

## ZONING REGULATIONS

### 400 Attachment 1

#### City of Owensville Land Use Table

[R.O. 2011, 400 Attachment 1; Ord. No. 1161 §1, 1-18-2013; Ord. No. 1261, 5-7-2018; Ord. No. 1314, 12-2-2019; Ord. No. 1315, 12-2-2019; Ord. No. 1317, 12-16-2019; Ord. No. 1423, 6-19-2023]

#### Land Use Table

The Land Use Table provides a tabular summary of the principal land uses allowed within each zoning district. The table is intended for reference and does not reflect all of the regulations that apply to particular uses or districts.

- A. **Permitted:** Uses identified in a zoning district column of the Use Table with a "P" are permitted by right and shall be permitted in such zoning district subject to all other requirements of this Zoning Ordinance.
- B. **Conditional Uses:** Uses identified in a zoning district column of the Use Table with a "C" are conditional uses and shall be permitted in such zoning district in accordance with the standards of Section 400.640.
- C. **Unlisted Uses:** Any use not shown as a use permitted by right or a conditional use in a zoning district is specifically prohibited in that district. Uses not listed have been determined either not to be appropriate in any district, incompatible with certain existing uses, or sufficiently rare or unexpected as to be incapable of being listed at the time of adoption of this Code. Any use not shown as a use permitted by right or a conditional use in any zoning district, but constituting a use that is required to be permitted by law, shall be subject to the conditions of the most appropriate underlying district and the following requirements:
  - 1. The use shall be permitted only to the extent required by law to be permitted;
  - 2. The use shall be approved only as a conditional use in the City's "M-2" Industrial District, except if by law it is required to be permitted by right;
  - 3. The use shall be located no closer than one thousand (1,000) feet to any residence, residential property, park, school, or church, except as may be modified by the Board of Aldermen through a conditional use permit;
  - 4. The use shall maintain a distance of at least one thousand (1,000) feet from any other such use having the same description, except as may be modified by the Board of Aldermen through a conditional use permit.
- D. **"OTC" Old Town Commercial District (Shell District):** As of the adoption of this Chapter, no additional property may be rezoned to the "OTC" Old Town Commercial District. All preexisting "OTC" property shall be permitted all lawful uses as of the effective date of this Code. After the effective date of this Code, no additional land shall be rezoned to the "OTC" District. Any proposed subdivisions, including lot splits, change of use, new construction or other alterations not permitted under the respective district regulations shall require rezoning to an applicable zoning district. Use of property maintaining the "OTC" preexisting zoning shall be subject to all other regulations of this Code.

OWENSVILLE CITY CODE

**Land Use Table**

Use permitted by right: P

Use permitted as a conditional use: C

Use not permitted:

Uses	Districts														
	A-1	R-R	R-1	R-1A	R-2	R-3	R-4	R-5	OT	OTC	MH	C-1	C-2	M-1	M-2
<b>RESIDENTIAL PRINCIPAL USES</b>															
Bed-and-breakfast	C								P	P		P	P		
Boardinghouse (group home)	C	C	C	C	C	C	C	C	C						
Dwelling, non-residential structure or loft									P						
Dwelling, multifamily (apartment)						P	P	C	P						
Dwelling, single-family detached	P	P	P	P	P	P	P	P	P		P				
Dwelling, two-family attached (duplex)					P	P	P	P	P						
Dwelling, two-family attached (villa)					P	P	P	P	P						
Dwelling, over 3 attached dwellings (townhome)						P	P	P	P						
Manufactured home											P				
Mobile home park											P				
Modular home	C	C	C	C	C	C	C	C	C		P				
Multigenerational household	C	C	C	C											
Nursing home, assisted living	C					C	C	C				P	P		

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Uses	Districts														
	A-1	R-R	R-1	R-1A	R-2	R-3	R-4	R-5	OT	OTC	MH	C-1	C-2	M-1	M-2
<b>NON-RESIDENTIAL PRINCIPAL USES</b>															
Art gallery								P	P	P		P	P		
Auto filling station (convenience store)								P	C	P		P	P		
Automotive service station								C	C	C		C	C		
Automotive parts and supply store								P	P	P		P	P		
Automotive repair shop													P		
Automotive rental agency												P	P		
Automotive (car) sales												P	P		
Automotive (car) wash services													P		
Business or vocational (trade) school								P	P	P		P	P	P	
Bar, tavern or lounge								P	P	P		P	P		
Building material sales and services									P	P		P	P		
Bus, truck and rail terminals													P	P	P
Catering service									C	C			P	P	P
Cemetery, crematory, mausoleum	C							P	P	P			P	P	
Church, temple or synagogue	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Clinic, outpatient (medical or dental)								P	P	P		P	P		
Club, civic or fraternal organization	C							P	P	P		P	P	C	
Community center	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P

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Uses	Districts														
	A-1	R-R	R-1	R-1A	R-2	R-3	R-4	R-5	OT	OTC	MH	C-1	C-2	M-1	M-2
Computer service and repair								P	P	P		P	P		
Construction contractor													C	P	
Day care, adult	C											C	C		
Day care/child nursery (commercial)	C							C	C	P		P	C	C	
Day care/child nursery (residential)	C	C	C	C				C				P	C		
Dry-cleaning plant													C	P	P
Farmers market	P													P	P
Financial services-banking								P	P	P		P	P	C	
Food/bakery product manufacturing														P	P
Foster homes for handicapped children	C	C	C	C											
Flea market												C	C		
Funeral home, mortuary									C	C		C	C		
Health club, fitness center and gymnasium	C							P	P			P	P		
Hospital												C	C		
Hotel								C		P		P	P		
Hotel, extended-stay										P		C	C		
Industrial, heavy															P
Industrial, light														P	P
Institution								C	C	C		C	C		
Kennel (dog day care)	C											C	C		
Library			C	C	C	C	C	P	P	P		P	P		
Liquor store								P	P	P		P	P		
Livestock, domestic (keeping of)	P														

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Uses	Districts														
	A-1	R-R	R-1	R-1A	R-2	R-3	R-4	R-5	OT	OTC	MH	C-1	C-2	M-1	M-2
Marijuana testing facilities														P	P
Massage therapist-therapeutic (licensed)								P	P	P		P	P		
Medical and comprehensive marijuana cultivation facilities														P	P
Medical and comprehensive marijuana dispensary facilities										P		P	P		
Medical and comprehensive marijuana-infused products manufacturing facilities														P	P
Night club, dance hall or private club												C	C		
Office								P	P	P		P	P		
Outpatient facilities for treatment of alcohol and drug abuse												C	C		
Park, playgrounds and open space (public)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Parking lot, commercial								P					P		
Printing and publishing facility														P	P
Public facility, local (Owensville only)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Public facility (other than Owensville)								C	C	C		C	C	C	C
Recreation facility or area (commercial)								C	C	C		C	C	C	C

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Uses	Districts														
	A-1	R-R	R-1	R-1A	R-2	R-3	R-4	R-5	OT	OTC	MH	C-1	C-2	M-1	M-2
Research, development and testing services												C	C	P	P
Restaurant, fast-food								C	C	C		C	C		
Restaurant, general								C	C	C		P	P		
Retail sales and services									C	C		P	P		
Retreats (religious, educational or not-for-profit)	C	C										P	P		
Schools (studios), art, dance, music or beauty								P	P	P		P	P	C	C
Schools (college, junior college)	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Schools (K-12)	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Self-storage (mini-warehouse)												C	C		
Short-term rental									P	P		P	P		
Tanning salon (State licensed)								P	P	P		P	P		
Tattoo establishment (State licensed)												C	C		
Telecommunications tower	See Article VIII														
Television or radio broadcast station								C	C	C		C	C	C	C
Theater, cinemas									C			P	P	C	
Theater, performing arts									C			P	P	C	
Veterinary clinic/animal hospital													P		
Warehouse														P	P