

CHAPTER 1120

DISTRICTS; ZONING DISTRICTS MAP

1120.01 ESTABLISHMENT OF DISTRICTS

For the purpose of promoting the public health, safety, morals, convenience and the general welfare of the community, the City is hereby divided into districts, as enumerated in Section 1120.02, each being of such number, shape, kind and area and of such common unity of purpose and adaptability of use that are deemed most suitable to carry out the purposes of this Zoning Code. No building or premises shall be erected or used except in conformity with the regulations herein prescribed for each district.

1120.02 DISTRICTS LISTED

Chapter 1105 R-1 Residential District
Chapter 1105 R-2 Residential District
Chapter 1105 R-3 Residential District
Chapter 1105 R-4 Residential District
Chapter 1105 C-1 Office District
Chapter 1105 C-2 Local Commercial District
Chapter 1105 C-3 Intensive Commercial District
Chapter 1105 C-4 Highway Service District
Chapter 1105 CBDD Central Business Development District
Chapter 1105 I-1 Light Industrial District
Chapter 1105 I-2 Heavy Industrial District

1120.03 PROHIBITED USE CLASS

No structure or premise shall be used and no structure shall be erected which is to be used for the following class of Prohibited Uses.

- A. Petroleum refining, distillation of coal, refuse, grain or wood
- B. Cement, lime, gypsum, or plaster of paris manufacturing
- C. Fertilizer manufacture from minerals or organic materials
- D. Ammonia, chlorine, or bleaching powder, sulphurous, sulphuric, nitric, picric, carboic, hydrochloric or other corrosive acid manufacturing
- E. Smelting of copper, tin, zinc, or iron ore
- F. Distillation of bones; fat rendering; glue, sizing or gelatine manufacture, animal black, lampblack, bone black or graphite manufacture

- G. Soap manufacture; snuff manufacture
- H. Stockyard
- I. Plants emitting corrosive or toxic fumes carrying beyond the premises
- J. Slaughtering of animals for meat products
- K. Junkyard
- L. Storage, treatment, incineration or disposal of hazardous wastes, above ground or in any subsurface space.
- M. Storage, treatment, incineration or disposal of medical wastes above ground or in any subsurface space.
- N. Manufacture of explosive materials such as gun powder, nitroglycerin or other explosive manufacture as an end product, or the storage thereof
- O. Auto wrecking
- P. Strip or open-pit mining or excavating operations, including quarry, sand pit, gravel pit, topsoil excavating, and processing of coal and other natural resources
- Q. Tallow, grease and lard manufacture or refining
- R. Temporary living quarters, other than structures, may not be occupied for more than one week
- S. Basement homes
- T. Trailers and mobile homes installed on a lot of record except those located in a mobile home park or trailer park. "Installed" for purposes herein means to place into position for service or use as a habitat, regardless of duration of the inhabitation, presumptive evidence of which shall include, but not be limited to, any sort of connection to city electric, water, wastewater or sewage (Ord. E-03, Passed 3-17-03.)
- U. Creosote manufacture or treatment
- V. Asbestos manufacturing
- W. Disinfectant, insecticide or poison manufacturing

1120.04 EXPANSION OF PROHIBITED USES

Any expansion or enlargement of the above-cited prohibited uses now existing as a legal or lawful nonconforming use is not permitted.

1120.05 ZONING DISTRICTS MAP

The zoning districts so established are bounded and defined as shown on a map entitled "Zoning Districts Map of the City of Orrville, Ohio," and such map with all the notations, references and other pertinent material shown thereon is hereby made a part of this Zoning Code. The official zoning map shall be at a minimum scale of 1:600 with all zoning boundaries shall be available in the office of the Director of Public Safety and Service.

- A. Where Boundaries Follow Streets, Alleys or Highways. Where district boundaries are indicated as approximately following the center line or street line of streets, the center line or alley line of alleys or the center line of right-of-way lines of highways such lines shall be construed to be such district boundaries.

- B. Where Boundaries Parallel Street, Alley or Highway Right-of-Way Lines. Where district boundaries are so indicated that they are approximately parallel to the center lines or street lines of streets, the center lines or alley lines of alleys or the center lines of right-of-way lines of highways, such district boundaries shall be construed as being parallel thereto and at such distance therefrom as indicated on the map. If no distance is given, such dimensions shall be determined by the use of the scale shown on the Zoning Districts Map.

- C. Where Boundaries Follow Lot Lines. Where district boundaries are indicated as approximately following lot lines, such lot lines shall be construed to be such boundaries.

- D. Vacation of Public Ways. Whenever any street, alley or other public way is vacated in the manner authorized by law, the zoning district adjoining each side of such street, alley or public way shall be automatically extended to the center of such vacation, and all areas included in the vacation shall then and henceforth be subject to all regulations of the extended district.

- E. Annexation. Upon receipt by the Clerk of Council of a petition for annexation, the Planning Commission shall be advised of the filing of the petition and provided with a map of the area proposed to be annexed. The Commission, upon review of such proposed annexation shall recommend that the area be rezoned after annexation. Within sixty days after Council has passed legislation accepting the annexation, Council shall by ordinance act on the recommendation of the Planning Commission. No such ordinance which differs from the recommendation of the Planning Commission shall take effect unless passed by not less than three-fourths of the membership of Council. If council fails to act within the sixty day time period, such annexed property shall be zoned as R-1.

Council shall hold a public hearing before adoption of the proposed zoning. Notice of the hearing shall be published in a newspaper of general circulation in the City of Orrville at least fourteen (14) days prior to the date of the hearing. If the rezoning includes ten or less parcels, written notice of the hearing shall be mailed by the Clerk of Council, by first class mail, at least seven (7) days prior to the hearing to owners of property contiguous to and directly across the street from property(s) being considered. Failure to deliver such notice shall not invalidate any action taken by Council.

(Ord. 78-95. Passed 12-4-95.)