

**ARTICLE 2**  
**ZONING DISTRICTS AND MAP**

**SECTION 2.100**  
**PURPOSE OF DISTRICTS**

**Section 2.101 Zoning Districts.**

For the purpose of this Ordinance, the City of Sandusky is hereby divided into districts as follows:

DISTRICT NAME	SYMBOL
Single-Family Residential District	R
Multiple-Family Residential District	RM
Manufactured Housing Park District	MHP
Neighborhood Business	NB
Community Business District 1	CB1
Community Business District 2	CB2
General Business District	GB
Industrial-Research District	I-1
General Industrial District	I-2

**Section 2.102 Zoning Map.**

The City is hereby divided into districts, with the district areas and boundaries as shown on the Official City Zoning Map, along with all proper notations, references and explanatory matter. The Official Zoning Map shall be adopted by reference and declared to be a part of this Ordinance. This Map shall be identified by the signature of the Mayor and attested by the City Clerk, and bearing the seal of the City under the following words: "This is to certify that this is the Official Zoning Map of the City of Sandusky, effective as of \_\_\_\_\_, the \_\_\_\_ day of \_\_\_\_\_, 2006."

If in accordance with the provisions of this Ordinance, changes are made in district boundaries or other matter portrayed on the Official Zoning Map, such changes shall be entered on the Map promptly after the amendment has been approved by the City Council. No changes of any nature shall be made on the Official Zoning Map, except in conformity with the amendment procedures set forth in Section 12.04 (Amendments), or in conformity with the procedures set forth in the City and Village Zoning Act (P.A. 207 of 1921, as amended) for adoption of a new Official Zoning Map. The Official Zoning Map shall be kept in the office of the City Clerk, and shall be the final authority as to the current zoning status of land, water areas, and structures in the City.

### **Section 2.103 Single-Family Residential (R), District.**

The Single-Family Residential (R) District is hereby established for the purpose of providing a range of housing choices and limiting uses that would adversely impact residential neighborhoods. The intent of this district is to provide for an environment of predominantly single-family detached dwellings, along with other associated uses and facilities that serve residents in the district.

It is the further intent of the district to prohibit or restrict any land use that would substantially interfere with development or continuation of single-family detached dwellings, would generate traffic on minor or local streets in excess of normal traffic serving the residences on those streets, or would, because of its character or size, create requirements and costs for public services (such as fire, police protection, water supply or sewerage), substantially in excess of such requirements and costs if the district were developed solely for single-family dwellings. Finally, it is the intent to encourage the discontinuance of existing uses that would not be permitted as new uses under the provisions of this Ordinance.

### **Section 2.104 Multiple-Family Residential (RM) District.**

The, Multiple-Family Residential (RM) District is hereby established to promote a harmonious mixture of higher density housing options (such as apartments, townhouses, condominiums and stacked flats) at planned locations in the community to meet the various needs of different residents. Associated uses and facilities that serve the residents in the district shall also be provided within a primarily residential environment.

The Multiple Family Residential District is further intended to serve as a transition zone between non-residential districts and the lower density Single-Family Residential District. Uses in this district should be located near streets with adequate planned capacity to accommodate the traffic volumes typically generated by higher density development, and shall be served by public water and sewerage systems and other appropriate utilities and services.

Development in the Multiple Family Residential District shall be subject to appropriate design, density and development standards (including density, bulk, setback and separation standards, and provisions for sufficient light, air, privacy and recreation areas) that are intended to prevent congestion on public streets, reduce hazards to life and property, provide adequate recreation areas and basic amenities, and ensure compatibility with the adjacent Single-Family Residential District.

### **Section 2.105 Manufactured Housing Park (MHP) District.**

The Manufactured Housing Park (MHP) District is hereby established to provide for the location and regulation of manufactured housing parks (formerly known as “mobile home parks”), as defined by the Mobile Home Commission Act, P.A. 96 of 1987 (as amended), and the Manufactured Housing Commission General Rules. It is intended that manufactured housing parks be provided with necessary community services and other associated uses and facilities that serve the residents in the district in a setting that provides a high quality of life for residents. In accordance with the purpose of this district, manufactured housing parks shall be located in areas where they will be compatible with adjacent land uses.

The regulations and rules established by the Mobile Home Commission Act (P.A. 96 of 1987, as amended) and the Manufactured Housing Commission govern all manufactured housing parks. Where regulations in this Article and Ordinance exceed the state law or general rules, they are intended to promote the health, safety and welfare of the City's residents, and to insure that manufactured housing parks are developed and maintained in a manner equivalent to the standards established by this Ordinance for comparable residential developments in the City.

Further, the district is intended to meet the needs of the different age and family groups in the community, prevent congestion on the public streets, minimize hazards to life and property, and ensure sufficient provisions for light, air, privacy, recreation areas and basic amenities to serve the residents of the district.

### **Section 2.106 Neighborhood Business (NB) District.**

The Neighborhood Business (NB) District is hereby established to provide for local service and convenience shopping facilities to meet the day-to-day needs of persons residing in nearby residential areas. The district is intended to serve as a buffer between more intensive commercial districts and abutting residential neighborhoods. This district is intended for areas not suitable for low-density residential development or desirable for high intensity commercial uses. Building sizes for permitted uses are limited to promote such appropriately scaled business development in the district.

Uses which would create hazards, loud noises, vibration, smoke, glare, heavy traffic or late hours of operation are prohibited, unless otherwise specified, automotive-related services and other uses that would typically interfere with the continuity of retail frontage hinder pedestrian circulation and disrupt the functioning of this district shall also be prohibited.

### **Section 2.107.1. Community Business (CB1) District.**

The Community Business (CB1) District is hereby established to provide for various types of office, convenience, and comparison-shopping goods to meet the day-to-day needs of City residents and visitors and surrounding rural areas for convenience and durable goods, personal services, food, entertainment, shopping and related activities. It is the intent of the Community Business (CB1) District to encourage commercial and business facilities around the Community Business (CB2) District so as to economically, efficiently, and effectively serve the general City area with a wide variety of commercial retail uses. It is further the intent of the Community Business (CB1) District to allow the same uses as permitted in the Community Business (CB2) District, but subject to the dimensional standards of the Neighborhood Business (NB) District.

It is the intent of the Community Business (CB1) District to preserve the existing downtown character, strengthen and extend the historic development pattern, and promote a highly concentrated and pedestrian-accessible mix of complementary retail, restaurant, entertainment, office, and service uses. Building owners in the Community Business (CB1) District are encouraged to provide retail or personal service uses at the street level. In buildings without such uses, other active uses of visual interest to pedestrians should be displayed, including office or lobby areas, showrooms, classrooms, kitchens or similar activities. Building sizes for permitted uses are limited to promote such appropriately scaled business development in the district.

Uses that would create hazards, loud noises, vibration, smoke, glare or heavy traffic shall be prohibited. Parking facilities in the district shall be designed to serve the area rather than individual businesses. Unless otherwise specified, automotive-related services and other uses that would typically interfere with the continuity of retail frontage, hinder pedestrian circulation, and disrupt the functioning of this district shall also be prohibited.

**Section 2.107.2. Community Business (CB2) District.**

The Community Business (CB2) District is hereby established to provide for various types of office, convenience, and comparison-shopping goods to meet the day-to-day needs of City residents, visitors, and surrounding rural areas for convenience and durable goods, personal services, food, entertainment, shopping, and related activities. It is the intent of the Community Business (CB2) District to encourage commercial and business facilities in the centralized business district so as to economically, efficiently, and effectively serve the general City area with a wide variety of commercial retail uses.

It is the intent of the Community Business (CB2) District to preserve the existing downtown character, strengthen and extend the historic development pattern, and promote a highly concentrated and pedestrian-accessible mix of complementary retail, restaurant, entertainment, office, and service uses. Building owners in the Community Business District are encouraged to provide retail or personal service uses at the street level. In buildings without such uses, other active uses of visual interest to pedestrians should be displayed, including office or lobby areas, showrooms, classrooms, kitchens or similar activities. Building sizes for permitted uses are limited to promote such appropriately scaled business development in the district.

Uses that would create hazards, loud noises, vibration, smoke, glare or heavy traffic shall be prohibited. Parking facilities in the district shall be designed to serve the area rather than individual businesses. Unless otherwise specified, automotive-related services, and other uses that would typically interfere with the continuity of retail frontage, hinder pedestrian circulation, and disrupt the functioning of this district shall also be prohibited.

**Section 2.108 General Business (GB) District.**

The General Business (GB) District is hereby established to provide sites for more diversified business types which would often be incompatible with the pedestrian movement in the Community Business District and which are oriented to serving the needs of "passer-by" traffic within the City and surrounding region. This district is further intended to provide opportunities for automobile-related businesses, uses that generate large traffic volumes or require substantial off-street parking facilities, and other uses incompatible with the pedestrian-oriented character, scale, and mix of permitted uses in the Community Business or Neighborhood Business Districts. Accordingly, this district should be generally located near major streets and thoroughfares to prevent potential nuisances and use conflicts.

Because of the types of uses permitted in the General Business District, detailed attention shall be focused on relationships with adjacent areas, site layout, building design, and vehicular and pedestrian circulation. Development in the district shall be compatible in design with the overall City character, designed in coordination with adjoining sites, and buffered from or located away from residential areas.

### **Section 2.109 Industrial-Research (I-1) District.**

The Industrial-Research (I-1) District is hereby established for the purpose of permitting certain industries of a light manufacturing, research, warehousing or wholesaling character to locate in planned areas of the City where such uses will not have a detrimental impact on surrounding neighborhoods. This district is not intended for the processing of raw materials for bulk shipment or use in industrial operations at other locations.

It is further intended that the Industrial-Research District provide specific use and site development standards designed to promote the creation of high quality office, research, warehousing, wholesaling, and manufacturing facilities. To meet the purpose and intent of this district, certain land uses are prohibited, including, but not limited to uses that would create excessive or unusual danger of fire, explosion, toxicity, or exposure to radiation or other unusually noxious, offensive, unhealthy and harmful odors, fumes, dust, smoke, light, waste, noise or vibration.

### **Section 2.110 General Industrial (I-2) District.**

The General Industrial (I-2) District is hereby established for the purpose of permitting a wide range of manufacturing, assembling, and fabrication activities including large scale or specialized industrial operations in planned areas of the City where such uses and facilities would have very limited detrimental impacts on surrounding neighborhoods or the City as a whole. The intent of the General Industrial District is to promote the creation of high quality industrial, research, and manufacturing jobs and permit more intensive, large-scale or specialized industrial operations requiring special sites or public and utility services. It is so structured as to permit the manufacturing, processing, and compounding of semi-finished or finished products from raw materials as well as from previously prepared material. Reasonable regulations and limitations apply to these more intense uses to minimize any adverse effects on other areas of the City.

To meet the purpose and intent of this district, certain land uses are prohibited, including, but not limited to uses that would create excessive or unusual danger of fire, explosion, toxicity, or exposure to radiation or other unusually noxious, offensive, unhealthy and harmful odors, fumes, dust, smoke, light, waste, noise or vibration.

## **SECTION 2.200 GENERAL STANDARDS**

### **Section 2.201 Principal Uses and Special Uses.**

In all districts, no structure or land shall be used or occupied, except in conformance with Section 3.02 (Table of Permitted Land Uses by District), and as otherwise provided for in this Ordinance. Uses subject to special conditions may be permitted in accordance with Section 3.02 (Table of Permitted Land Uses by District), subject to a public hearing and approval by the Planning Commission in accordance with the procedures and conditions defined in Section 12.02 (Special Uses).

### **Section 2.202 Prohibited Uses.**

Uses that are not specifically listed as a principal or special use permitted by this Ordinance in a zoning district, or otherwise determined to be similar to a listed and permitted use, shall be prohibited in the district.

### **Section 2.203 Design and Development Requirements.**

All uses shall comply with any applicable requirements of Article 5 (Use Standards), and all other applicable provisions of this Ordinance and other City Codes and Ordinances. No structure shall be erected, reconstructed, altered or enlarged, nor shall permits or certificates of occupancy be issued, except in conformance with this Ordinance and other City Codes and Ordinances.

### **Section 2.204 District Boundaries.**

The boundaries of zoning districts, as shown on the map accompanying and made a part of this Ordinance, unless otherwise shown, are lot or tract lines or the center lines of streets, roads or alleys or the extension thereof, railroad right-of-way lines, and the corporate limits of the City of Sandusky.

If the Zoning Administrator finds these standards inadequate to interpret the location of a zoning district boundary or if a property owner wishes to dispute the Zoning Administrator's interpretation, the Zoning Board of Appeals may interpret the Zoning Map under the provisions of Section 18.08 (Interpretations of Zoning District Boundaries).

### **Section 2.205 Street, Alley and Railroad Rights-of-Way.**

All streets, alleys, and railroad rights-of-way, if not otherwise specifically designated, shall be deemed to be in the same zone as the property immediately abutting upon such streets, alleys or railroad rights-of-way. Where the centerline of a street or alley serves as a district boundary, the zoning of such street or alley, unless otherwise specifically designated, shall be deemed to be the same as that of the abutting property up to such centerline.

### **Section 2.206 Zoning of Annexed Areas.**

Wherever any area is annexed to the City of Sandusky or the boundaries of the City are otherwise extended to include additional land area, zoning classification of the land area shall be subject to the following:

1. The land area shall automatically be classified as a Single-Family Residential (R) District until such time as the City Council may adopt a new Official Zoning Map for the land area.
2. The City Council may adopt a new Official Zoning Map for the land area following a public hearing and recommendation from the Planning Commission, per Section 12.04 (Amendments).
3. In making a recommendation to City Council on the zoning classification(s) for such land areas, the Planning Commission shall consider any previous township or county zoning classifications that existed for the land prior to extension of the City boundaries, the adopted Master Plan recommendations, and planned future land use designations for the land area or adjacent areas within the City.

### **Section 2.207 Zoning of Vacated Areas.**

Any street, alley, railroad right-of-way or other public way or portion thereof within the City of Sandusky not otherwise classified within the boundaries of a zoning district on the Official Zoning Map shall, upon vacation, automatically be classified in the same zoning district as the parcel(s) to which it attaches.