

VILLAGE OF ROAMING SHORES
OFFICIAL SCHEDULE OF PERMITTED USES
AND DIMENSIONAL REQUIREMENTS

Zoning District: R-1

Purpose: The purpose of the R-1 (Single Family District) is to permit development of rural and near rural areas which may not have public facilities in the near future. This district allows single family dwelling units which may be site built, modular, or manufactured housing conforming to Chapter 1159.

PUD's allowed as an overlay district.

Permitted Uses

1. Accessory uses and structures.
2. Church and other places of worship.
3. Custodial and diagnostic centers.
4. Dental laboratory.
5. Dwellings, detached single-family (Chap. 1159).
6. Golf courses.
7. Government buildings: Buildings used exclusively by the Federal, State, County, Township or Village government for public purposes except for garages, repair or storage yards, warehouses, and buildings used or intended to be used as correctional or penal institutions.
8. Group homes, Class I, Type B (Sec. 1157.01 - 1157.04).
9. Home occupation (Sec. 1155.02).
10. Hospitals and sanitariums located on a major street or secondary street.
11. Libraries.
12. Medical clinic/dental labs.
13. Museums and art galleries.
14. Parks.

Permitted Uses (Cont.)

15. Playground (principal use).
16. Playground (tot lot).
17. Satellite dish (Chap. 1143).
18. Schools, public and private.
19. Swimming pools, accessory use (priv. res. only, Sec. 1151.02).
20. Swimming pools, public or private as primary use (Sec. 1151.03).
21. Tennis courts, private.

Conditional Uses

1. Convalescent and nursing homes.
2. Day care center (Type A).
3. Grounds and facilities for recreational and community center buildings, country clubs, lakes, and other similar facilities operated on a non-profit basis.
4. Home occupation (Sec. 1155.03).

Principal Structure

Use

1 family

Minimum Lot Area

No Sewer

1 acre

W/Sewer

½ acre

Minimum Lot Width

No Sewer

200'

W/Sewer

100'

Min. Principal Bldg. Setbacks

Front: 40'

Each Side: 10'

Rear: 30'

Min. Accessory Bldg.

Setbacks

Front: 40'

Each Side: 10'

Rear: 30'

Max. % Lot Coverage

No Sewer

12%

W/Sewer

30%

Max. Bldg. Ht.

Principal Bldg.

35'

Accessory Bldg.

35'

Minimum Floor Area

Per D.U. Sq. Ft.

1,200'

D.U. = Dwelling Unit

VILLAGE OF ROAMING SHORES
OFFICIAL SCHEDULE OF PERMITTED USES
AND DIMENSIONAL REQUIREMENTS

Zoning District: R-A

Purpose: The purpose of the R-A (Single Family District) is to permit development of existing "A" sublots within the Roaming Rock Shores Subdivision, and to encourage development of compatible areas elsewhere in the Village. This district allows single family dwelling units which may be site built, modular or manufactured housing conforming to Chapter 1159.

PUD's allowed as an overlay district.

Permitted Uses

1. Accessory uses and structures.
2. Dwellings, detached single-family (Chap. 1159).
3. Group home, Class I, Type B (Sec. 1157.01 - 1157.04).
4. Home occupation (Sec. 1155.02).
5. Satellite dish (Chap. 1143).
6. Tennis courts, private.

Conditional Uses

1. Home occupation (Sec. 1155.03).

Principal Structure	<u>Min. Principal Bldg. Setbacks</u>	<u>Max. % Lot Coverage</u>
Use	Front: 25'	<u>No Sewer</u>
1 family	Each Side: 10'	12%
<u>Minimum Lot Area</u>	Rear: 20'	<u>W/Sewer</u>
<u>No Sewer</u>	<u>Min. Accessory Bldg.</u>	30%
As platted	<u>Setbacks</u>	<u>Max. Bldg. Ht.</u>
<u>W/Sewer</u>	Front: 25'	<u>Principal Bldg.</u>
As platted	Each Side: 10'	35'
<u>Minimum Lot Width</u>	Rear: 20'	<u>Accessory Bldg.</u>
<u>No Sewer</u>		20'
As platted		<u>Minimum Floor Area</u>
<u>W/Sewer</u>		<u>Per D.U. Sq. Ft.</u>
As platted		880' grd. floor
		1200' total
		D.U. = Dwelling Unit

Unit

VILLAGE OF ROAMING SHORES
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Zoning District: R-B

Purpose: The purpose of the R-B (Single Family District) is to permit development of existing “B” sublots within the Roaming Rock Shores Subdivision, and to encourage development of compatible areas elsewhere in the Village. This district allows single family dwelling units which may be site built, modular or manufactured housing conforming to Chapter 1159.

PUD’s allowed as an overlay district.

Permitted Uses

1. Accessory uses and structures.
2. Dwellings, detached single-family (Chap. 1159).
3. Group home, Class I, Type B (Sec. 1157-01 - 1157.04).
4. Home occupation (Sec. 1155.02).
5. Satellite dish (Chap. 1143).
6. Tennis courts, private.

Conditional Uses

1. Home occupation (Sec. 1155.03).

Principal Structure Use

1 family

Minimum Lot Area

No Sewer

As platted

W/Sewer

As platted

Minimum Lot Width

No Sewer

As platted

W/Sewer

As platted

Min. Principal Bldg. Setbacks

Front: 25'

Each Side: 10'

Rear: 20'

Min. Accessory Bldg.

Setbacks

Front: 25'

Each Side: 10'

Rear: 20'

Max. % Lot Coverage

No Sewer

12%

W/Sewer

30%

Max. Bldg. Ht.

Principal Bldg.

35'

Accessory Bldg.

20'

Minimum Floor Area

Per D.U. Sq. Ft.

1040' grd. floor

1400' total

D.U. = Dwelling Unit

VILLAGE OF ROAMING SHORES
OFFICIAL SCHEDULE OF PERMITTED USES
AND DIMENSIONAL REQUIREMENTS

Zoning District: R-C

Purpose: The purpose of the R-C (Single Family District) is to permit development of existing "C" sublots within the Roaming Rock Shores Subdivision, and to encourage development of compatible areas elsewhere in the Village. This district allows single family dwelling units which may be site built, modular or manufactured housing conforming to Chapter 1159.

PUD's allowed as an overlay district.

Permitted Uses

1. Accessory uses and structures.
2. Boat House.
3. Boat Dock.
4. Dwellings, detached single-family (Chap. 1159).
5. Group home, Class I, Type B (Sec. 1157.01 - 1157.04).
6. Home occupation (Sec. 1155.02).
7. Satellite dish (Chap. 1143).
8. Tennis courts, private.

Conditional Uses

1. Home occupation (Sec. 1155.03).

<u>Principal Structure Use</u>	<u>Min. Principal Bldg. Setbacks</u>	<u>Max. % Lot Coverage</u>
1 family	Front: 25'	<u>No Sewer</u>
<u>Minimum Lot Area</u>	Each Side: 10'	12%
<u>No Sewer</u>	Rear: 20'	<u>W/Sewer</u>
As platted	(or 50' from lake)	30%
<u>W/Sewer</u>	<u>Min. Accessory Bldg. Setbacks</u>	<u>Max. Bldg. Ht.</u>
As platted	Front: 25'	<u>Principal Bldg.</u>
<u>Minimum Lot Width</u>	Each Side: 10'	35'
<u>No Sewer</u>	Rear: 20'	<u>Accessory Bldg.</u>
As platted	(or 50' from lake)	20'
<u>W/Sewer</u>		<u>Minimum Floor Area</u>
As platted		<u>Per D.U. Sq. Ft.</u>
		1200' grd. floor
		1600' total

D.U. = Dwelling Unit

VILLAGE OF ROAMING SHORES

**OFFICIAL SCHEDULE OF PERMITTED USES
AND DIMENSIONAL REQUIREMENTS**

Zoning District: R-M

Purpose: The purpose of the R-M (Multi-Family District) is to permit development of two-family and multi-family residential uses on land within the Village. This district does not permit detached single family dwelling units.

PUD’s allowed as an overlay district.

Permitted Uses

1. Accessory uses and structures.
2. Dwellings, attached single-family such as apartment buildings, row or town houses in groups of not less than three (3) nor more than twelve (12) units.
3. Dwellings, multi-family with not less than three (3) units.
4. Dwellings, two-family.
5. Group home, Class I, Type B (Sec. 1157.01 - 1157.04),
6. Home occupation (Sec. 1155.02).
7. Parks.
8. Playground (principal use).

Permitted Uses (Cont.)

9. Playground, tot-lot.
10. Satellite dish (Chap. 1143).
11. Swimming pools, public or private as primary use (Sec. 1151.03).
12. Tennis courts, private.

Conditional Uses

1. Group home, Class I, Type A (Sec. 1157.01 - 1157.04).
2. Group home, Class II, Type A (Sec. 1157.01 - 1157.04).
3. Group home, Class II, Type B (Sec. 1157.01 - 1157.04).
4. Home occupation (Sec. 1155.03).

<u>Principal Structure Use</u>	<u>Min. Principal Bldg. Setbacks</u>	<u>Max. % Lot Coverage</u>
2 family	Front: 40'	<u>No Sewer</u>
<u>Minimum Lot Area</u>	Each Side: 10'	12%
<u>No Sewer</u>	Rear: 30'	<u>W/Sewer</u>
2 acres	(or 50' from lake)	30%
<u>W/Sewer</u>	<u>Min. Accessory Bldg. Setbacks</u>	<u>Max. Bldg. Ht. Principal Bldg.</u>
1 acre	Front: 40'	35'
<u>Minimum Lot Width</u>	Each Side: 10'	<u>Accessory Bldg.</u>
<u>No Sewer</u>	Rear: 30'	35'
400'		<u>Minimum Floor Area Per D.U. Sq. Ft.</u>
<u>W/Sewer</u>		1200'
200'		

<u>Principal Structure Use</u>	200'	N/A
Multi-family	<u>Min. Principal Bldg. Setbacks</u>	<u>W/Sewer</u>
<u>Max. Bldg. Density</u>	Front: 30'	30%
8 units net acre	Each Side: 30'	<u>Max. Bldg. Ht. Principal Bldg.</u>
<u>Minimum Lot Area</u>	Rear: 30'	35'
<u>No Sewer</u>	(or 50' from lake)	<u>Accessory Bldg.</u>
N/A	<u>Min. Accessory Bldg. Setbacks</u>	35'
<u>W/Sewer</u>	Front: 30'	<u>Minimum Floor Area Per D.U. Sq. Ft.</u>
1 acre	Each Side: 30'	900' (3B)
<u>Minimum Lot Width</u>	Rear: 30'	800' (2B)
<u>No Sewer</u>	<u>Max. % Lot Coverage</u>	700' (1B)
N/A	<u>No Sewer</u>	
<u>W/Sewer</u>		

VILLAGE OF ROAMING SHORES
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Zoning District: R-F

Purpose: The purpose of the R-F (Single Family District) is to permit development of rural and near rural areas which may not have public facilities in the near future. This district allows single family dwelling units which may be site built, modular or manufactured housing conforming to Chapter 1159.

PUD's allowed as an overlay district.

Permitted Uses

1. Accessory uses and structures.
2. Church and other places of worship.
3. Dwellings, detached single-family (Chap. 1159).
4. Farm animals, domestic, keeping and raising.
5. Group home, Class I, Type B (Sec. 1157.01 - 1157.04).
6. Home occupation (Sec. 1155.02).
7. Parks.
8. Playground, tot-lot.
9. Satellite dish (Chap. 1143).
10. Swimming pools, accessory use (priv. res. only, Sec. 1151.02).
11. Tennis courts, private.

Conditional Uses

1. Day care center (Type A).
2. Grounds and facilities for recreational and community center buildings, country clubs, lakes, and other similar facilities operated on a non-profit basis.
3. Home occupation (Sec. 1155.03).

Principal Structure Use

1 family

Minimum Lot Area

No Sewer

1 acre

W/Sewer

½ acre

Minimum Lot Width

No Sewer

200'

W/Sewer

100'

Min. Principal Bldg. Setbacks

Front: 40'

Each Side: 10'

Rear: 30'

Min. Accessory Bldg.

Setbacks

Front: 40'

Each Side: 10'

Rear: 30'

Max. % Lot Coverage

No Sewer

12%

W/Sewer

30%

Max. Bldg. Ht.

Principal Bldg.

35'

Accessory Bldg.

35'

Minimum Floor Area

Per D.U. Sq. Ft.

1,200'

D.U. = Dwelling Unit

VILLAGE OF ROAMING SHORES
OFFICIAL SCHEDULE OF PERMITTED USES
AND DIMENSIONAL REQUIREMENTS

Zoning District: RST

Purpose: The purpose of the RST District (Restaurant) is to encourage the establishment and continued operation of restaurants and related uses on existing designated restaurant parcels within the Roaming Rock Shores Subdivision.

Permitted Uses

1. Alcoholic beverage packaged retail sales.
2. Candy products retail sales.
3. Catering establishments.
4. Alcoholic beverage package retail sales.
5. Eating and drinking establishments.
6. Restaurants, including places where meals can be bought and eaten on the premises.
7. Taverns, bars, and night clubs.

<u>Principal Structure Use</u>	<u>Min. Principal Bldg. Setbacks</u>	<u>Max. % Lot Coverage</u>
Restaurant	Front: 25' (a)	<u>No Sewer</u>
<u>Minimum Lot Area</u>	Each Side: 25' (b)	N/A
<u>No Sewer</u>	Rear: 30' (b)	<u>W/Sewer</u>
As platted	<u>Min. Accessory Bldg. Setbacks</u>	50%
<u>W/Sewer</u>	Front: 25' (a)	<u>Max. Bldg. Ht.</u>
As platted	Each Side: 25' (b)	<u>Principal Bldg.</u>
<u>Minimum Lot Width</u>	Rear: 30' (b)	35'
<u>No Sewer</u>		<u>Accessory Bldg.</u>
As platted		35'
<u>W/Sewer</u>		<u>Minimum Floor Area</u>
As platted		<u>Per D.U., Prin.</u>
		<u>Bldg. Sq. Ft.</u>
		1,200'

D.U. = Dwelling Unit
Prin. Bldg. = Principal Building

- (a) No parking, loading or maneuvering area less than 15 feet from the road right-of-way line.
(b) No parking, loading or maneuvering area less than 5 feet from any lot line.

VILLAGE OF ROAMING SHORES

OFFICIAL SCHEDULE OF PERMITTED USES AND DIMENSIONAL REQUIREMENTS

Zoning District: IND/C

Purpose: The purpose of the IND/C District (Light Industrial/Light Commercial) is to permit the controlled development of limited areas within the Village for limited light industrial and/or light commercial uses

Permitted Uses

1. Agencies and offices rendering specialized services in the professions, real estate and brokerage, including service agencies not involving on-premises retail trade nor wholesale trade on-premises, nor maintenance of a stock of goods for sale to the general public.
2. Alcoholic beverage packaged retail sales.
3. Antiques and gift retail sales.
4. Appliance distributors for wholesale.
5. Art supply retail sales.
6. Assembly halls, gymnasiums and similar structures.
7. Assembly of machines and appliances from previously prepared parts.
8. Automobile (new and used) and accessory sales.
9. Automobile repair shop mechanical.
10. Bakeries or baking plants.
11. Bakery shops and confectionaries operating both wholesale and retail business provided such operations are limited to one thousand five hundred (1,500) square feet of manufacturing area and to the use of non-smoke producing types of furnaces.
12. Banks.
13. Barber, beauty and other personal services.
14. Barber, beauty equipment sales and supply.
15. Bicycle sale and repair.
16. Blueprinting and photostatic establishments.
17. Boat storage commercial.
18. Bookbindery.
19. Book and stationery stores.
20. Camera sales, supplies, service.
21. Candy products manufacture.
22. Candy products retail.
23. Canvas and burlap products, sale and storage.
24. Catering establishments.
25. Clothing manufacture.
26. Clothing sales.
27. Cold storage plants, food.
28. Construction materials, enclosed storage and sales.
29. Cooperage works.
30. Cosmetics and perfume manufacture.
31. Crude oil storage (well site).
32. Custodial and diagnostic centers.
33. Dairy products processing, bottling, and distribution, cream manufacture, all on a wholesale basis.
34. Dairy bars for retail sale on the premises only.
35. Department and variety stores.
36. Dental laboratory.
37. Drug stores.
38. Dry cleaning, pressing plants operated in conjunction with retail service counter provided that not more than two thousand (2,000) square feet is devoted to these processes.
39. Eating and drinking establishments.
40. Electrical supplies, retail.
41. Electrical repair.
42. Electronic assembly plant.
43. Farm machinery assembly, repair and sales.
44. Fertilizer retail sales.
45. Finance and loan companies.
46. Florist, including warehousing for wholesale and related retail trade.
47. Food processing, including products for sale at retail on the premises, but excluding the killing of any flesh or fowl.
48. Food stores (retail only), including grocery, delicatessen, meat and fish but excluding the killing of any flesh or fowl.
49. Footware, retail.
50. Frozen food lockers.
51. Furniture retail sales and floor covering retail sales.
52. Furriers, retail sales.
53. Fur storage.
54. Gas extraction.

Permitted Uses (Cont.)

55. Gift shop, cards.
56. Government buildings, including buildings used exclusively by the Federal, State, County, Township, or Village government for public purposes except for garages, repair or storage yard, warehouses, and buildings used or intended to be used as correctional or penal institutions
57. Hardware, appliances, and electrical items, retail sale.
58. Hat cleaning and blocking.
59. Ice manufacture, storage and sales.
60. Jewelry and watch sale and repair.
61. Laboratories for research and testing.
62. Laundrette service, including where individual, family-sized laundry equipment is rented for use by the customer.
63. Laundry pick-up stations.
64. Leather goods, manufacture.
65. Lock and gunsmiths.
66. Lodges, fraternal, and social organizations.
67. Lumber yards, building materials storage and sale.
68. Machine shops.
69. Machine tool manufacture.
70. Machinery manufacture.
71. Medical clinic/dental labs.
72. Motorcycle sales and repair.
73. Motor vehicle equipment manufacture.
74. Museums and art galleries.
75. Music stores.
76. Musical instrument store, sale of and instruction.
77. Office equipment and supplies, sales, and service.
78. Office and secretarial service establishments.
79. Oil extraction.
80. Oil storage and supply.
81. Optical and scientific instrument, jewelry, and clock, musical instrument manufacture.
82. Optical supplies sales.
83. Orphanages and/or rehabilitation centers.
84. Paint, retail sales.
85. Parks.
86. Pawn shops or second-hand stores.
87. Petroleum extracting.
88. Pharmaceutical products manufacture.
89. Photographic studios and camera supply stores.
90. Physical culture establishments.
91. Playground (principal use).
92. Playground, Tot-Lot.
93. Plumbing shop and yard.
94. Postal facilities privately or publicly owned.
95. Poultry dressing but only for sale at retail on the premises.
96. Prefabricating buildings and structural members.
97. Printing, publishing, and reproduction establishments.
98. Radio and television studios.
99. Repair and servicing of office and household equipment.
100. Repair and servicing of industrial equipment, machinery.
101. Retail stores similar to those otherwise named on this list.
102. Satellite Dish (Chap. 1143).
103. Schools, public and private.
104. Sheet metal shops.
105. Shoe repair.
106. Sign manufacture and painting.
107. Sign painting, exclusive of manufacture.
108. Sporting goods sales.
109. Stadiums, commercial.
110. Stonecutting, monument manufacture and sales.
111. Storage, under cover, of goods intended for retail sale on the premises but not including combustibles.
112. Swimming pools and bathing areas, public or private as primary uses (Sec. 1151.03).
113. Tailors, dressmakers, milliners.
114. Taverns, bars, and nightclubs.
115. Tennis courts.
116. Theaters, housed in a permanent indoor structure, exhibition halls and other similar structures.
117. Tractor or trailer sales or leasing areas.
118. Upholstery, paper hanging, and decorator shops.
119. Variety stores.
120. Wholesale and jobbing establishments, including incidental retail outlets for only such merchandise as is handled at wholesale.
121. Woodworking shops, mill work.

Conditional Uses

1. Adult Entertainment (Chap. 1147).
2. Amusement businesses, such as billiards, pool, bowling, skating rinks, dance halls, and similar activities when housed in a permanent structure but not including theater.
3. Hospitals/sanitariums; convalescent/nursing homes; convalescent and nursing homes.
4. Day care center (Type A).
5. Funeral homes, undertaking establishments, embalming.
6. Heliport.
7. Pet shops, bird stores, taxidermists, animal hospital.
8. Rentals, storage and servicing of trailers and trucks.
9. Retail stores not otherwise listed, including those conducting incidental light manufacturing or processing of goods above the first floor or in the basement to be sold exclusively on the premises and employing not more than 10 operatives.
10. Storage warehouses.

Zoning District IND/C (Cont.)

<u>Principal Structure Use</u>	<u>Min. Principal Bldg. Setbacks</u>	<u>Max. % Lot Coverage</u>
Mixed LI/LC	Front: 30' (a)	No Sewer
<u>Minimum Lot Area</u>	Each Side: 30' (b)	N/A
<u>No Sewer</u>	Rear: 60' (b), (c)	W/Sewer
1 acre	<u>Min. Accessory Bldg. Setbacks</u>	50%
<u>W/Sewer</u>	Front: 30' (a)	<u>Max. Bldg. Ht.</u>
½ acre	Each Side: 30' (b)	<u>Principal Bldg.</u>
<u>Minimum Lot Width</u>	Rear: 60' (b), (c)	35'
<u>No Sewer</u>		<u>Accessory Bldg.</u>
200'		35'
<u>W/Sewer</u>		<u>Minimum Floor Area</u>
100'		<u>Per D.U. Prin. Bldg.</u>
		<u>Sq. Ft.</u>
		1,200'
		D.U. = Dwelling Unit
		Prin. Bldg. = Principal Building

- (a) No parking, loading or maneuvering area less than 15 feet from the road right-of-way line.
- (b) No parking, loading or maneuvering area less than 5 feet from any lot line.
- (c) Where adjacent to residential area. Variance may be granted where adjacent to railroad right-of-way.

(Ord. 381-02-03. Passed 5-20-03; 519-06-11. Passed 9-20-11.)

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AND DIMENSIONAL REQUIREMENTS

Zoning District: REC

Purpose: The purpose of the REC District (Recreational) is to encourage the establishment and continued operation of limited recreational uses on existing designated recreational parcels within the Roaming Rock Shores Subdivision.

Permitted Uses

1. Alcoholic beverage on-premise retail sales and consumption.
2. Boat dock.
3. Clubs.
4. Parks.
5. Playground (principal use).
6. Playground, tot lot.
7. Swimming pools and bathing areas, public or private as primary uses (Sec. 1151.03).
8. Tennis courts.
9. Basketball/volleyball courts, baseball fields and similar sports oriented uses.
10. Erosion and runoff controls, lake water quality controls. Note: A zoning permit is required for construction of erosion or runoff controls. In order to obtain a zoning permit from the Village of Roaming Shores, the RRA must demonstrate that they have fulfilled all other government requirements (ODNR, Army Corps of Engineers, etc.)

Conditional Uses

1. Grounds and facilities for recreational and community center buildings, country clubs, lakes, and other similar facilities operated on a non-profit basis.

Principal Structure Use	<u>Min. Principal Bldg. Setbacks</u>	<u>Max. % Lot Coverage</u>
Recreation	Front: 30' (a)	<u>No Sewer</u>
<u>Minimum Lot Area</u>	Each Side: 30' (b)	N/A
<u>No Sewer</u>	Rear: 60' (b)	<u>W/Sewer</u>
1 acre	<u>Min. Accessory Bldg. Setbacks</u>	50%
<u>W/Sewer</u>	Front: 30' (a)	<u>Max. Bldg. Ht.</u>
½ acre	Each Side: 30' (b)	<u>Principal Bldg.</u>
<u>Minimum Lot Width</u>	Rear: 60' (b)	35'
<u>No Sewer</u>		<u>Accessory Bldg.</u>
200'		35'
<u>W/Sewer</u>		<u>Minimum Floor Area</u>
100'		<u>Per D.U. Prin. Bldg.</u>
		<u>Sq. Ft.</u>
		N/A
		D.U. = Dwelling Unit
		Prin. Bldg. = Principal Building

(a) No parking, loading or maneuvering area less than 15 feet from the road right-of-way line.

(b) No parking, loading or maneuvering area less than 5 feet from any lot line.

(Ord. 381-02-03. Passed 5-20-03; Ord. 459-04-08. Passed 7-15-08.)

VILLAGE OF ROAMING SHORES
OFFICIAL SCHEDULE OF PERMITTED USES
AND DIMENSIONAL REQUIREMENTS

Zoning District: MAR

Purpose: : The purpose of the MAR District (Marina) is to encourage the establishment and continued year-round operation of marinas and related local retail or service businesses on existing designated marina parcels within the Roaming Rock Shores Subdivision.

Permitted Uses

1. Boat dock.
2. Boat gasoline and fuel sales ***
3. Boat supplies and marine accessories, sales.
4. Boat storage, sales, financing and repair,** (including upholstery), commercial.
5. Candy products retail sales.
6. Canvas and burlap products, sale and storage.
7. Bicycle sales, service and repair
8. Convenience store (with ATM) retail sales including:
Confectionaries and bakery shop
Carry out or delivery foods, prepared or packaged
Alcoholic beverages packaged retail sales
Dairy and ice cream for retail sale on the premises only
Fountain and packaged beverages
Ice sales
9. Hardware retail sales including:
Small appliances
Electrical supplies and repair
Paint retail sales
Tools retail sales
10. Sporting goods sales including:
Clothing and footwear sales
11. Variety and gift store retail sales including:
Antiques, flowers and gifts retail sales
Books, stationery, and card sales
Camera sales, supplies and service
Music sales
Jewelry and watch sales

Conditional Uses

1. Lawn equipment sales, service and repair, commercial
2. Lawn supplies, sales
3. Light construction materials
4. Local small business office including:
Post office
Doctor and dental office
Association or government office
5. Motorcycle sales, financing, service and repair**, commercial
6. Snowmobile, ATV sales, financing, service and repair**, commercial
7. Automobile repair**

** Repair Facilities shall comply with Ohio Fire Code Rule 22 Section 2211.

*** Fuel shall be dispersed only by marina employees trained in safety practice.

No fuel shall be dispensed at gas docks while the motor is running or persons are smoking on board, or while any other flame is permitted.

Notice shall be posted at fueling area.

Fuel Dispensing Facilities shall comply with Ohio Fire Code Rule 22 Section 2210

Principal Structure
Use
 Marina
Minimum Lot Area
W/ Sewer
 As platted
No Sewer
 As platted
Minimum Lot Width
W/ Sewer
 As platted
No Sewer
 As platted

Min. Principal Bldg. Setbacks
 Front: 30' #
 Sides: 30' *
 Rear: 60' *
Min. Accessory Bldg. Setbacks
 Front: 30' #
 Sides: 30' *
 Rear: 60' *
Max. % Lot Coverage
No Sewer
 N/A
W/Sewer
 50%

Max. Bldg. Ht.
Principal Bldg.
 35'
Accessory Bldg.
 35'
Minimum Floor Area
Per D.U. Prin. Bldg.
Sq. Ft.
 N/A
 D.U. = Dwelling Unit
 Prin. Bldg. = Principal Building

No parking, loading or maneuvering area less than 15 feet from the road right-of-way line

* No parking, loading or maneuvering area less than 5 feet from any lot line.

(Ord. 441-12-06. Passed 4-17-07.)

VILLAGE OF ROAMING SHORES
OFFICIAL SCHEDULE OF PERMITTED USES
AND DIMENSIONAL REQUIREMENTS

Zoning District: GOV

Purpose: The purpose of the GOV District (Government) is to encourage and facilitate the continual operation of the Village of Roaming Shores and the Rome Rock Association.

Permitted Uses

1. Office buildings.
2. Buildings and structures to store equipment, materials, vehicles used for governmental purposes.
3. Buildings and structures for utility purposes.

Conditional Uses

1. None permitted.

Principal Structure Use	<u>Min. Principal Bldg. Setbacks</u>	<u>Max. % Lot Coverage</u>
GOV Bldgs./structures	Front: 30' (a)	<u>No Sewer</u>
<u>Minimum Lot Area</u>	Each Side: 30' (b)	N/A
<u>No Sewer</u>	Rear: 60' (b)	<u>W/Sewer</u>
1 acre	<u>Min. Accessory Bldg. Setbacks</u>	50%
<u>W/Sewer</u>	Front: 30' (a)	<u>Max. Bldg. Ht. Principal Bldg.</u>
½ acre	Each Side: 30' (b)	35'
<u>Minimum Lot Width</u>	Rear: 50' (b), (c)	<u>Accessory Bldg.</u>
<u>No Sewer</u>		35'
200'		<u>Minimum Floor Area Per D.U. Prin. Bldg. Sq. Ft.</u>
<u>W/Sewer</u>		N/A
100'		
		D.U. = Dwelling Unit
		Prin. Bldg. = Principal Building

- (a) No parking, loading or maneuvering area less than 15 feet from the road right-of-way line.
- (b) No parking, loading or maneuvering area less than 5 feet from any lot line.
- (c) Where adjacent to residential area 60 feet required. Variance may be granted where adjacent to railroad right of way.

(Ord. 381-02-03. Passed 5-20-03.)