

CHAPTER 3

DISTRICT AND ZONING MAP

3-1 DISTRICTS

In order to carry out the purposes of this Resolution, Sycamore Township is divided into the following zoning districts:

(a) Residential Districts

- AA Residential ("Lowest" Density)
- A Residential
- A-2 Residential
- A-35 Residential
- B Residential
- B-2 Residential
- C Residential
- D Residential, Multi-Family ("Highest" Density)

(b) Commercial Districts

- O Office
- E Retail Business

(c) Industrial Districts

- F Industrial, Light

(d) Special Public Interest Overlay Districts

- SPI-NR Special Public Interest-Natural Resource
- SPI-NQ Special Public Interest-Neighborhood Quality
- SPI-SC Special Public Interest-Suburban Center/Corridor
- SPI-SV Special Public Interest-Suburban Village

(e) Planned Unit Development Overlay District (PUD)
(see applicability in Sections 1-6(e) and 18-2)

- PUD Planned Unit Development

(f) Specific Plan Districts

- CUP Community Unit Plan Overlay District
- DD Planned Multi-Family District
- OO Planned Office District
- EE Planned Retail District
- FF Planned Light Industrial District

3-2 TABLE OF PERMISSIBLE USES

The uses permissible with a Permitted Use Zoning Certificate, a Conditional Use Zoning Certificate, or a Planned Unit Development (PUD) Zoning Certificate are summarized in the Table of Permissible Uses found in Table 3-2. When used in connection with a particular use in the Table of Permissible Uses, the designations “P”, “PUD-1”, “PUD-2”, “C”, and “S-PUD” shall have the following meanings:

3-2.1 Permitted Use

The letter “P” means the use is permitted as-of-right in the indicated zoning district with a Permitted Use Zoning Certificate issued by the office of the Zoning Inspector certifying that the plats and plans for the proposed use comply with all applicable provisions of the Sycamore Township Zoning Resolution. Uses that are not specifically permitted are prohibited.

3-2.2 Planned Unit Development - 1

The designation “PUD-1” means that based upon the intensity of land use, established in conjunction with Table 3-2, the Table of Permissible Uses, the use is permissible in the indicated zoning district, with a PUD Zoning Certificate issued by the office of the Zoning Inspector certifying:

- (a) approval of a PUD Plan for the project area by the Sycamore Township Zoning Commission pursuant to Chapter 18; and
- (b) approval of a Zoning Compliance Plan certifying that the plats and plans for the proposed use comply with all other applicable provisions of the Sycamore Township Zoning Resolution, including all conditions of approval.

3-2.3 Planned Unit Development - 2

The designation “PUD-2” means that based upon the intensity of land use, established in conjunction with Table 3-2, the Table of Permissible Uses, the use is permissible in the indicated zoning district, with a PUD Zoning Certificate issued by the office of the Zoning Inspector certifying:

- (a) approval of the proposed PUD-2 by the Board of Township Trustees because the proposed development exceeds the maximum density or intensity of use established for PUD-1 approval pursuant to Chapter 18; and
- (b) that the plats and plans for the proposed use comply with all other applicable provisions of the Sycamore Township Zoning Resolution, including all conditions of approval.

3-2.4 Conditional Use

The letter “C” means that the use is permissible in the indicated zoning district, provided it is listed in Table 17-12 in Chapter 17, in Table 3-2, the Table of Permissible Uses, or in any other part of this Resolution, with a Conditional Use Zoning Certificate issued by the office of the Zoning Inspector certifying:

- (a) approval of the proposed conditional use by the Board of Zoning Appeals pursuant to the standards and procedures set forth in Chapter 17, and
- (b) that the plats and plans for the proposed use comply with all other applicable provisions of the Sycamore Township Zoning Resolution, including all conditions of approval.

3-2.5 Specific PUD

The designation “S-PUD” means that the use is permissible in the indicated zoning district, with a PUD Zoning Certificate issued by the office of the Zoning Inspector certifying:

- (a) approval of a zone amendment and PUD Plan for the specific use by the Board of Township Trustees pursuant to Chapter 16 and Chapter 7, and
- (b) that the plats and plans for the proposed use comply with all other applicable provisions of the Sycamore Township Zoning Resolution, including all conditions of approval.

TABLE 3-2 – TABLE OF PERMISSIBLE USES

Use (See definitions in Chapter 2 for further clarification)	Permissible Uses by District																					
	AA-C	D		O	E	F						CUP	DD	OO	EE	FF						
RESIDENTIAL USES																						
Single-Family Dwelling Unit																						
Detached	P	P		PUD-1	PUD-1							S-PUD	S-PUD	S-PUD	S-PUD							
Detached in PUD's (Patio, Zero-Lot-Line, and Clustered Dwelling Units)																						
Low density (based on density of underlying zone)	PUD-1	P		PUD-1	PUD-1							S-PUD	S-PUD	S-PUD	S-PUD							
Moderate density (Max 9.7 DU/A)		PUD-1		PUD-1	PUD-1							S-PUD	S-PUD	S-PUD	S-PUD							
High density (Max 14.5 DU/A)		PUD-2		PUD-1	PUD-1							S-PUD	S-PUD	S-PUD	S-PUD							
WITH Accessory Apartment	C											S-PUD	S-PUD									
WITH Bed and Breakfast	C	C		PUD-1	PUD-1							S-PUD	S-PUD	S-PUD	S-PUD							
WITH Day Care, Child - Type A	C	C		PUD-1	PUD-1							S-PUD	S-PUD	S-PUD	S-PUD							
WITH Day Care, Child - Type B	P	P		PUD-1	PUD-1							S-PUD	S-PUD	S-PUD	S-PUD							
WITH Family Home	P	P		PUD-1	PUD-1							S-PUD	S-PUD	S-PUD	S-PUD							
WITH Granny Cottage	C	C										S-PUD	S-PUD									
WITH Group Home	C	C										S-PUD	S-PUD									
Multi-Family																						
Low density (Max 7.26 DU/A)		P		PUD-1	PUD-1							S-PUD	S-PUD	S-PUD								
Moderate density (Max 9.7 DU/A)		PUD-1		PUD-1	PUD-1							S-PUD	S-PUD	S-PUD								
High density (Max 14.5 DU/A)		PUD-2		PUD-1	PUD-1							S-PUD	S-PUD	S-PUD								
<p>Note:</p> <p>The following multi-family uses are permissible in the zone districts indicated above, with the zoning certificate specified for the applicable level of intensity:</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 33%;">1. Apartments/Attached Condominiums</td> <td style="width: 33%;">3. Dormitory, Fraternity, Sorority</td> <td style="width: 33%;">5. Three-Family</td> </tr> <tr> <td>2. Boarding House</td> <td>4. Two-Family</td> <td>6. Townhouse</td> </tr> </table>																	1. Apartments/Attached Condominiums	3. Dormitory, Fraternity, Sorority	5. Three-Family	2. Boarding House	4. Two-Family	6. Townhouse
1. Apartments/Attached Condominiums	3. Dormitory, Fraternity, Sorority	5. Three-Family																				
2. Boarding House	4. Two-Family	6. Townhouse																				

Notes for Table 3-2 - TABLE OF PERMITTED USES	
<p>ZONING CERTIFICATES: (designations and requirements) See Section 3-2 for full explanation of terms, Ch. 7 regarding S-PUD's, Ch.17 regarding Conditional Uses, and Ch.18 regarding PUD's.</p>	<p>P = Permitted as-of-right with a Permitted Use Zoning Certificate after approval by the Zoning Inspector</p>
	<p>PUD-1 = Permissible with a Planned Unit Development Zoning Certificate after public hearing and administrative approval by the Sycamore Township Zoning Commission</p>
	<p>PUD-2 = Permissible with a Planned Unit Development Zoning Certificate after public hearing and administrative approval by the Board of Township Trustees</p>
	<p>C = Permissible with a Conditional Use Zoning Certificate after public hearing and administrative approval by the Board of Zoning Appeals</p>
<p>S-PUD = Permissible with a Planned Unit Development Zoning Certificate after legislative approval of a zoning amendment to a Specific Plan District by the Board of Township Trustees.</p>	
ZONING DISTRICTS:	<p>AA-C = Single Family Residence Districts including AA, A, A35 A-2, B, B-2, and C</p>
	<p>D = Multi-Family Residence District</p>
	<p>O = Office District</p>
	<p>E = Retail Business District</p>
	<p>F = Light Industrial District</p>
	<p>CUP = Community Unit Plan Overlay District DD = Planned Multi-Family District OO = Planned Office District EE = Planned Retail District FF = Planned Light Industrial District</p>
INTENSITY:	<p>ISR = Impervious Surface Ratio (the total area of buildings and hard-surfaced areas divided by the area of the lot excluding right-of-way)</p>
	<p>DU/A = Dwelling Units per Acre</p>

TABLE 3-2 – TABLE OF PERMISSIBLE USES (continued from previous page)

Use (See definitions in Chapter 2 for further clarification)	Permissible Uses by District														
	AA-C	D		O	E	F					CU P	DD	OO	EE	FF
COMMERCIAL USES															
Office															
Low intensity (Max ISR = .50)				P	P	P						S-PUD	S-PUD	S-PUD	S-PUD
Moderate intensity (Max ISR = .65)				PUD-1	PUD-1	PUD-1							S-PUD	S-PUD	S-PUD
High intensity (ISR over .65)				PUD-2	PUD-2	PUD-2							S-PUD	S-PUD	S-PUD
<p>Note:</p> <p>The following office uses are permissible in the zone districts indicated above, with the zoning certificate specified for the applicable level of intensity (except as noted below*):</p> <ol style="list-style-type: none"> Accounting Services Architectural Services Banking/Financial Institution Banking with Drive-In or Drive-Through Facility Dental Laboratories Funeral Home or Mortuary Legal Services Medical Laboratories *Medical Office/ Clinics (In the D District, this use is not permissible at any intensity) Motels and Hotels Optical Laboratories Professional Consulting Services Real Estate and Securities Brokering *Restaurant/Bar within an office use (In the O District, this use is permissible only if approved as a Conditional Use) Tax Preparation Services 															
Retail Business															
Low intensity (Max ISR = .50)				PUD-1	P	P							S-PUD	S-PUD	S-PUD
Moderate intensity (Max ISR = .65)					PUD-1	PUD-1								S-PUD	S-PUD
High intensity (ISR over .65)					PUD-2	PUD-2								S-PUD	S-PUD
<p>Note:</p> <p>The following retail business uses are permissible in the zone districts indicated above with the zoning certificate specified for the applicable level of intensity:</p> <ol style="list-style-type: none"> Amusement Park Art Gallery, Antique Store, Interior Decorator Service Automobile and Truck Rental Automobile Sales (Accessory Service) Automobile Service (mechanical) Batting Cage Barber Shops & Beauty Salon Billiard Parlor or Pool Room Bowling Alley Building Materials, Sales & Distribution Car Wash, Full Service Car Wash, Self-Service Convenience Store (with gas pumps) Delicatessens, Bakery Goods, Meat, Fruit & Vegetable Markets Drag Strips, Raceways Drive-In or Drive-Through Facility Durable Goods, Furniture & Appliances, Sales & Rental Dry Cleaning Health & Fitness Facility Gasoline Service Station (with repair) Golf Driving Range Grocery Store Gun Firing Range Internet Cafe Laundry Machinery, Boat, Truck, Farm & Construction Equipment Sales, Rental & Service Miniature Golf Course Motorcycle, Sales & Service Photo Lab, Picture, TV, or Sound Studio Racquet Facilities (Tennis or Other Indoor Clubs) Restaurant/Bar Restaurant drive-in Retail Sales & Service Service Establishments: Dry Cleaning or Laundry Pick-up Stations, Print Shops, Tailoring, Shoe or Hat Repair Shopping Center Skating Facility Studio: Art, Dance, Gymnastics, Music Swimming pools, Tennis or Racquet Clubs, and Similar Recreation Facilities Open To the Public for A Fee Tailoring Theater, Motion Picture or Live Performance 															
Zoning District	O	E	F	OO	EE	FF									
Cannabis Dispensary	C	C	C	S-PUD	S-PUD	S-PUD									

Notes for Table 3-2 - TABLE OF PERMITTED USES	
<p>ZONING CERTIFICATES: (designations and requirements) See Section 3-2 for full explanation of terms, Ch. 7 regarding S-PUD's, Ch.17 regarding Conditional Uses, and Ch.18 regarding PUD's.</p>	P = Permitted as-of-right with a Permitted Use Zoning Certificate after approval by the Zoning Inspector
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AA-C = Single Family Residence Districts including AA, A, A35, A-2, B, B-2, and C	
D = Multi-Family Residence District	

ZONING DISTRICTS:	O = Office District	CUP = Community Unit Plan Overlay District
	E = Retail Business District	DD = Planned Multi-Family District
	F = Light Industrial District	OO = Planned Office District
		EE = Planned Retail District
		FF = Planned Light Industrial District
INTENSITY:	ISR = Impervious Surface Ratio (the total area of buildings and hard-surfaced areas divided by the area of the lot excluding right-of-way) DU/A = Dwelling Units per Acre	

TABLE 3-2 – TABLE OF PERMISSIBLE USES (continued from previous page)

Use (See definitions in Chapter 2 for further clarification)	Permissible Uses by District														
	AA-C	D		O	E	F					CUP	DD	OO	EE	FF
INDUSTRIAL USES															
Light Industry															
Low intensity (Max ISR = .50)				PUD-1	PUD-1	P							S-PUD	S-PUD	S-PUD
Moderate intensity (Max ISR = .65)						PUD-1									S-PUD
High intensity (ISR over .65)						PUD-2									S-PUD
Note: The following light industrial uses are permissible in the zone districts indicated above with the zoning certificate specified for the applicable level of intensity (except as noted below):															
1. Automobile Body Shop															
2. Heliport															
3. Laundry, Dry Clean, Linen, Diaper Service (plant on premises)															
4. Manufacturing, Light (per definition of Light Industrial in Chapter 2)															
5. Outside Storage															
6. Package Delivery Service, Truck Terminal, Taxicab Barn															
7. Research Lab with hazardous materials															
8. Warehouse, Display Room for Wholesale Activities															
Substance Use Disorder Treatment Facility	AA-C	D		O	E	F					CUP	DD	OO	EE	FF
Low intensity (Max ISR = .50)						P									S-PUD
Moderate intensity (Max ISR = .65)						PUD-1									S-PUD
High intensity (ISR over .65)						PUD-2									S-PUD
Mini-Storage Facility															
Low intensity (Max ISR = .50)					C	P								S-PUD	S-PUD
Moderate intensity (Max ISR = .65)					C	PUD-1								S-PUD	S-PUD
High intensity (ISR over .65)					C	PUD-2								S-PUD	S-PUD
Recycling Facility															
Low Intensity (Max. ISR = .40)						PUD-1									S-PUD
Moderate intensity (Max ISR = .50)						PUD-2									S-PUD
High intensity (ISR over .50)															
Transfer Station															
Low intensity (Max. ISR = .40)						PUD-1									S-PUD
Moderate intensity (Max ISR = .50)						PUD-2									S-PUD
High intensity (ISR over .50)															
Drop-off Center															
Low intensity (Max. ISR = .40)						PUD-1									S-PUD
Moderate intensity (Max ISR = .50)						PUD-2									S-PUD
High intensity (ISR over .50)															
Telecommunication Tower (per procedures in ORC 519.211)	C	C				E X E M P T					SPUD	SPUD	E X E M P T		
Warehouse as Accessory Use				C	C								S-PUD	S-PUD	S-PUD
Adult Entertainment Uses						C									

Notes for Table 3-2 - TABLE OF PERMITTED USES	
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ZONING DISTRICTS:	AA-C = Single Family Residence Districts including AA, A, A35, A-2, B, B-2, and C
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	O = Office District
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INTENSITY:	ISR = Impervious Surface Ratio (the total area of buildings and hard-surfaced areas divided by the area of the lot excluding right-of-way) DU/A = Dwelling Units per Acre

TABLE 3-2 – TABLE OF PERMISSIBLE USES (continued from previous page)

Use (See definitions in Chapter 2 for further clarification)	Permissible Uses by District										Planned Districts																				
	AA-C	D		O	E	F					CUP	DD	OO	EE	FF																
AGRICULTURAL USES																															
See Chapter 3 and Table 3-10 for criteria concerning these permitted uses.																															
Rural Agriculture (on lots greater than 5 acres)	EXEMPT IN ALL DISTRICTS																														
Suburban Agriculture (on lots not greater than 5 acres)	P	P		P	P	P																									
<p>Note: The following suburban agriculture uses are permitted as-of-right in the zone districts indicated above with a Permitted Use Zoning Certificate subject to compliance with the regulations for Agricultural Uses in Chapter 3:</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 25%;">1. Aquaculture & Fishing Lakes</td> <td style="width: 25%;">5. Olericulture</td> <td style="width: 25%;">9. Farm Markets (Accessory Use)</td> <td style="width: 25%;">13. Club Activities</td> </tr> <tr> <td>2. Floriculture</td> <td>6. Pomiculture</td> <td>10. Beekeeping</td> <td>14. Future Farmers of America Activities</td> </tr> <tr> <td>3. Horticulture</td> <td>7. Viticulture & Winemaking</td> <td>11. Keeping of Household Pets</td> <td>15. Farming of Trees, Mushrooms, and Sod, Tobacco & Field Crops</td> </tr> <tr> <td>4. Ornamental Horticulture</td> <td>8. Private Compost Piles</td> <td>12. Kennel (private)</td> <td></td> </tr> </table>																1. Aquaculture & Fishing Lakes	5. Olericulture	9. Farm Markets (Accessory Use)	13. Club Activities	2. Floriculture	6. Pomiculture	10. Beekeeping	14. Future Farmers of America Activities	3. Horticulture	7. Viticulture & Winemaking	11. Keeping of Household Pets	15. Farming of Trees, Mushrooms, and Sod, Tobacco & Field Crops	4. Ornamental Horticulture	8. Private Compost Piles	12. Kennel (private)	
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4. Ornamental Horticulture	8. Private Compost Piles	12. Kennel (private)																													
Other Suburban Agriculture (on lots not greater than 5 acres)																															
Greenhouses	P	P		P																											
Farm Markets (Principal Use)					P	P																									
Keeping of Exotic Wildlife					P	P																									
Keeping of Livestock																															
ON LOTS GREATER THAN 1 ACRE	P	P		P	P	P																									
ON LOTS 1 ACRE OR LESS				P	P	P																									
Kennel (Commercial)																															
ON LOTS GREATER THAN 1 ACRE	P	P		P	P	P																									
ON LOTS 1 ACRE OR LESS					P	P																									
Riding Stables																															
ON LOTS GREATER THAN 1 ACRE	P	P		P	P	P																									
ON LOTS 1 ACRE OR LESS				P	P	P																									
Veterinary Facility (without outside run)																															
ON LOTS GREATER THAN 1 ACRE	P	P		P	P	P																									
ON LOTS 1 ACRE OR LESS				P	P	P																									
Veterinary Facility (with outside run)																															
ON LOTS GREATER THAN 1 ACRE	P	P		P	P	P																									
ON LOTS 1 ACRE OR LESS					P	P																									

Notes for Table 3-2 - TABLE OF PERMITTED USES	
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	O = Office District
	E = Retail Business District
	F = Light Industrial District
	CUP = Community Unit Plan Overlay District
INTENSITY:	DD = Planned Multi-Family District
	OO = Planned Office District
	EE = Planned Retail District
	FF = Planned Light Industrial District
	ISR = Impervious Surface Ratio (the total area of buildings and hard-surfaced areas divided by the area of the lot excluding right-of-way) DU/A = Dwelling Units per Acre

TABLE 3-2 – TABLE OF PERMISSIBLE USES (continued from previous page)

Use (See definitions in Chapter 2 for further clarification)	Permissible Uses by District														
	AA-C	D		O	E	F					CUP	DD	OO	EE	FF
INSTITUTIONAL and PUBLIC SERVICE USES															
INSTITUTIONAL															
Low intensity (Max ISR = .50)		C		P	P	P						S-PUD	S-PUD	S-PUD	S-PUD
Moderate intensity (Max ISR = .65)		C		PUD-1	PUD-1	PUD-1						S-PUD	S-PUD	S-PUD	S-PUD
High intensity (ISR over .65)		C		PUD-2	PUD-2	PUD-2						S-PUD	S-PUD	S-PUD	S-PUD
Note: The following institutional uses are permissible in the zone districts indicated above with the zoning certificate specified for the applicable level of intensity (except as noted below):															
1. Day Care Center, Child	2. Hospital				3. Continuing Care Retirement Facility										
Other Institutional Uses															
Cemetery	C			P	P	P						S-PUD		S-PUD	S-PUD
Correctional Facility						C									S-PUD
Halfway House						C									S-PUD
Church															
Low intensity (Max ISR = .45)	C	C		P	P	P						S-PUD	S-PUD	S-PUD	S-PUD
Moderate intensity (Max ISR = .60)	PUD-1	PUD-1		P	P	P						S-PUD	S-PUD	S-PUD	S-PUD
High intensity (Max ISR over .65)	PUD-2	PUD-2		P	P	P						S-PUD	S-PUD	S-PUD	S-PUD
Nursing and Convalescent Home															
Low intensity (Max ISR = .50)		P		P	P	P						S-PUD	S-PUD	S-PUD	S-PUD
Moderate intensity (Max ISR = .65)		PUD-1		PUD-1	PUD-1	PUD-1						S-PUD	S-PUD	S-PUD	S-PUD
High intensity (ISR over .65)		PUD-2		PUD-2	PUD-2	PUD-2						S-PUD	S-PUD	S-PUD	S-PUD
School (Pre-school, elementary, junior high, middle, high, vocational & professional)															
Low intensity (Max ISR = .50)	C	C		P	P	P						S-PUD	S-PUD	S-PUD	S-PUD
Moderate intensity (Max ISR = .65)	C	C		PUD-1	PUD-1	PUD-1						S-PUD	S-PUD	S-PUD	S-PUD
High intensity (ISR over .65)	C	C		PUD-2	PUD-2	PUD-2						S-PUD	S-PUD	S-PUD	S-PUD
University or College															
Low intensity (Max ISR = .50)	C			P	P	P						S-PUD		S-PUD	S-PUD
Moderate intensity (Max ISR = .65)	C			PUD-1	PUD-1	PUD-1						S-PUD		S-PUD	S-PUD
High intensity (ISR over .65)	C			PUD-2	PUD-2	PUD-2						S-PUD		S-PUD	S-PUD
PUBLIC SERVICE USES															
Low intensity (Max ISR = .50)	C	C		P	P	P						S-PUD	S-PUD	S-PUD	S-PUD
Moderate intensity (Max ISR = .65)	C	C		PUD-1	PUD-1	PUD-1						S-PUD	S-PUD	S-PUD	S-PUD
High intensity (ISR over .65)	C	C		PUD-2	PUD-2	PUD-2						S-PUD	S-PUD	S-PUD	S-PUD
Note: The following public service (government owned or operated) uses are permissible in the zone districts indicated above with the zoning certificate specified for the applicable level of intensity:															
1. Government Facility															
2. Government Storage Yard															
3. Library															
4. Park and Ride Facility															
5. Police and Fire Station															

Notes for Table 3-2 - TABLE OF PERMITTED USES	
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ZONING DISTRICTS:	AA-C = Single Family Residence Districts including AA, A, A35, A-2, B, B-2, and C
	D = Multi-Family Residence District
	O = Office District
	E = Retail Business District
	F = Light Industrial District
	CUP = Community Unit Plan Overlay District
INTENSITY:	DD = Planned Multi-Family District
	OO = Planned Office District
	EE = Planned Retail District
	FF = Planned Light Industrial District
	ISR = Impervious Surface Ratio (the total area of buildings and hard-surfaced areas divided by the area of the lot excluding right-of-way)
	DU/A = Dwelling Units per Acre

TABLE 3-2 – TABLE OF PERMISSIBLE USES (continued from previous page)

Use <small>(See definitions in Chapter 2 for further clarification)</small>	Permissible Uses by District														
	AA-C	D		O	E	F					CUP	DD	OO	EE	FF
RECREATIONAL, CULTURAL, and ENTERTAINMENT USES															
Recreation, Community Facility - Private (nonprofit or privately owned and operated country clubs, swim and tennis facilities/clubs and YMCA's); also athletic fields and golf courses . <i>Low intensity (Max ISR = .50)</i>															
	C	C		P	P	P					S-PUD	S-PUD	S-PUD	S-PUD	S-PUD
<i>Moderate intensity (Max ISR = .65)</i>	C	C		PUD-1	PUD-1	PUD-1					S-PUD	S-PUD	S-PUD	S-PUD	S-PUD
<i>High intensity (ISR over .65)</i>	C	C		PUD-2	PUD-2	PUD-2					S-PUD	S-PUD	S-PUD	S-PUD	S-PUD
Campground or Summer Camp (Public or Private)	C										S-PUD				
Recreation Center, Internal (Public or Private)	C	P									S-PUD	S-PUD			
Recreation, Community Facility - Public (publicly owned or operated athletic fields, golf courses, swim/tennis facilities, parks, playgrounds, wildlife reservations, forests, senior centers, and recreation centers) <i>All intensities</i>															
	P	P		P	P	P					S-PUD	S-PUD	S-PUD	S-PUD	S-PUD
Cultural and Entertainment Facility (museum, outdoor drama theater (not drive-in), botanical garden, and zoo)															
<i>Low intensity (Max ISR = .50)</i>	C			P	P	P					S-PUD		S-PUD	S-PUD	S-PUD
<i>Moderate intensity (Max ISR = .65)</i>	C			PUD-1	PUD-1	PUD-1					S-PUD		S-PUD	S-PUD	S-PUD
<i>High intensity (ISR over .65)</i>	C			PUD-2	PUD-2	PUD-2					S-PUD		S-PUD	S-PUD	S-PUD

Notes for Table 3-2 - TABLE OF PERMITTED USES	
ZONING CERTIFICATES: (designations and requirements) <i>See Section 3-2 for full explanation of terms, Ch. 7 regarding S-PUD's, Ch.17 regarding Conditional Uses, and Ch.18 regarding PUD's.</i>	P = Permitted as-of-right with a Permitted Use Zoning Certificate after approval by the Zoning Inspector
	PUD-1 = Permissible with a Planned Unit Development Zoning Certificate after public hearing and administrative approval by the Sycamore Township Zoning Commission
	PUD-2 = Permissible with a Planned Unit Development Zoning Certificate after public hearing and administrative approval by the Board of Township Trustees
	C = Permissible with a Conditional Use Zoning Certificate after public hearing and administrative approval by the Board of Zoning Appeals
	S-PUD = Permissible with a Planned Unit Development Zoning Certificate after legislative approval of a zoning amendment to a Specific Plan District by the Board of Township Trustees.
ZONING DISTRICTS:	AA-C = Single Family Residence Districts including AA, A, A35, A-2, B, B-2, and C
	D = Multi-Family Residence District
	O = Office District
	E = Retail Business District
	F = Light Industrial District
	CUP = Community Unit Plan Overlay District DD = Planned Multi-Family District OO = Planned Office District EE = Planned Retail District FF = Planned Light Industrial District
INTENSITY:	ISR = Impervious Surface Ratio (the total area of buildings and hard-surfaced areas divided by the area of the lot excluding right-of-way) DU/A = Dwelling Units per Acre

3-3 ZONING MAP

The Board of Township Trustees, upon recommendation of the Sycamore Township Zoning Commission, shall adopt a Zoning Map, in accordance with Section 1-6, which shall set out and delineate the zoning districts established by Section 3-1 with relation to all land within the jurisdiction of these regulations. The Zoning Map is hereby designated, established and incorporated as part of these provisions, and the original, which shall be on file at the office of the Sycamore Township Zoning Commission, shall be as much a part of these provisions as if it were fully described in these provisions.

3-4 STATUS OF PLANNED DISTRICTS

Areas of the Township identified on the Zoning Map which are designated PUD, “DD” Planned Multiple Residence District, “OO” Planned Office District, “EE” Planned Retail District, “FF” Planned Light Industrial District, and “CUP” Community Unit Plan prior to the effective date of this Resolution shall continue to be designated as planned development districts as authorized by Ohio Revised Code Section 519.022 and the covenants and conditions as contained in the Resolution of approval and development plans approved and in effect at the time of their development shall be retained. Adjustments and revisions shall be administered in accordance with procedures provided for Specific Plan Districts in Section 7-7.

3-5 ADDITIONAL USE, HEIGHT AND AREA REGULATIONS AND EXCEPTIONS

The district regulations hereinafter set forth in this Section qualify or supplement, as the case may be, the district regulations appearing elsewhere in this Resolution.

3.5.0 Street Frontage Required

Except as permitted by other provisions of this resolution no lot shall be permitted unless it contains the proper amount of street frontage as determined by the use tables of the applicable zoning district.

For single family residential uses, there shall be no more than one (1) principal use for such frontage. Existing lots of record are exempt from the frontage requirement, provided they are not further subdivided. Frontage along limited access right of way, interstate highways, or private roadways shall not be considered as part of the required street frontage.

3.5.0.1 Cul-de-sac Roadway

On a cul-de-sac roadway, of a dedicated public street, the required frontage may be reduced to forty (40) feet. The required forty (40) foot street frontage shall be measured at the street right-of-way completely on the ball of the cul-de-sac.

3-5.1 Height of Institutions Related To Yards

Public or private service buildings, hospitals (except as otherwise provided), institutions or schools, when permitted in a District, may be erected to a height not exceeding sixty (60) feet, and churches and temples may be erected to a height not exceeding seventy-five (75) feet if the building is setback from each required yard line at least one (1) foot for each foot of additional building height above the height limit otherwise provided in the District in which the building is built.

3-5.2 Height of Single Family Dwelling Related to Side and Rear Yard

Single-family dwellings in the “AA”, “A”, “A35”, “A-2”, “B” “B-2”, and “C” Residence District may be increased in height by not more than ten (10) feet when the side and rear yards are increased over the yard requirements of the District in which they are located by not less than ten (10) feet, but they shall not exceed three (3) stories in height.

3-5.3 Structures Exempt from Height Limit

Church spires, domes, flagpoles, aerials, antennas, windmills, chimneys, cooling towers, elevator bulkheads, fire towers, belfries, monuments, stacks, derricks, conveyors, stage tower or scenery lofts, tanks, water towers, silos, farm buildings, or necessary mechanical appurtenances, may be erected to any lawful and safe height.

3-5.4 Rear Yard on Double Frontage Lots

Rear yard requirements for buildings on double frontage lots may be waived if an open space is provided equivalent to the required front yard of the district. Such open space shall run parallel with the secondary right-of-way line and shall contain no accessory structures.

3-5.5 Rear Yards Adjacent to Alleys

In computing the depth of a rear yard or the width of a side yard where the rear or side yard opens on an alley, one half of the alley width may be included as a portion of the rear or side yard as the case may be.

3-5.6 Construction in Required Yard

Every part of a required yard shall be open to the sky unobstructed, except as otherwise provided in Section 3-5 and except for accessory buildings in a rear yard, and except for the ordinary projections of awnings, bay windows, skylights, sill, belt courses, cornices, wing walls, and ornamental features projecting not to exceed thirty (30) inches in “AA”, “A”, “A35”, “A-2” or “B” Residence Districts and not to exceed eighteen (18) inches in all other Districts.

3-5.7 Low Projections in Required Front and Rear Yards

Terraces, uncovered porches, platforms, decks, patios, ornamental features and handicapped ramps who's base height (excluding railings) does not exceed (3) three feet above grade may project into a required front or rear yard, but shall not be closer to any side lot line than the side yard requirement.

3-5.8 Commercial Awnings and Canopies in Required Yards

Awnings that do not project more than forty-eight (48) inches from the face of the building may project into the required front or rear yard when such site is located in the "O", "E", and "F" districts. In the "E" and "F" districts canopies may be erected over service station pump islands. No canopy shall be closer than ten (10) feet to a front right-of-way line and shall not be more than eight (8) feet above the ground above the ground.

3-5.9 Stairways and Balconies in Required Yards

Open or lattice-enclosed fire escapes, fireproof outside stairways, and balconies projecting into a yard not more than five (5) feet and the ordinary projections of chimneys and flues may be permitted by the County Building inspector when placed so as not to obstruct light and ventilation but not closer than two (2) feet to any lot line in any case.

3-5.10 Required Yard for Multiple Family Dwellings

For the purpose of the yard requirements, a two-family or multiple dwelling shall be considered as one building occupying a single lot.

3-5.11 Projection of Porches and Patios in Required Front Yards

A covered, unenclosed or screened porch, or patio attached to the main structure may project into a front yard for a distance not exceeding ten (10) feet.

3-5.12 Front Yards on Infill Sites

Where forty (40%) percent or more of the lots in a subdivision are occupied by buildings, the minimum front yard on any lot shall not be less than the average depths of the front yards of the two buildings on each side and within one hundred (100) feet of such lot, or where there is a building within one hundred (100) feet of the lot on one side only, the minimum front yard shall be the same as that of such adjacent building, provided, however, that no yard shall be required to exceed seventy-five (75) feet in the "AA" or "A" Residence Districts or to exceed fifty (50) feet in any other district requiring a front yard.

3-5.13 Limitation of One Main Building on Lot

Every building hereafter erected or structurally altered shall be located on a lot as herein defined, and in no case shall there be more than one main building on a lot except as specifically provided hereinafter in Section 3-5.14.

3-5.14 Yard Requirements Where Lot Includes More Than One Main Building

Where a lot is used for institutional, commercial, or industrial purposes, and where the zoning compliance plan is specifically approved therefore by the Zoning Administrator, more than one main building may be located on the lot, but only when such buildings conform to all yard and open space requirements at the perimeter of the lot for the district in which the lot is located.

3-5.15 Fire Hydrants

All newly constructed single-family residences shall be located within 500 feet of a functional fire hydrant. There shall be direct, unobstructed access for fire apparatus between the fire hydrant and the dwelling.

The functionality of a fire hydrant shall be determined by the Sycamore Township EMS and Fire Department.

3-5.16 Pan-Handle Lots, Residential Districts

Pan handle lots shall not be permitted except for when they are a part of a recorded residential subdivision containing 4 (four) or more lots and have been approved by the Township Zoning Commission through the PUD-1 process.

The minimum street frontage required for panhandle lots is determined by the Hamilton County Subdivision Regulations, and the lot(s) must meet all lot area and setback requirements for the underlying zoning district.

3-6 AGRICULTURE REGULATIONS

Except as hereinafter provided, nothing contained in this Resolution shall regulate the use of any land for agricultural purposes or the construction or use of buildings or structures incident to the use for agricultural purposes of the land on which such buildings or structures are located, and no zoning certificate shall be required for any such use, building or structure, except on lots that are five (5) acres or less in any platted subdivision, or any unplatted subdivisions resulting in fifteen (15) or more lots, each smaller than five acres and contiguous or separated only by right-of-way.

3-7 AGRICULTURAL USES

A building or premises shall be used only in accordance with the following requirements if listed as “permitted” in Table 3-2:

3-7.1 Agricultural Setback

Agriculture on lots as provided in this section provided any buildings, structures, exterior storage, refuse, or supplies shall be at least sixty (60) feet from every property line of adjacent parcels in residence or office districts and further provided that specific agricultural uses listed in this article shall comply with specific standards for such uses.

3-7.2 Greenhouse Setback

Greenhouses on lots as provided in this section shall be at least sixty (60) feet from every property line of adjacent parcels in residence or office districts, provided any exterior storage or refuse or supplies and the heating plant shall be at least one hundred (100) feet from every property line of adjacent parcels in residence districts.

3-7.3 Agricultural Accessory Uses

Accessory buildings and uses customarily incident to any of the above uses including:

- (a) Compost piles or bins, on lots as provided in section 3-6, which are located in the rear yard and at least three (3) feet from every property line.
- (b) Roadside stands, or farm markets, on lots as provided in section 3-6, where 50 percent or more of the gross income received from the market is derived from produce raised on farms owned or operated by the market operator in a normal crop year and provided that the structure shall not exceed eight hundred (800) square feet and such structure and parking areas shall be at least sixty (60) feet from every property line of adjacent parcels in residence districts; and that a sign advertising such products shall not exceed twelve (12) square feet in area.

3-8 DAIRYING, AND ANIMAL AND POULTRY HUSBANDRY REGULATIONS

Except as hereinafter provided, nothing contained in this Resolution shall prohibit the use of any land for dairying, and animal and poultry husbandry or the construction or use of buildings or structures incident to the use for such agricultural purposes of the land on which such buildings or structures are located, and no zoning certificate shall be required for any such use, building, or structure, except on lots that are five (5) acres or less in any platted subdivision, or any unplatted subdivisions resulting in fifteen (15) or more lots, each smaller than five acres and contiguous or separated only by right-of-way, and where, if the lot is greater than one (1) acre, at least 35% of the lots are developed.

3-9 DAIRYING, ANIMAL AND POULTRY HUSBANDRY USES

A building or premises shall be used only in accordance with the following requirements if listed as “permitted” in Table 3-2.

3-9.1 Veterinary Facilities and Animal Care

Veterinary facilities, riding stables or commercial kennels for the boarding of animals, dairying and other animal and poultry husbandry activities on lots as provided in section 3-8 provided that the use is located on a lot that is greater than one (1) acre and further provided that floor area shall not exceed three thousand (3,000) square feet and that buildings and enclosures (including fencing) for animals and manure piles, pits or bins, or other outdoor storage, and parking areas for five or more vehicles shall be at least one hundred (100) feet from every property line of adjacent parcels in residence or office districts.

3-9.2 Veterinary Facilities in Office Districts

In the “O” Office District, veterinary facilities are permitted only without outside runs.

3-9.3 Veterinary Facilities in Retail Districts

In the “E” Retail Business District, veterinary facilities or other animal care facilities, including livery stables, riding academies, and grooming parlors, on lots as provided in Section 3.8, are permitted if any outside animal enclosure or outside run is at least one hundred (100) feet to any property line of adjacent parcels in residence or office districts.

3-9.4 Agricultural Accessory Uses

Accessory buildings and uses customarily incident to any of the uses in section 3.8, including:

- (a) Household Pet Enclosures. The keeping of household pets provided, however, that any exterior enclosure in which household pets are kept shall be located in the rear yard and such enclosure (except property line fences) shall be at least twenty (20) feet from every property line.
- (b) Livestock Enclosures. The keeping of livestock, on lots as provided in section 3-8, provided, however, that any such accessory buildings or enclosures (including all fences), for such animals or fowl, other than household pets, shall be at least one hundred (100) feet from every property line.
- (c) Private Kennel Enclosures. Private kennels, on lots as provided in Section 3-8, provided that any exterior enclosure (including fences constructed solely for the purpose of confining animals) in which household pets are kept shall be located in the rear yard and at least twenty (20) feet from every property line of adjacent parcels.