

Additions in **bold** and deletions being **stricken**

## 1205.05 DISTRICT 2: RURAL RESIDENTIAL CONSERVATION

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(c) Conditional Uses. The following uses shall be conditionally permitted in District 2 subject to meeting all applicable requirements set forth in this section and Section 1206.02 , Conditional Uses.

(1) Residential.

A. Assisted living.

~~B. Duplexes.~~

~~B.~~ **B.** Model homes.

~~C.~~ **C.** Open space conservation subdivisions.

~~D.~~ **D.** Residential group homes for the handicapped or elderly (from six to eight people).

~~F. Single family, attached.~~

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## 1205.07 DISTRICT 4: HISTORIC RESIDENTIAL NEIGHBORHOOD

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d) Property Development/Design Standards. In addition to compliance with all applicable standards set forth in Chapter 1207 , Zoning Development and Site Plan Standards, development in District 4 shall comply with all of the following development/design standards (all standards are minimums unless otherwise noted):

(1) Maximum net density.

A. Single-family detached: four dwelling units per acre unless the net density of a proposed development exceeds 150 percent of the net density of the residential development within 600 feet of a proposed development, excluding vacant parcels. In such case, while the maximum net density is four dwelling units per acre, the proposed development shall be a conditional use subject to procedures of this Code.

B. Duplexes: four dwelling units per acre.

C. Single-family attached: ~~five~~ **four** dwelling units per acre.

D. Multi-family: ~~ten~~ **five** dwelling units per acre.

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## 1205.08 DISTRICT 5: VILLAGE CORE DISTRICT

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(d) Property Development/Design Standards. In addition to compliance with all applicable standards set forth in Chapter 1207 , Zoning Development and Site Plan Standards, development in District 5 shall comply with all of the following development/design standards (all standards are minimums unless otherwise noted):

- (1) Maximum net density.
- A. Single-family detached: eight dwelling units per acre.
  - B. Single-family attached: eight dwelling units per acre.
  - C. Duplex: twelve dwelling units per acre.
  - D. Townhomes: ~~twenty~~ **fifteen** dwellings units per acre.
  - E. Multi-family: ~~thirty~~ **fifteen** dwelling units per acre.

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## 1205.11 DISTRICT 8: INDUSTRIAL/BUSINESS PARK

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### (f) Hike Bike (HB) Senior Housing Overlay Zoning District 8

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- B. Maximum net density:
- 1. Single-family detached: Four dwelling units per acre.
  - 2. Duplexes: Four dwelling units per acre.
  - 3. Single-family attached: ~~Six~~ **Five** dwelling units per acre.
  - 4. Multi-family: ~~Twelve~~ **Five** dwelling units per acre.

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## 1205.09 DISTRICT 9: DARROWVILLE COMMERCIAL CORRIDOR

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(b) Uses By-Right. Subject to the restrictions of division (d)(5)C of this section, "maximum floor area to lot area ratio, maximum building footprint":

- ~~(1) Residential.~~
- ~~A. Dwelling units stacked above or mixed with offices or other commercial space.~~
- (21) Commercial/retail.**
- A. Artisan studios, photography shops and studios, and art galleries.
  - B. Automated teller machines (ATMs).
  - C. Banks or other financial institutions.
  - D. Bars/taverns more than 200 feet from a residential use.
  - E. Commercial nurseries.
  - F. Medical clinics.
  - G. Offices, business or professional.
  - H. Recording, radio, or television studios.
  - I. Restaurants, except drive-through restaurants, more than 200 feet from a residentially zoned property.
  - J. Retail uses without outdoor sales or storage.
  - K. Services, business, personal, or repair, except vehicle repair.
- (32) [Reserved.]**
- (43) Institutional/civic/public.**

A. Essential public utility and public services, including but not limited to bus shelters and bus stops, but not including power generating stations, transfer stations, or outdoor storage.

B. Government administrative offices.

C. Public park or recreation area, including multipurpose trails.

D. Public recreational facilities, indoor or outdoor.

E. Public safety and emergency services.

(54) Planned developments.

A. Planned developments, subject to the standards and procedures set forth in Sections 1203.04 and 1204.02.

(65) Accessory uses. See Section 1206.03 , Accessory Uses.

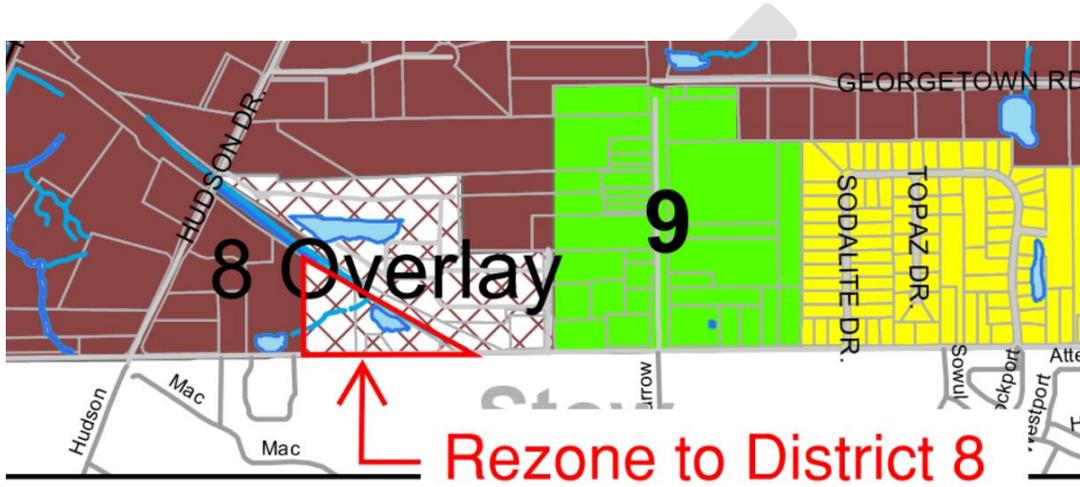
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<i>P = Permitted By Right C = Conditional</i>													
<i>*Size or Other Limits Apply--See Zone District Regulations, Chapter <a href="#">1205</a></i>													
<i>Zoning Districts</i>													
<i>Use Type</i>	<i>1</i>	<i>2</i>	<i>3</i>	<i>4</i>	<i>5</i>	<i>6</i>	<i>7</i>	<i>7ol</i>	<i>8</i>	<i>8ol</i>	<i>9</i>	<i>10</i>	<i>Special Conditions</i>
<b>Residential Uses</b>													
Assisted Living		C	C	C	C	C			C	C			4, 10, 11, 12, 14
Duplex		€	C	C	P				P*				
Dwelling units stacked above or mixed with offices or other commercial space					P					C*	P		
Family day care home, small (1-6 children)	P	P	P	P	P							P	4
Model Home	C	C	C	C	C					C			18
Multi-Family				C	C					C*			
Residential group homes for up to 5 handicapped/elderly people	P	P	P	P	P					P*		P	4, 14, 22
Residential group homes for 6-8 handicapped/elderly people	C	C	C	C						C*			4, 14, 22
Single Family, Attached	C	€	C	C	P					P*			
Single Family, Detached	P	P	P	P	P					P*		P	

Townhomes					P								
Open Space Conservation Subdivisions	C	C	C									C	

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**1205.02 OFFICIAL ZONING DISTRICT MAP**



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