrimental effects on neighboring land uses. (Ord. 02-03. Passed 2-11-02.)

1119.05 INDUSTRIAL DISTRICTS.

(a) "M-1" Restricted Industrial. Areas for industries, research facilities and offices of a restricted nature which shall have little or no detrimental effects on neighboring urban land uses.

(b) "M-2" Limited Industrial. Areas for limited processing and storage of agricultural supplies, grain and building materials.

(c) "M-3" General Industrial. Areas which because of their access to transportation and community services, and relative isolation from other urban uses provide good sites for most types of heavier industries.

(d) "M-4" Mineral Extraction. Areas which because of mineral deposits and access to transportation, and relative isolation from other urban land uses provide tracts suitable for mineral extraction, storage and processing.

(e) "M-5" Planned Industrial Park. Areas which are logically adapted for the planned development of industrial complexes and related business services and uses.
(1980 Code 150.014)

1119.06 DISTRICT MAP.

(a) The boundaries of the districts as shown on the District Map are incorporated herein by reference. The District Map and all of the notations, references and other information shown thereon are a part of this Zoning Code and have the same force and effect as if the District Map and all the notations, references and other information shown thereon were all fully set forth or described herein. The original of the District Map is properly attested and is on file with the Clerk of Council. (1980 Code 150.015)

(b) No changes of any nature shall be made in the official Zoning Map or matter shown thereon except in conformity with the procedures set forth in this Zoning Code or as a result of and to reflect changes enacted by initiative petition adopted by a majority of voters of the City. (Init. Ord. Approved by voters 11-7-95.)

(c) In the event that the official District Map becomes damaged, destroyed or lost, Council may by ordinance adopt a new official District Map which shall supersede the prior official District Map. The new official District Map may correct drafting or other errors or omissions in the prior official District Map, but no such corrections shall have the effect of amending the original ordinance or subsequent amendments thereof.
(1980 Code 150.015)

1119.07 DISTRICT BOUNDARIES.

The district boundary lines on the Map are intended to follow either centerlines of streets or alleys or lot lines, and where the districts designated on the Map are bounded approximately by such street, alley or lot lines, the street, alley or lot line shall be construed to be the boundary of the district unless such boundary is otherwise indicated on the Map. In the case of property which is not subdivided, the district boundary line shall be determined by the use of the scale appearing on the Zoning District Map or by dimensions.
(1980 Code 150.016)