

**OFFICIAL SCHEDULE OF DISTRICT REGULATIONS
TOWNSHIP OF ALLEN, COUNTY OF UNION, STATE OF OHIO**

ZONING DISTRICTS	PERMITTED USES	CONDITIONAL USES	PLANNED UNIT DEVELOPMENT USES	MINIMUM LOT SIZE (Square feet)		LOT WIDTH AT BUILDING LINE OF LOT FEET	FRONTAGE WIDTH (Minimum feet)	MAXIMUM PERCENTAGE OF LOT TO BE OCCUPIED PRINCIPAL AND ACCESSORY BUILDINGS	MINIMUM FLOOR AREA (Square Feet)	MAXIMUM HEIGHT OF (PRINCIPAL) BUILDINGS		MINIMUM YARD DIMENSIONS (SETBACKS)					ACCESSORY BUILDINGS				
				WITH ON-SITE WATER & SEWAGE TREATMENT	WITH GROUP OR CENTRAL WATER & SEWAGE TREATMENT					STORIES	FEET	FRONT YARD (COMPUTED FROM RIGHT-OF-WAY)	SIDE YARD (ONE SIDE YARD)	SIDE YARD (SUM OF BOTH SIDE YARDS)	REAR YARD	MAXIMUM HEIGHT (feet)	MINIMUM DISTANCE IN FEET TO SIDE LOT LINE	MINIMUM DISTANCE IN FEET TO REAR LOT LINE	MINIMUM (MANDATORY) OFF-STREET PARKING SPACE	MINIMUM (MANDATORY) OFF-STREET LOADING SPACE	SIGNS PERMITTED
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22
1 U-1 RURAL DISTRICT	Agriculture Very low density residence Public use Quasi-public use Home occupation Enclosed storage	Public service facility Non-Commercial recreation Limited business Mineral extraction Sign/Advertising structures	Residential Commercial Industrial Public use Quasi-Public use Individually or in combination	87,120		150	150	25	1,100, 1,300 split-level	2 1/2	35	50	20	40	40	20*	10	10	2 per Family Unit	None	Yes, under Article VIII
2 R-1 LOW DENSITY RESIDENTIAL DISTRICT	Single family housing Public Use Quasi-Public use Enclosed storage	Non-commercial recreation Home Occupation Sign/Advertising structures, Telecommunications Towers	Residential, Public use, Quasi-Public use Individually or in combination	87,120		150	150	25	1,100, 1,300 split-level	2 1/2	35	50	20	40	40	20	10	10	2 per Family Unit	None	Yes, under Article VIII
3 R-2 MEDIUM DENSITY RESIDENTIAL DISTRICT	Multi-family housing Public Use Quasi-Public use Single family housing	Mobile Home Park Non-commercial recreation Home Occupation Sign/Advertising structures & billboards Senior citizen housing Telecommunications Tower	Residential Public use Quasi-Public use Individually or in combination	87,120	21,780	150	150 per housing structure	25	1,100**	3	40	50	20	40	40	20	10	10	2 per Family Unit	None	Yes, under Article VIII
4 B-1 PROFESSIONAL SERVICES DISTRICT	Professional offices doctor, dentist, lawyer, accountant, financial institutions, insurance, professional business, broker, mortuary	None	Commercial, Industrial, Public use, Quasi-Public use, Individually or in combination	87,120	50,000	150	150	30	1,100	3	40	50	20	40	40	20	10	10	1 space for each employee and 2 spaces for each 200 sq. ft. floor area	As required in Section 518	See Article VIII Sections 800 through 812
6 B-2 RETAIL STORE DISTRICT	Retail businesses such as, Retail hardware, bowling alley, grocery, skating rink, drugstore, movie theatre, barber shop, beauty salon, home furnishing store, carry out & drive thru, eating establishments, bakery, butcher shop, dry cleaners	Hotel/Motel Permitted uses of B1	Commercial, Industrial, Public use, Quasi-Public use, Individually or in combination	87,120	50,000	150	150	30	1,100	3	40	50	20	40	40	20	10	10	See chart in Section 511 for additional requirements	As required in Section 518	See Article VIII Sections 800 through 812
7 B-3 HEAVY RETAIL/WHOLESALE DISTRICT	Auto Dealer sales, service and repair businesses such as plumbing, Wholesale hardware supply, electric supply, lumber, building supply, service station, body shop, implement dealer, horticultural nursery, wholesalers, warehouse, trucking contractor, truck and tractor repair, veterinary clinic, kennels, animal boarding and construction/contractors, Hotel/Motel (With or without eating establishments)	Permitted uses of B1 & B2	Commercial, Industrial, Public use, Quasi-Public use Individually or in combination	150,000	87,120	150	150	30	1,100	3	40	50	20	40	40	20	10	10	See chart in Section 511 for additional requirements	As required in Section 518	See Article VIII Sections 800 through 812
9 M-1 LIGHT MANUFACTURING DISTRICT	Light manufacturing and related offices, Printing & publishing, Storage facilities, Wholesale & warehousing, Food processing facilities	Company provided child care service/facility, Public service facilities, Public use, Quasi-public use, Signs & advertising structures, transportation terminals	Commercial, Industrial, Public use, Quasi-Public use Individually or in combination	200,000	200,000		350	50	1,100	4	50	75	45	90	65	25	35	35	See chart in Section 511 for additional requirements	As required in Section 518	See Article VIII Sections 800 through 812
10 M-2 HEAVY MANUFACTURING DISTRICT	Heavy manufacturing & related offices, Printing & publishing, Transportation terminals, Wholesale & warehousing	Company provided child care, service/facility, Extractive industry, Light manufacturing & related offices. Permitted uses of B-3 District Signs & advertising structures	Commercial, Industrial, Public use, Quasi-Public use Individually or in combination	500,000	500,000		750	50	1,100	4	50	75	45	90	65	25	35	35	See chart in Section 511 for additional requirements	As required in Section 518	See Article VIII Sections 800 through 812
11 SR-1 SPECIAL RECREATION DISTRICT -CLUB	Driving range, Fishing, Golf, Model airplane, Private swimming pools. Any membership club	Permitted uses of B2, SR2, SR3 & R1 districts	None	500,000	500,000	150	1,000	25	1,100	3	40	50	50	100	50	50	50	50	See chart in Section 511 for additional requirements	As required in Section 518	See Article VIII Sections 800 through 812
12 SR-2 SPECIAL RECREATION DISTRICT - AMUSEMENT	Amusement center, Amusement park, Community swimming pools, Driving range, Fishing lake, Golf course, Miniature cart/go cart track, Miniature golf course, Sports Arena/Stadium, Multipurpose sports complex.	Permitted uses of B-1, SR-1, SR-3 & R-1 districts, Drag strip, Outdoor amphitheater, Stock car/motorcycle racing tracks	None	500,000	500,000	150	1,000	25	1,100	5	80	50	50	100	50	60	50	50	See chart in Section 511 for additional requirements	As required in Section 518	See Article VIII Sections 800 through 812
13 SR-3 SPECIAL RECREATION DISTRICT -PARK	Camping, boating facilities, Parks, Picnic grounds and Similar recreational facilities	Permitted uses of B-2, SR-1, SR-2 & R-1 districts	None	500,000	500,000		1,000	25	1,100	3	40	50	50	100	50	50	50	50	See chart in Section 511 for additional requirements	As required in Section 518	See Article VIII Sections 800 through 812

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ZONING DISTRICTS	PERMITTED USES	CONDITIONAL USES	PLANNED UNIT DEVELOPMENT USES	MINIMUM LOT SIZE (Square feet)		LOT WIDTH AT BUILDING LINE OF LOT	FRONTAGE WIDTH	MAXIMUM PERCENTAGE OF LOT TO BE OCCUPIED	MINIMUM FLOOR AREA	MAXIMUM HEIGHT OF (PRINCIPAL) BUILDINGS		MINIMUM YARD DIMENSIONS (SETBACKS)				ACCESSORY BUILDINGS				MINIMUM (MANDATORY) OFF-STREET PARKING SPACE	MINIMUM (MANDATORY) OFF-STREET LOADING SPACE	SIGNS PERMITTED
				WITH ON-SITE WATER & SEWAGE TREATMENT	WITH GROUP OR CENTRAL WATER & SEWAGE TREATMENT					FEET	(Minimum feet)	PRINCIPAL AND ACCESSORY BUILDINGS	(Square Feet)	STORIES	FEET	FRONT YARD (COMPUTED FROM RIGHT-OF-WAY)	SIDE YARD (ONE SIDE YARD)	SIDE YARD (SUM OF BOTH SIDE YARDS)	REAR YARD			
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14 I-1 SPECIAL LIMITED INDUSTRIAL DISTRICT	Principal Permitted Uses a)Agriculture and farms b)industry, light and heavy manufacturing c)Research, development and testing d)Wholesale and warehousing; transport terminals e)Aviation field (Private) f)Storage (open or enclosed) of new vehicles; storage (enclosed by screening of 100% opacity) of dismantled or wrecked motor vehicles or parts thereof used in connection with the uses listed in c) above g)Utilities (structures and installations which are necessary to service a permitted use within the I-1 district) Accessory Uses Accessory uses and structures used in conjunction with any permitted use shall be allowed, including without limitation, uses or structures for recreational, health, eating, and related purposes	Public service facility Signs and advertising structures not otherwise specifically permitted	Commercial manufacturing and special limited industrial Public and Quasi-public uses, individually or in combination	900 acres (comprised of one or more contiguous parcels of land which are either, leased or controlled by a person)	900 acres (comprised of one or more contiguous parcels of land which are either, leased or controlled by a person)		5,000	***	None	8	96	*	*	*	*	50	10	20	See chart in Section 511 for additional requirements	As required in Section 518	See Article VIII Sections 800 through 812	

* excludes agricultural use buildings

** exception permitted for Senior Citizen, supervised/assisted living housing units.

*** So long as the other requirements as to the I-1 District are complied with, there shall be no restrictions on the number of square feet of buildings which may be constructed or structurally altered, or the percentage of the lot occupied, on property in the I-1 District, regardless of any restriction as to the number of buildings per lot contained in Article V, Section 556 of this Resolution.

This is to certify that this is the Official Schedule of District Regulations referred to in Section 410 and Article IV of the Zoning resolution of the Township of Allen, County of Union, State of Ohio	
Chairman, Board of Trustees _____	Date _____
Attested by Township Clerk _____	