

ASHTABULA TOWNSHIP CONDITIONAL USE SCHEDULE OF DISTRICT REGULATIONS

PART ONE: PRINCIPALLY PERMITTED USES (Accessory uses and essential services are included)

<u>SUBURBAN ESTATE RESIDENTIAL (SER)</u>	<u>MANUFACTURED HOME (MHR)</u> <u>MANUFACTURED HOME PARK (MHP)</u>
Single Family Dwelling Satellite dish antenna, fences, swimming pools Solar Panels Accessory uses and structures incidental to any permitted residential use, such as garages, greenhouses or tool sheds Accessory or conjunctive uses incidental to a permitted use and which will not create a nuisance or hazard	Residential manufactured home use Residential manufactured home park use Solar Panels Accessory uses and structures incidental to any permitted residential use, such as garages, greenhouses or tool sheds Accessory or conjunctive uses incidental to a permitted use and which will not create a nuisance or hazard

<u>LOW DENSITY RESIDENTIAL (R-2)</u>	<u>MEDIUM DENSITY RESIDENTIAL (R-8) AND</u> <u>MEDIUM-HIGH DENSITY MULTIFAMILY</u> <u>RESIDENTIAL (R-24)</u>
Single and two family dwelling units Accessory uses and structures incidental to any permitted residential use, such as garages, greenhouses or tool sheds Accessory or conjunctive uses incidental to a permitted use and which will not create a nuisance or hazard Satellite dish antenna, fences, swimming pools Solar Panels	Residential multi-family dwellings Solar Panels Townhouses, condominiums, apartments Convalescent and nursing homes Funeral homes Crematorium Boarding and rooming houses Accessory uses and structures incidental to any permitted residential uses such as garages, greenhouses or tool sheds Accessory or conjunctive uses incidental to a permitted use and which will not create a nuisance or hazard

<u>PROFESSIONAL-RESEARCH-OFFICE (PRO)</u>	<u>RECREATIONAL/CAMPGROUND (RC)</u>
Administrative, professional Agencies or offices rendering specialized services in the professions Accessory or conjunctive uses incidental to a permitted use and which will not create a nuisance or hazard	Recreation, campgrounds Concession stands Recreational fields Trailer camps for recreation Accessory or conjunctive uses incidental to a permitted use and which will not create a nuisance or hazard

<u>INSTITUTIONAL, GOVERNMENT LANDS (IGL)</u>	
Buildings and/or lands exclusively used by Federal, State, County or Township governments for public, quasi-public purpose Basketball courts Cemeteries Churches and other places of worship Colleges, universities, business colleges, trade schools -- Day Nurseries Grounds and facilities for recreational and community center buildings, country clubs, lakes, and similar Uses Museums	Parks Picnic areas Playgrounds, recreational fields Playground: Tot Lot Postal facilities Schools Accessory or conjunctive uses incidental to a permitted use and which will not create a nuisance or hazard

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LOCAL BUSINESS (LB)

<p>Accessory or conjunctive uses incidental to any permitted residential uses such as garages, greenhouses or tool sheds</p> <p>Alcoholic beverage packaged retail sales</p> <p>Animal Hospital</p> <p>Archery Art Galleries, Art supply retail sales</p> <p>Automobile: automatic car wash, commercial parking enterprises, new and used accessory sales, leasing and truck leasing, service stations</p> <p>Bakery shops and confectioneries: wholesale and retail</p> <p>Banks</p> <p>Barber: beauty and other personal services, beauty equipment sales and supply</p> <p>Bed and Breakfast</p> <p>Bicycle sales and repair</p> <p>Blueprinting and photostating establishments</p> <p>Book and stationary stores</p> <p>Camera sales, supplies, service</p> <p>Candy products: retail</p> <p>Catering establishments</p> <p>Clothing sales</p> <p>Convenience businesses, retail businesses, hotels, motels, restaurants, stores, mini-warehouses</p> <p>Crematorium</p> <p>Custodial and diagnostic centers</p> <p>Dairy bar for retail sales on the premises only</p> <p>Dental Laboratory</p> <p>Department and variety stores</p> <p>Drive-in food dispensary</p> <p>Drug store</p> <p>Dry cleaning, pressing</p> <p>Eating and drinking establishments</p> <p>Electrical: retail supplies, repair</p> <p>Fertilizer retail stores</p> <p>Finance and loan companies</p> <p>Firearms ranges and/or target shooting buildings</p> <p>Florist: retail, warehousing and retail</p> <p>Food processing: for sale at retail on-the-premise</p> <p>Food stores: retail only</p> <p>Footwear: retail</p> <p>Funeral home</p> <p>Fur storage</p> <p>Furniture retail sales</p> <p>Furriers retail sales</p> <p>Gift shop, cards</p> <p>Golf courses, driving ranges</p> <p>Hardware, appliances, and electrical items, retail sales</p> <p>Hat cleaning and blocking</p> <p>Hospitals and sanitariums</p> <p>Hotels and inns</p> <p>Jewelry and watch sale and repair</p>	<p>Laboratories for research and testing</p> <p>Launderette service where individual, family-sized laundry equipment is rented for use by the customer</p> <p>Laundries: all hand laundries and any small power laundries, steam laundries</p> <p>Laundry pick-up stations</p> <p>Leather goods, manufacture (tanning prohibited)</p> <p>Lock and gunsmith</p> <p>Lodges, fraternal and social organizations</p> <p>Lumber yards: storage and sales</p> <p>Miniature golf</p> <p>Motels</p> <p>Motorcycle sales and repair</p> <p>Music stores</p> <p>Musical instrument store: sale of and instruction</p> <p>Newsstands</p> <p>Office and secretarial service establishments</p> <p>Office equipment and supplies, sales, and services</p> <p>Optical supplies sales</p> <p>Paint: retail sales</p> <p>Pawn shops or second-hand stores</p> <p>Photographic studios and camera supply stores</p> <p>Physical culture establishments</p> <p>Plumbing shop</p> <p>Postal facilities private or publicly owned</p> <p>Printing, publishing and reproduction establishments</p> <p>Radio and television studio</p> <p>Repair and service of office and household equipment</p> <p>Residential and accessory structures</p> <p>Retail stores similar to those otherwise named on this list</p> <p>Shoe repair</p> <p>Sign painting, exclusive of manufacture</p> <p>Sporting good sales</p> <p>Storage warehouses and yards</p> <p>Swimming pools and bathing areas, public or private as primary use</p> <p>Tailors, dressmakers, milliners</p> <p>Taverns, bars and nightclubs</p> <p>Taxi stand</p> <p>Tennis/Racketball Club</p> <p>Theaters, housed in a permanent indoor structure</p> <p>Tractor or trailer sales or leasing areas</p> <p>Upholstery, paper hanging, and decorator shops</p> <p>Variety stores (listed under department stores)</p> <p>Video stores</p> <p>Wholesale and jobbing establishments, including incidental retail outlets for only such merchandise as is handled at wholesale</p>
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ASHTABULA TOWNSHIP CONDITIONAL USE SCHEDULE OF DISTRICT REGULATIONS

PART ONE: PRINCIPALLY PERMITTED USES (Accessory uses and essential services are included)

GENERAL BUSINESS (GB)	
Accessory or conjunctive uses incidental to any permitted residential use, such as garages, greenhouses or tool sheds	Gift shop, cards
Amphitheater	Golf courses, driving ranges
Antiques and gift retail sales	Hardware, appliances, and electrical items, retail sales
Art galleries	Hat cleaning and blocking
Banks	Incidental accessory retail uses such as cafeterias
Barber: beauty and other personal services, beauty equipment sales and supply	Laundries: all hand laundries and any small power laundries, steam laundries
Blueprinting and photostating establishments	Launderette service: where individual, family-sized laundry equipment is rented for use by the customer
Book and stationary stores	Laundry pick-up stations
Camera sales, supplies, service	Miniature golf
Cemetery, private	Music stores
Clubs and other places of entertainment	Musical instrument stores, sale of and instruction
Department and variety stores	Newsstands as an accessory use
Drive-in theater	Shoe repair
Eating and drinking establishments	Shopping centers
Fertilizer retail sales	Tailors, dressmakers, milliners
Food stores (retail only) grocery, delicatessen, meat - - -	Taxidermist
Furniture retail sales	Video stores
Furriers, retail sales	
Fur Storage	

ASHTABULA TOWNSHIP CONDITIONAL USE SCHEDULE OF DISTRICT REGULATIONS

PART ONE: PRINCIPALLY PERMITTED USES (Accessory uses and essential services are included)

LIGHT MANUFACTURING (M-1)

Manufacturing, wholesale business, warehousing	Ice manufacture, storage and sales
Accessory or conjunctive uses incidental to a permitted residential use, such as garages, greenhouses or tool sheds	Laboratories for research and testing
Appliance distributors for wholesale	Lumber yards, building materials storage and sales
Assembly of machines	Machine shops
Automobile repair shop	Machine tool manufacture
Bedding, carpet and pillow manufacturing, cleaning and renovation	Metal fabricating plants
Bookbinding	Motor vehicles and motor vehicle equipment manufacture
Bottling works for soft drinks	Optical and scientific instrument, jewelry and clock, musical instrument manufacture
Bus repair and storage terminals	Pharmaceutical products manufacture
Candy products manufacturing	Plating works
Canvas and burlap products manufacture, sale and storage	Plumbing shop and yard
Cellophane manufacture	Prefabricating buildings and structural members
Clothing manufacture	Rag, bag, and carpet cleaning establishments
Cold storage plants, food	Repair and servicing of industrial equipment, machinery, except railroad equipment
Construction materials, manufacturing, storage and sales	Retail stores not otherwise listed
Dairy products processing	Rodenticide, insecticide and pesticide mixing plants
Electronic assembly plant	Sheet metal shops
Emery cloth or sandpaper manufacture	Sign manufacture and painting
Farm machinery assembly	Small Wind Energy Systems
Feed sales and storage	Soap, detergent and washing compound manufacture
Felt manufacture	Stonecutting, monument manufacture and sales
Florist: warehousing	Storage, under cover, of goods intended for retail sales on the premises, but not including combustibles
Flour and other grain products, milling and storage	Storage warehouses and yards
Frozen food lockers	Truck terminals, repair shops, hauling and storage yards
Galvanizing	Woodworking shops, mill work
Glass manufacture	
Hosiery manufacture	

ASHTABULA TOWNSHIP CONDITIONAL USE SCHEDULE OF DISTRICT REGULATIONS

PART ONE: PRINCIPALLY PERMITTED USES (Accessory uses and essential services are included)

HEAVY MANUFACTURING (M-2)

<p>Major manufacturing, processing, warehousing, major research and testing operations Abrasive manufacture Accessory or conjunctive uses incidental to a permitted use residential use, such as garages, greenhouses or tool sheds Acetylene gas manufacture and/or storage Alcohol and alcoholic beverage manufacture Ammonia, bleaching powder or chlorine manufacture Annealing, anodizing Asphaltic concrete plant Asphaltic manufacture or refining Automobile and truck assembly Bakeries or baking plants Blast furnaces Brick, tile, or terra cotta manufacture Cement, lime, plaster manufacture Coal or coke yards Construction materials, manufacture, storage and sales Contractor's plants or storage yards Cosmetics and perfume manufacture Creosote manufacture Distillation of bones, coal, petroleum, grain, tar, refuse, and wood Dye manufacture Fertilizer manufacture Fertilizer wholesale Flammable liquids: handling and storage in bulk plants Floor covering, manufacture of Food processing in wholesale quantities except meat, fish, poultry, vinegar and yeast Footwear manufacture and storage Forging plants Foundries</p>	<p>Gas, manufacture of Gas storage in quantities provided such facilities are not located within 100 feet of any lot line Insulation material manufacturer and sale Iron and steel manufacture Linseed oil, shellac, turpentine, lubricating oils or greases, manufacture or refining Livestock, auction, or sales Machinery manufacture Metal stamping plants Mixing plants for concrete, or paving materials and manufacture of concrete products Open hearth and blast furnaces Paint and enamel manufacture not employing a boiling process Pulp manufacture Planing or saw mills (other than temporary) Plastics manufacture Potash works Pottery, porcelain and vitreous china manufacture Poultry dressing for wholesale, and related retail activities Prefabricating buildings and structural members Rock and slag reclamation and crushing and processing Rodenticide insecticide, and pesticide mixing plants Rubber manufacture or reclamation Sawmill, permanent Small Wind Energy Systems Stockyards Tar and waterproofing materials manufacture and treatment and storage Textile machinery manufacture Textile manufacture Tire recapping and retreading</p>
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ASHTABULA TOWNSHIP CONDITIONAL USE SCHEDULE OF DISTRICT REGULATIONS	
PART TWO: CONDITIONALLY PERMITTED USES	SPECIFIC CONDITIONAL USE CRITERIA (Item number specified in Article 5, Section 564 or as otherwise specified)

<u>SUBURBAN ESTATE RESIDENTIAL (SER)</u>	
a) Bed and Breakfast	a) 4, 5, 26, 28
b) Home Occupation	b) 2, 4, 5, 26
c) Small Wind Energy Systems	c) 25
d) Small Wind Farms	d) 26

<u>LOW DENSITY RESIDENTIAL (R-2)</u>	
a) Bed and Breakfast	a) 4, 5, 26, 28
b) Fraternity Houses	b) 2, 4, 5
c) Home Occupation	c) 2, 4, 5, 26
d) Rooming and Boarding Houses	d) 2, 4, 5
e) Small Wind Energy Systems	e) 25
f) Small Wind Farms	f) 26

<u>MEDIUM DENSITY RESIDENTIAL (R-8)</u>	
<u>MEDIUM-HIGH DENSITY MULTIFAMILY RESIDENTIAL (RMF-24)</u>	
a) Bed and Breakfast	a) 4, 5, 26, 28
b) Small Wind Energy Systems	b) 25
c) Small Wind Farms	c) 26

<u>MANUFACTURED HOME RESIDENTIAL (MHR)</u>	
<u>MANUFACTURED HOME PARK (MHP)</u>	
a) Small Wind Energy Systems	a) 25
b) Small Wind Farms	b) 26

<u>PROFESSIONAL-RESEARCH-OFFICE (PRO)</u>	
a) Small Wind Energy Systems	a) 25
b) Small Wind Farms	b) 26

<u>LOCAL BUSINESS (LB)</u>	
a) Amusement Enterprises	a) 2, 4, 5, 6, 8, 12, 14, 15
b) Automobile Repair Shop	b) 2, 4, 5, 12, 13
c) Clubs and other places of entertainment	c) 2, 4, 5, 6, 8, 12, 14, 15
d) Gases or liquified petroleum gases in approved portable metal cylinders for storage or sale	d) 1, 2, 3, 4, 5, 12, 13
e) Kennels (outside), boarding or training	e) 2, 4, 5, 10, 12, 13
f) Orphanages and/or rehabilitation centers	f) 2, 4, 5, 10, 12
g) Oxygen storage	g) 1, 2, 3, 4, 5, 12, 13

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PART TWO: CONDITIONALLY PERMITTED USES	SPECIFIC CONDITIONAL USE CRITERIA (Item number specified in Article 5, Section 564 or as otherwise specified)

h) Pet shops, bird stores	h) 2, 4, 5, 15
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<u>LOCAL BUSINESS (LB) Contin.</u>	
a) Small Wind Energy Systems	a) 25
b) Small Wind Farms	b) 26

<u>GENERAL BUSINESS (GB)</u>	
a) Racing of motor vehicles or animals	a) 1, 2, 3, 4, 5, 9, 10, 12, 13
b) Small Wind Energy Systems	b) 25
c) Small Wind Farms	c) 26

<u>LIGHT MANUFACTURING (M-1)</u>	
a) Abattoirs	a) 1, 2, 3, 4, 5, 12, 13
b) Abrasive manufacturing	b) 2, 3, 4, 5, 12, 13
c) Annealing, anodizing	c) 2, 3, 4, 5, 12, 13
d) Enameling, japanning - - -	d) 2, 3, 4, 5, 12, 13
e) Excelsior and fibre manufacturing	e) 2, 3, 4, 5, 12, 13
f) Fat rendering, production	f) 2, 3, 4, 5, 12, 13
g) Gases or liquified petroleum	g) 2, 3, 4, 5, 12, 13
h) Gas storage in quantities	h) 2, 3, 4, 5, 12, 13
i) Glue and size manufacture	i) 2, 3, 4, 5, 12, 13
j) Meat processing and packaging	j) 2, 3, 4, 5, 12, 13
k) Oxygen storage	k) 2, 3, 4, 5, 12, 13
l) Tanning, cutting, curing - - -	l) 2, 3, 4, 5, 12, 13
m) Paper, cardboard and building board manufacture	m) 2, 3, 4, 5, 12, 13
n) Scrap paper or rag storage	n) 2, 3, 4, 5, 12, 13
o) Small Wind Farms	o) 26
p) Wastepaper and rags, collection and baling	p) 2, 3, 4, 5, 12, 13

<u>HEAVY MANUFACTURING (M-2)</u>	
a) Acid manufacture	a) 1, 2, 3, 4, 5, 9, 12, 13
b) Automobile wrecking and/or dismantling	b) 1, 2, 3, 4, 5, 9, 12, 13
c) Chemicals, manufacture of	c) 1, 2, 3, 4, 5, 9, 12, 13
d) Garbage and waste incinerators	d) 1, 2, 3, 4, 5, 9, 12, 13
e) Industry not otherwise listed provided the industry is similar to other permitted in industrial district	e) 1, 2, 3, 4, 5, 9, 12, 13
f) Junk yards, auto wrecking, salvage yards or scrap yards	f) 1, 2, 3, 4, 5, 9, 12, 13
g) Metal stamping plant	g) 1, 2, 3, 4, 5, 9, 12, 13
h) Refuse and waste equipment storage	h) 1, 2, 3, 4, 5, 9, 12, 13
i) Refuse and waste, solid, such as garbage and trash disposal; includes municipal and industrial waste and/or sludge	i) 1, 2, 3, 4, 5, 9, 12, 13
j) Sanitary landfill, excluding the burning of trash out-of-	j) 1, 2, 3, 4, 5, 9, 12, 13, 17, 18, 19, 20, 21, 22, 23, 24

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doors k) Small Wind Farms l) Sexually Oriented Business(es): Adult arcade, bookstore, video store, cabaret, motel, Motion picture theater, theater, massage parlor, Nude model studio, sexually encounter center	k) 26 l) 2, 3, 4, 5, 6, 9, and 27
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<u>RECREATIONAL/CAMPGROUND (RC)</u>	
See Section 843, General Standards Nos. 1 to 6	See Section 843, Specific Criteria Nos. 1 to 7
a) Small Wind Farms	l) 26

<u>INSTITUTIONAL, GOVERNMENT LANDS (IGL)</u>	
a) Small Wind Energy Systems	a) 25
b) Small Wind Farms	b) 26