

Chapter 12 Definitions

12.01 Rules of Construction and Interpretation

<Reserved>

12.02 Definitions

Active Parks, Playgrounds, and Recreational Facilities

Public or private land and facilities designed and improved for active recreation, sports, and structured play. These areas are intended for regular human activity, organized recreation programs, and community use, often including built structures and high levels of physical engagement. Such land may be purposefully devoted to ball fields, tennis courts, swimming pools, skate parks, disc golf, or other similar outdoor activities.

Adult Entertainment Facility

An establishment having a significant portion of its function as presenting adult material or entertainment. The following are categorized as adult entertainment establishments:

- (A) **Adult Arcade.** Any place to which the public is permitted or invited in which coin-operated, slug-operated, or electronically, electrically, or mechanically controlled still or motion picture machines, projectors, or other image-producing devices are regularly maintained to show images to five or fewer persons per machine at any one time, and in which the images so displayed are distinguished or characterized by their emphasis upon matter exhibiting or describing of “specified sexual activities” or “specified anatomical areas.”
- (B) **Adult Book Store, Adult Novelty Store or Adult Video Store.** A commercial establishment that has as a significant or substantial portion of its stock in trade or inventory in, derives a significant or substantial portion of its revenues from, devotes a significant or substantial portion of its interior business or advertising to, or maintains a substantial section of its sales or display space for the sale or rental, for any form of consideration, of books, magazines, periodicals, or other printed matter, or photographs, films, motion pictures, video cassettes, compact discs, slides, or other visual representations, that are characterized by their emphasis upon the exhibition or description of specified sexual activities or specified anatomical areas.
- (C) **Adult Entertainment Establishment.** An adult arcade, adult bookstore, adult novelty store, adult video store, adult cabaret, adult motion picture theater, adult theater, nude or semi-nude model studio, or sexual encounter establishment. An establishment in which a medical practitioner, psychologist, psychiatrist, or similar professional person licensed by the state engages in medically approved and recognized therapy, including, but not limited to, massage therapy, as regulated pursuant to Section 4731.15 of the Revised Code, is not an “adult entertainment establishment”.
- (D) **Adult Materials.** Any book, novelty, sexual paraphernalia, sex toy, sexual devise, magazine, periodical, newspaper, pamphlet, poster, print picture, slide, transparency, figure, image, description, motion picture film, video, phonographic record or tape, compact disc (CD), digital video disc (DVD), computer hardware or software, or other tangible thing that is distinguished or characterized by an emphasis on matter depicting, describing, or relating to specified sexual activities or specified anatomical areas.
- (E) **Adult Mini Motion Picture Theater.** A facility with a capacity for less than 50 persons, which in exchange for any form of consideration, presents adult material for observation by patrons therein.
- (F) **Adult Motel or Hotel.** An establishment offering public accommodations, for any form of consideration, which provides patrons with closed-circuit television transmissions, films, motion pictures, video cassettes, slides or other photographic reproductions, characterized by the depiction of “specified sexual activities” or “specified anatomical areas” and which advertises the availability of this type of material by means of a sign visible from the public right-of-way, or by means of off-premises advertising; or offers a sleeping room for

rent for a period of time less than 10 hours; or allows a tenant or occupant to sub-rent the sleeping room for a period of time less than 10 hours.

- (G) **Adult Motion Picture Theater.** A commercial establishment where films, motion pictures, videocassettes, slides or similar photographic reproductions that are characterized by their emphasis upon the display of specified sexual activities or specified anatomical areas are regularly shown to more than five individuals for any form of consideration.
- (H) **Adult Theater.** A theater, concert hall, auditorium, or similar commercial establishment that, for any form of consideration, regularly features persons who appear in a state of nudity or semi-nudity or live performances that are characterized by their emphasis upon the exposure of specified anatomical areas or specified sexual activities.
- (I) **Escort Agency.** A person or business association that, for any form of consideration, furnishes, or offers to furnish an escort(s), guide(s), date(s), or companion(s) for another person.
- (J) **Massage Establishments.** Any establishment having a fixed place of business where massages are administered for pay. This definition shall not be construed to include a hospital, nursing home, medical clinic, or the office of a physician, surgeon, chiropractor, osteopath, or therapist duly licensed by the State of Ohio, nor barber shops or beauty salons in which massages are administered only to the scalp, the face, the neck, or the shoulder, or recreation centers and sports complexes.
- (K) **Nude Model Studio.** Any place where a person, who regularly appears in a state of nudity, semi-nudity, is provided for money or any other form of consideration to be observed, sketched, drawn, painted, sculpted, photographed, or similarly depicted by other persons A modeling class or studio is not a nude or semi-nude model studio and is not subject to this chapter if it is operated in any of the following ways: (i) By a college or university supported entirely or partly by taxation; (ii) By a private college or university that maintains and operates educational programs, the credits for which are transferable to a college or university supported entirely or partly by taxation; (iii) In a structure that has no sign visible from the exterior of the structure and no other advertising indicating that a person appearing in a state of nudity or semi-nudity is available for viewing, if in order to participate in a class in the structure, a student must enroll at least three days in advance of the class and if not more than one nude or semi-nude model is on the premises at any one time.
- (L) **Sexual Device Shop.** A commercial establishment that regularly features sexual devices, but not including any pharmacy, drug store, medical clinic, or establishment primarily dedicated to providing medical or healthcare products or services, and not including any commercial establishment that does not restrict access to its premises by reason of age.
- (M) **Sexual Encounter Center.** A business or commercial enterprise that, as one of its principal business purposes, purports to offer for any form of consideration physical contact in the form of wrestling or tumbling between individuals of the opposite sex when one or more of the individuals is nude or semi-nude.
- (N) **Sexual Encounter Establishment.** A business or commercial establishment, that as one of its primary business purposes, offers for any form of consideration, a place where two or more persons congregate, associate or consort, for the purpose of specified sexual activities, or the exposure of specified anatomical areas, or activities when one or more of the persons is in a state of nudity or semi-nude (not including an establishment where a medical practitioner, psychologist, psychiatrist or similar person licensed in the State of Ohio, engages in medically approved and recognized sexual therapy).

Agriculture – Raising of Crops

The principal use of land for agricultural purposes. This includes necessary buildings and structure which shall be used for agriculture, including, but not limited to: raising of crops, horticulture, floriculture, and viticulture and the necessary accessory uses for parking, treating or sorting the products; provided, however, that the operation of any such accessory uses shall be secondary to that of the normal agricultural activities. Buildings occupied as residences by persons engaged in agricultural operations shall not be considered to be used for agricultural purposes.

Agriculture – Raising of Livestock

The principal use of land for the raising and caring of livestock. This includes necessary buildings and structures which shall be used for agriculture, raising and caring for livestock and animal and poultry husbandry including necessary accessory uses for parking, treating or sorting of products; provided, however, that the operation of any such accessory uses shall be secondary to that of the normal agricultural activities. Buildings occupied as residences by persons engaged in agricultural operations shall not be considered to be used for agricultural purposes.

Animal Grooming Establishment

A business that provides bathing, brushing, hair trimming, nail clipping, and/or other hygiene-related services for domestic animals. This use does not include veterinary services, overnight boarding, or the breeding or sale of animals. The use may include temporary holding of animals before and after grooming services, but does not include outdoor kenneling or long-term care.

Animal Shelter

A facility operated by a public agency or nonprofit organization that provides temporary care, housing, medical treatment, and adoption services for stray, abandoned, or surrendered animals. Animal shelters are focused on animal welfare and rehoming rather than commercial breeding or boarding.

Assembly/Banquet Hall

A facility available for lease by private parties that may include kitchen facilities for the preparation or catering of food, the sale of alcoholic beverages for on-premises consumption during scheduled events not open to the public, and/or outdoor gardens, decks, or reception facilities.

Assisted Living Facility

A residential facility that provides housing, personal care services, and limited health care services for individuals who are unable to live independently but do not require the level of care provided in a nursing home. Assisted living facilities typically offer assistance with activities of daily living such as bathing, dressing, eating, medication management, and mobility, while promoting as much independence as possible in a residential setting. These facilities may include shared or private units and provide communal dining, recreational, and social areas.

Automobile Body Repair Shop

A facility that provides collision repair services, including body frame straightening and repair, replacement of damaged parts, and painting.

Automobile Fueling Station

A facility where gasoline, diesel, ethanol, or other motor vehicle fuels are stored and dispensed to the public for retail sale. The use may include accessory components such as a pump station canopy, convenience store, air pumps, automated car washes, or propane tank exchange stations. This definition does not include truck stops, vehicle repair garages, or facilities offering maintenance services beyond basic incidental services.

Automobile General Repair

A building, structure, or land used for the general repair and maintenance of automobiles, motorcycles, trucks, trailers, or similar vehicles including, but not limited to, muffler, oil change and lubrication, tire service and sales, installation of accessories, or engine repair.

Automobile Oil Change, Lube, or Light Service

A building, structure, or land used for light maintenance of automobiles, motorcycles, trucks, trailers, or similar vehicles. Light maintenance includes oil change and lubrication, changing and flushing of fluids, battery maintenance/replacement, and tire service/sales, but not engine repair.

Automobile Sales or Rental Establishment

A facility where new or used cars, motorcycles, and other light load vehicles are sold, leased, or rented.

Automobile Washing Facility

The use of a site for washing and cleaning of passenger vehicles, recreational vehicles, or other light duty equipment.

Bar, Brewpub, or Tavern

An establishment dispensing, for on-site consumption, any fermented malt beverage, malt beverage, special malt, vinous, or spirituous liquors. The sale of food products including, but not limited to, sandwiches and light snacks may be a secondary use to the service of the aforementioned drinks.

Bed & Breakfast

A principal use/building, sometimes the primary residence of the owner, wherein sleeping accommodations are offered for compensation, with or without meals, to transients occupying a room or rooms.

Building or Lumber Materials Yard

A facility where bulk construction or landscape materials such as wood, gravel, stone, or brick are stored and sold. Outdoor storage and loading of materials is typical, and the site may include limited retail or delivery services.

Casino

A facility licensed by the Ohio Casino Control Commission where games of chance are conducted for profit. A casino may include table games (such as poker, blackjack, or roulette), slot machines, and electronic gaming devices. Accessory uses may include restaurants, bars, event space, and hotel accommodations. Casinos are typically located in permanent structures and are subject to state licensing and regulatory oversight.

Cemetery

Land used for the burial of the dead and dedicated for cemetery purposes, including columbiums, crematories, mausoleums and mortuaries when operated in conjunction with and within the boundary of such cemetery.

Community Garden

A single piece of land that is gardened collectively by a group of people, which may include a series of garden plots where each is designated for a specific growing activity or assigned to a specific person for use and upkeep.

Concrete or Asphalt Plant

A facility engaged in the production of concrete or asphalt materials for construction, often involving the mixing of raw materials such as gravel, cement, sand, and bitumen. These uses generally require large sites, buffering, and regulation due to dust, truck traffic, and noise.

Contractor Yards or Equipment Rental

Facilities that provide services to other businesses or construction operations, such as contractor yards, heavy equipment storage or rental, welding shops, or utility service depots. These uses may involve outdoor storage, maintenance, and large vehicles or equipment.

Convenience Store

Small-scale retail stores used for the sale of goods used on an everyday basis by consumers including, but not limited to, pre-packaged food products, household items, newspapers and magazines. Such use does not include gasoline or automotive fuel sale or fast food service.

Crematorium

A facility or portion of a facility equipped for the cremation of human remains, which may be co-located with a funeral home or operate as a separate establishment. Crematoriums must comply with applicable environmental and health regulations.

Data Center

A facility that houses computer systems, servers, and networking equipment, often for cloud computing or data storage. Data centers are high energy users but generate little traffic or noise. Security and backup systems are key operational elements.

Day Care Center

An establishment for the care, protection, and guidance of one or more children or adults on a regular basis, for periods of less than 24 hours per day, in a location other than their usual place of residence.

Drive-Through

A component of a commercial or institutional use designed to enable customers to quickly drop off items, or receive goods or services, while remaining in their vehicles. Drive-through facilities may include, but are not limited to, windows, kiosks, lanes,

or audio/video ordering systems associated with uses such as restaurants, banks, pharmacies, dry cleaners, libraries, or similar establishments.

Drive-Through Facility

A retail establishment primarily engaged in the sale of packaged beer, wine, and nonalcoholic beverages for off-premises consumption, where all transactions occur through a drive-through lane. Customers remain in their vehicles throughout the purchasing process, with no indoor seating made available. This use is distinct from fast-food restaurants or convenience stores with incidental alcohol sales.

Dwelling

Any building, or portion thereof, which is designed to be used primarily for residential purposes, but not including hotels, motels, and bed & breakfasts.

Dwelling, Multiple-Unit

A building consisting of four or more dwelling units, each of which is occupied by either a Type A or Type B Household Unit.

Dwelling, Single-Unit

A building consisting of a single dwelling unit occupied by a Type A Household Unit.

Dwelling, Three-Unit

A building consisting of three dwelling units, each of which is occupied by either a Type A or Type B Household Unit.

Dwelling, Two-Unit

A building consisting of two dwelling units, each of which is occupied by either a Type A or Type B Household Unit.

Dwelling Unit

Any room or group of rooms located within a dwelling and forming a residential housekeeping unit with facilities that are used or intended to be used for living, sleeping, cooking and eating, along with one or more restrooms and bathing facilities, to be utilized by any one type of Household Unit as defined.

Educational Institution

A public or private facility that provides a curriculum of primary, elementary, secondary or college preparatory academic instruction, including, but not limited to, kindergartens, elementary schools, junior high schools, and high schools. This definition shall not be deemed to include colleges, trade or business schools, or other post-secondary education facilities.

Educational Institution, Higher Learning

Any private or public secondary educational institution that includes, but is not limited to: secretarial schools, colleges and universities, business schools, seminaries, or any other institution providing collegiate level curriculum.

Egress

An access point for exiting.

Equipment Sales and Leasing

Any building or land used for the display, sale, or rental of equipment in operable condition, such as farm equipment, utility trailers, and construction equipment.

Family

A group of two or more individuals who are: (1) related by marriage, legally recognized civil union, or adoption; or (2) who are within three degrees or fewer of consanguinity.

Family Day Care, Type A

A permanent residence of the administrator in which child care or publicly funded child care is provided for seven (7) to twelve (12) children at one time or a permanent residence of the administrator in which child care is provided for four (4) to twelve (12) children at one time if four (4) or more children at one time are under two (2) years of age. In counting children for the purposes of this division, any children under six (6) years of age who are related to a licensee, administrator, or employee and who are on the premises of the Type A home shall be counted.

Family Day Care, Type B

A permanent residence of the provider in which child care is provided for one to six (6) children at one time and in which no more than three (3) children who are under two (2) years of age at one time. In counting children for the purposes of this division, any children under six (6) years of age who are related to the provider and who are on the premises of the type B home shall be counted.

Fill Site

Land used for the placement, deposit, or disposal of clean fill material, including soil, dirt, gravel, sand, stone, concrete (without rebar), and other inert, non-decomposable earthen materials for the purpose of altering grade, reclaiming land, or preparing a site for future development. This use does not include the disposal of solid waste, construction and demolition debris (other than clean concrete or stone), hazardous materials, or any putrescible material.

Financial Institution

Any building, property or activity the principal use or purpose of which is the provision of financial services including, but not limited to, banks, credit unions, financial advisor services, stock brokerages, savings and loan institutions and mortgage companies.

Fire Station

A facility where fire engines and other equipment of a local fire department are housed.

Flea Market

Buildings or open areas in which sales areas or stalls are set aside or rented and which are intended for use by two or more individuals or by educational, religious or charitable organizations to sell articles that are often homemade, homegrown, handcrafted, old, obsolete or antique.

Food Pantry

A facility, typically operated by a non-profit, faith-based, or community organization, that distributes food and basic household goods at no or low cost to individuals or families in need. Food pantries may include dry goods storage, refrigeration, volunteer workspaces, and limited on-site client services. Food is intended for off-site consumption.

Food Processing Plant

A facility that processes raw or prepared food products for wholesale or distribution. May include activities such as baking, canning, freezing, bottling, packaging, or slaughtering. Depending on scale, this use may be light or heavy industrial.

Food Stand or Vending Cart

A non-motorized, portable cart or stand used to sell food, beverages, or other goods directly to pedestrians in public or private spaces. Vending carts are typically manually pushed or towed and are not designed for on-site food preparation beyond simple warming or assembly. These carts are intended for temporary or itinerant operation and do not provide customer seating, drive-through service, or permanent utility connections. All vending carts must comply with applicable health, licensing, and location regulations.

Food Truck

A self-contained, motorized vehicle or trailer licensed by the appropriate health and licensing authorities, designed and equipped to prepare, cook, and sell food and/or beverages for immediate consumption. Food trucks are intended to be mobile and may operate on public or private property in accordance with applicable regulations. They do not provide indoor seating and may include limited outdoor seating or service areas as an accessory feature. Food trucks are not considered permanent structures and are distinguished from brick-and-mortar restaurants, walk-up establishments, and vending carts.

Food or Vending Kiosk

A small, permanent or semi-permanent structure or enclosure used to sell food, beverages, or other retail goods directly to customers. Kiosks are typically located in pedestrian-oriented areas such as shopping centers, parks, or plazas, and may be staffed or automated. Unlike vending carts, kiosks are stationary and usually connected to utilities, but are smaller and less complex than full-scale buildings. Examples include snow cone shacks, coffee kiosks, or small retail stands.

Fraternal Organization or Social Club

A building or portion thereof or premises owned or operated by a corporation, association, or group of persons for a social,

environmental, or recreational purpose, but not primarily for profit or to render a service which is customarily carried on as a business.

Freight or Truck Terminal

A facility designed for the short-term storage and transfer of goods between trucks or other freight carriers. Terminals may include vehicle maintenance, parking, and loading docks, and typically generate high volumes of truck traffic. Long-term storage is not the primary use.

Funeral Home

A facility used for the preparation and viewing of deceased persons prior to burial or cremation. Funeral homes typically provide services including embalming, body preparation, funeral ceremonies, memorial services, and may include chapels or gathering spaces for family and friends.

Gaming Facility, Casino

A facility licensed by the Ohio Casino Control Commission where games of chance are conducted for profit. A casino may include table games (such as poker, blackjack, or roulette), slot machines, and electronic gaming devices. Accessory uses may include restaurants, bars, event space, and hotel accommodations. Casinos are typically located in permanent structures and are subject to state licensing and regulatory oversight.

Gaming Facility, Limited

A facility offering games of skill or chance for amusement or small-stakes prize redemption, but not regulated as a casino or racino under state law. Examples may include licensed charitable gaming, skill-based amusement arcades, or fraternal/social clubs operating under Ohio's gaming rules. Such facilities may include accessory food and beverage service.

Gaming Facility, Racino

A horse racing facility authorized by the Ohio State Racing Commission that also includes video lottery terminals (VLTs) licensed by the Ohio Lottery Commission. A racino combines live or simulcast pari-mutuel wagering on horse races with electronic gaming. Accessory uses may include stables, grandstands, restaurants, bars, and entertainment venues. Racinos do not offer table games or slot machines not authorized by the Ohio Lottery.

Garden Center

A commercial establishment primarily engaged in the retail sale of gardening supplies, seeds, plants, fertilizers, soil amendments, gardening tools, and related horticultural products. The use may include outdoor display areas and may have greenhouses or nursery structures as accessory uses for growing, propagating, or protecting plants.

General Industrial Services

Facilities that provide services to other businesses or construction operations, such as contractor yards, heavy equipment storage or rental, welding shops, or utility service depots. These uses may involve outdoor storage and maintenance of large vehicles or equipment.

General Manufacturing

A facility used for the manufacturing or processing of goods, which may range from light to moderate intensity. This includes operations that assemble products or produce components, materials, or finished goods, but do not involve the most intensive or hazardous industrial processes.

Government Facility

Any building or structure or portion thereof, used by a unit of local government or government agency for administrative or service purposes, but not including buildings devoted solely to the storage and maintenance of equipment and materials. This definition does not include fire or police stations.

Greenhouses and Nurseries

Establishments used for the growing, storage, and sale of legal garden plants, shrubs, trees, or vines for retail or wholesale sales.

Health Clinic

A facility that provides preventive, diagnostic, and treatment services to the general public on an outpatient basis. Clinics may be operated by public health agencies, nonprofit organizations, or medical institutions, and may offer services on a sliding fee

scale or without appointments. Clinics typically serve a higher volume of patients than medical offices and may include primary care, dental, behavioral health, sexual health, or immunization services.

Heavy Industrial Use

A facility involved in the manufacturing, processing, refining, or treatment of raw materials or large-scale industrial operations that may involve significant noise, odor, vibration, dust, or emissions. Heavy industrial uses may include outdoor storage, large equipment, and intensive energy or water use. Examples include steel fabrication, chemical production, concrete batching, or foundries.

Hospice Care

A facility that provides palliative and supportive care for terminally ill patients and their families. Hospice care focuses on quality of life and symptom management rather than curative treatment, and is typically delivered in a residential or home-like setting. Services may include medical care, pain management, counseling, and spiritual support, provided by an interdisciplinary team.

Hospital

An institution providing health services primarily for in-patient medical or surgical care of the sick or injured and including related facilities such as laboratories, outpatient departments, training facilities, central service facilities and staff offices which are an integral part of the facility, provided such institution is operated by or treatment is given under direct supervision of a licensed physician. Types of hospitals include general, mental, chronic disease and allied special hospitals such as cardiac, contagious disease, maternity, orthopedic, cancer and the like.

Hotel

A commercial establishment providing overnight lodging accommodations in individual rooms or suites, typically within a multi-story building. Hotels usually offer interior corridors, a range of guest services and amenities such as front desk reception, room service, conference or banquet facilities, and may include restaurants, fitness centers, and other accessory uses. Hotels are designed for both short- and long-term stays.

Household Unit, Type A

A group of individuals living together in a dwelling unit and found to be either: (1) a Family; (2) a Family plus one individual unrelated to the Family; (3) a single individual; (4) two unrelated individuals; or (5) any of the previous four designations plus a Caregiver as defined.

Household Unit, Type B

A group of three to five individuals living together in a dwelling unit, excluding those groups falling under the definition of a Small Residential Facility as defined herein.

Household Unit, Type C

A group of six to ten individuals living together in a dwelling unit, excluding those groups falling under the definition of a Small Residential Facility or Large Residential Facility as defined herein.

Household Unit, Type D

A group of eleven or more individuals living together in a dwelling unit, excluding those groups falling under the definition of a Large Residential Facility as defined herein.

Ingress

An access point for entering.

Junk or Salvage Yard

A facility used for the storage, dismantling, or sale of used, discarded, or salvaged materials, vehicles, or equipment. Junk yards typically operate outdoors and may involve crushing, stacking, or open storage of parts and scrap. These uses often require screening and environmental controls.

Kennel

A facility where domestic animals, such as dogs and cats, are housed, bred, trained, boarded, or cared for on a commercial basis. Kennels may provide services including day care, grooming, breeding, or overnight boarding. Kennels are typically enclosed and may include indoor and outdoor exercise areas.

Library or Cultural Center

A public or private facility used for display, performance, or enjoyment of heritage, history, or the arts. The use includes, but is not limited to, museums, libraries, art performance venues, cultural centers, and interpretative sites but does not include theaters.

Light Industrial Use or Cottage Industry

A facility engaged in the assembly, fabrication, processing, packaging, or repair of finished products or parts, typically from previously prepared materials. Light industrial uses generate minimal off-site impacts and are conducted mostly or entirely indoors. Typical examples include electronics assembly, printing, woodworking, small-scale food production, and product testing.

Lodging House, Small

A building consisting of a single dwelling unit and occupied by a Type B Household Unit.

Lodging House, Medium

A building consisting of a single dwelling unit and occupied by a Type C Household Unit.

Lodging House, Multiple Unit

A building consisting of two or more dwelling units, wherein one or more of the dwelling units are occupied by a Type C or Type D Household Unit.

Lodging House, Large

A building consisting of a single dwelling unit and occupied by a Type D Household Unit.

Lodging House, University-Recognized

A building occupied by any type of Household Unit (Type A, B, C, or D) and whose occupants are active members of a qualifying organization recognized by Miami University, excepting up to three persons who are employees or agents of the organization; qualifying organizations shall be limited to fraternities, sororities, or similar groups approved by Miami University for communal off-campus living.

Manufactured Home

A building unit or assembly of closed construction that is fabricated in an off-site facility and constructed in conformance with the federal construction and safety standards established by the Secretary of Housing and Urban Development pursuant to the “Manufactured Housing Construction and Safety Standards Act of 1974,” 88 Stat. 700, 42 U.S.C.A. 5401, 5403, and that has a permanent label or tag affixed to it, as specified in 42 U.S.C.A. 5415, certifying compliance with all applicable federal construction and safety standards.

Manufactured Home, Permanently-Sited

Means a manufactured home that meets all of the following criteria: (A) the structure is affixed to a permanent foundation and is connected to appropriate facilities; (B) the structure, including any addition, has a width of at least twenty-two feet at one point, a length of at least twenty-two feet at one point, and a total living area – excluding garages, porches, or other attachments – of at least nine hundred square feet; (C) the structure has a minimum 3/12 roof pitch, conventional residential siding, and a six inch minimum eave overhang plus appropriate guttering; (D) the structure was manufactured after January 1, 1995; and (E) the structure is not located in a manufactured home park as defined herein.

Manufactured Home Park

Any tract of land upon which two (2) or more manufactured or mobile homes used for habitation are parked, either free of charge or for revenue purposes, and includes any roadway, building, structure, vehicle, or enclosure used or intended for use as a part of the facilities of the park. “Manufactured Home Park” does not include any of the following: (A) a tract of land used solely for the storage or display for sale of manufactured or mobile homes or solely as a temporary park-camp as defined in Section 3729.01 of the Ohio Revised Code; or (B) a tract of land within an area that is subject to local zoning authority and subdivision requirements and is subdivided, and the individual lots are for sale or sold for the purpose of installation of manufactured homes for habitation.

Marijuana Cultivation

The planting, growing, or harvesting of marijuana plants, or any part thereof.

Marijuana Dispensary

A properly licensed use where marijuana, marijuana-infused products, and/or marijuana concentrates are legally sold and/or distributed.

Marijuana Processing

The processing of marijuana by a marijuana processor into usable marijuana, marijuana-infused products, and marijuana concentrates, including the packing and labeling of usable marijuana, marijuana-infused products, and marijuana concentrates.

Micro-Brewery, Micro-Distillery, or Micro-Winery

A facility engaged in the small-scale production of beer, distilled spirits, or wine, respectively, intended primarily for sale on-site and distribution in limited quantities. These establishments may include tasting rooms, retail sales, and limited food service as accessory uses. Production capacity is typically restricted by volume (e.g., not exceeding a specified number of barrels or gallons per year), consistent with applicable state licensing regulations.

Mortuary

A facility that provides services related to the care, preparation, and storage of deceased persons, including embalming and temporary holding before final disposition. Mortuaries may be co-located with funeral homes or operate independently and may offer related services such as transportation of remains.

Motel

A commercial establishment providing overnight lodging accommodations primarily designed for motorists, with guest rooms typically arranged in one- or two-story buildings with direct exterior access and parking located immediately adjacent to the rooms. Motels generally offer limited services and amenities compared to hotels and cater to short-term stays.

Moving Truck or Trailer Rental

A commercial establishment which rents out vans, trucks, trailers, and other moving equipment for a fee, to be used on a temporary basis and then returned to the same establishment or to the location of another affiliated establishment.

Nursing Home

A facility used for the reception and care of individuals who by reason of illness or physical or mental impairment require skilled nursing care and of individuals who require personal care services but not skilled nursing care. A nursing home is licensed to provide personal care services and skilled nursing care.

Office, Charitable, Faith-Based or Non-Profit Organization

A facility used for the administrative, clerical, or outreach functions of a tax-exempt, charitable, or faith-based organization. Activities may include staff offices, volunteer coordination, fundraising, case management, program planning, or community engagement. This use does not include facilities where regular worship services occur (regulated separately as a Place of Worship), nor does it include direct service provision such as food distribution, overnight shelter, or medical care.

Office, Medical

A facility where one or more licensed medical, dental, mental health, or allied health professionals provide outpatient consultation, examination, and treatment to patients by appointment. Services are typically limited to general or routine medical care, and patients are not kept overnight. Medical offices may include minor diagnostic or therapeutic services but do not include surgical procedures requiring general anesthesia or recovery areas.

Office, Professional

A building or portion thereof used primarily for administrative, clerical, or professional services performed by licensed professionals or businesses. Typical uses include offices for lawyers, architects, engineers, accountants, consultants, real estate agents, and similar occupations. Professional offices generally do not involve retail sales, manufacturing, or client services requiring frequent deliveries or high customer turnover.

Outpatient Facility

A facility where medical, dental, mental health, or surgical services are provided to patients on a non-residential basis. Patients are not admitted overnight, and services are typically scheduled by appointment. Outpatient facilities may include

diagnostic testing, treatment, minor surgical procedures, rehabilitation services, and counseling. This use does not include those facilities falling under the definition of a health clinic or medical office, as defined herein.

Parking Lots or Garages

A facility or area designed and used primarily for the parking or storage of motor vehicles as a principal use, rather than as accessory to another use. This definition includes surface parking lots or multi-level parking structures, whether publicly or privately owned, where space may be available for free or for a fee. Such facilities do not include vehicle repair, sales, or long-term storage of inoperable vehicles.

Passive Parks, Open Space, and Natural Areas

Land designated for the preservation of natural landscapes, the protection of ecological resources, or for low-impact public recreational use. These areas are primarily intended for conservation, visual relief, and informal enjoyment of the outdoors, rather than for active or intensive recreational uses.

Personal Service Establishment

An establishment that is primarily engaged in providing services generally involving the care of the person or person's possessions. Personal services may include but are not limited to: barber shops, beauty salons, health and fitness studios, informational and instructional services, photo finishing, printing, tanning salons, tattoo parlors, and portrait studios.

Place of Worship

A facility, structure, or group of structures primarily used for religious worship and related religious activities, such as prayer, meditation, and assembly by a religious congregation or group. This includes but is not limited to churches, mosques, synagogues, temples, and other religious assemblies or congregations, regardless of denomination or faith tradition.

Police Station

The office or headquarters of a local police force.

Public Infrastructure

The location, erection, construction, reconstruction, change, alteration, maintenance, removal, use or enlargement by public utilities, county, or other governmental agencies of streets; roads; underground, surface or overhead electrical, gas, steam, fuel or water transmission or distribution systems; collection, supply or disposal systems, including towers, poles, wires, mains, drains, sewers, pipes, conduits, cables, fire alarm and police call boxes; traffic signals; hydrants; and similar accessories and the use of land in connection therewith, for the furnishing of adequate service by such utilities or governmental departments for the public health, safety and general welfare.

Public Utility

An infrastructure service providing regional or community-wide service that normally entails the construction of new buildings or structures such as water towers, waste treatment plants, potable water treatment plants, and electrical substations that are not defined more specifically elsewhere in this Code and which are not defined herein as Public Infrastructure. Public utilities are: owned or maintained by public utility companies or public agencies; located in public ways or in easements provided for the purpose, or on a customer's premises and not requiring a private right-of-way; and reasonably necessary for the furnishing of adequate water, sewer, gas, electric, communication, or similar services to adjacent customers.

Recreational Facility, Indoor

Land or facilities operated as a business and which are open to the general public for a fee including, but not limited to: billiard parlors, skating rinks, indoor swimming pools, bowling alleys, arcades consisting of skill-based amusement machines, tennis courts, and other similar businesses. Such facilities may also provide a snack bar, restaurant, retail sales of related sports, health, or fitness items, and other support facilities.

Recreational Facility, Outdoor

Land or facilities operated as a business and which are open to the general public for a fee including but not limited to: pay-to-play athletic fields, golf courses, driving ranges, outdoor swimming pools, amusement parks, racetracks (non-vehicular), and other similar businesses. Such facilities may also provide a snack bar, restaurant, retail sales of related sports, health or fitness items, and other support facilities.

Recycling Facility

A facility where recyclable materials are collected, separated, and processed for reuse. May include sorting centers, material recovery facilities, and processing plants.

Research and Development Facility

A facility used for research, design, testing, and development of new products or technologies. This may include laboratories, offices, and light fabrication spaces, but does not include large-scale manufacturing or processing. R&D facilities are often associated with technology, biotechnology, or engineering industries.

Residential Facility, Small

A Small Residential Facility is defined as either of the following: (A) a residential facility for mental health as defined in Ohio Revised Code (ORC) 5119.34 which houses one to five unrelated persons meeting the criteria specified in ORC 5119.34(B)(1)(b); or (B) a residential facility for developmental disabilities as defined in ORC 5123.19 which houses no more than eight individuals with developmental disabilities.

Residential Facility, Large

A Large Residential Facility is a residential facility as defined in ORC 5123.19 which houses nine to sixteen individuals with developmental disabilities.

Restaurant

An establishment where food and beverages are prepared and served for on-premises consumption within an enclosed building. Service may be provided through wait staff, counter ordering, or self-service, and indoor seating is provided for customers. Outdoor seating may also be provided. A standard restaurant does not include a drive-through but may have a designated location for vehicles to park for to-go orders or curbside pickup. Alcoholic beverages may be served if permitted by applicable local and state licensing.

Restaurant, Fast Food

A principal use consisting of a food and beverage service establishment characterized by quick-service food preparation, limited table service, and high customer turnover, which includes an accessory drive-through component for ordering and picking up food without leaving a vehicle. Additionally, indoor seating may be provided but is not mandatory.

Restaurant, Walk-Up

A food and beverage service establishment where orders are placed and picked up at a walk-up window or counter located on the exterior of the building, or in an immediate location inside of the building. The use may include outdoor seating or very limited indoor seating but does not provide table service. Customers typically access the establishment on foot, and no drive-through or drive-in facilities are provided.

Retail Store

An establishment primarily engaged in the sale of goods and materials to the general public. Retail uses may include, but are not limited to, bookstores, bakeries, grocery stores, clothing stores, hardware stores, antique stores, and other similar uses.

Self-Storage Facility

A building or group of buildings in a controlled-access environment, such as a fenced-in compound, which contains varying sizes of individual, compartmentalized, or controlled-access stalls or lockers for the dead storage of a customer's goods, possessions or wares.

Shelter or Transitional Housing

A facility that provides temporary, short-term housing accommodations for individuals or families who are homeless, at risk of homelessness, or in crisis situations. These facilities may be operated by public agencies, non-profit organizations, or faith-based entities and often include shared sleeping areas, communal kitchens or bathrooms, and on-site support services such as case management or counseling. Stays are typically limited in duration and are intended to assist residents in transitioning to stable, long-term housing. Facilities that provide permanent residency or long-term leases are not considered transitional housing and are regulated as residential uses.

Shooting Range, Indoor

A fully enclosed facility designed and operated for the discharge of firearms or archery equipment at targets. Indoor shooting

ranges may include individual shooting lanes, safety barriers, ventilation systems, soundproofing, classrooms for firearm safety or training, and accessory retail sales of firearms, ammunition, or related equipment. All activities are to be conducted entirely within a sound-attenuated structure and must comply with applicable local, state, and federal safety regulations.

Shooting Range, Outdoor

An open-air facility designed and operated for the discharge of firearms or archery equipment at stationary or moving targets. Outdoor shooting ranges may include multiple shooting stations, berms or backstops, target areas, safety barriers, and accessory structures such as clubhouses, storage buildings, or training areas. All activities are to be conducted in accordance with applicable local, state, and federal safety regulations.

Social Service Facility

A facility that provides non-residential support services to individuals or families in need. Services may include but are not limited to: case management, counseling, job training, housing assistance, financial aid, behavioral health support, substance abuse services, and similar programs. These facilities may be operated by public, private, or non-profit organizations. Ancillary services such as food distribution or temporary daytime shelter may be included. Facilities offering overnight accommodations are considered separately as shelters or transitional housing.

Solar Farm

A facility where photovoltaic (PV) panels or other solar energy collection devices are installed at ground level and used to generate electricity primarily for distribution to the public utility grid rather than for on-site consumption. Solar farms are typically located on large parcels of land and may include accessory structures such as inverters, transformers, substations, access roads, security fencing, and monitoring equipment. This use does not include small-scale or building-mounted solar installations accessory to a principal structure or another principal use.

Telecommunication Co-Location

The installation of additional transmission equipment on an existing tower or other permitted support structure.

Telecommunication Facility

An FCC permitted wireless telecommunications facility that exists on or after October 31, 1996.

Telecommunication Facility, Small Cell

A wireless facility which meets both of the following requirements: (A) each antenna is located inside an enclosure of no more than six cubic feet in volume, or, in the case of an antenna not in an enclosure, has dimensions that do not exceed six cubic feet; and (B) all other wireless equipment associated with the facility (including cabling, power supplies, backup batteries, and related equipment) is cumulatively no more than 28 cubic feet in volume. This definition does not include satellite dish antennas or amateur radio equipment as defined separately herein.

Theater

Any building or part of a building used for the showing of motion pictures or for dramatic, dance, musical, live or pre-recorded performances. Such use may include a lobby area and refreshment stand for the patrons. A theater may be a standalone business, or complementary to another use such as a cultural center.

Truck Stop or Travel Center

A commercial facility that primarily serves long-distance truck drivers and travelers by providing vehicle fueling, parking, and driver amenities. Typical features include diesel and gasoline fuel pumps, overnight truck parking, convenience retail, restaurants (including fast food or sit-down), showers, restrooms, and maintenance or repair services. Additional services may include truck scales, laundry facilities, lodging, and recreational vehicle (RV) accommodations. This use is distinguished from a standard automobile fueling station by its scale, intensity, and emphasis on heavy truck services.

Veterinary Clinic

A facility where licensed veterinarians provide medical, surgical, and preventive care for animals, including examination, diagnosis, treatment, and minor procedures. A veterinary clinic may include facilities for the temporary boarding of animals receiving care but does not provide long-term boarding or outdoor kennels. Acceptable ancillary services include grooming, retail sales of pet supplies, or limited emergency care may be permitted as accessory uses.

Warehouse or Distribution Center

A facility used primarily for the storage and distribution of goods, merchandise, or materials. These may include freight movement, bulk storage, and logistics operations, with limited on-site retail or product assembly. Facilities may serve local or regional supply chains and often include loading docks and truck maneuvering areas.

Wholesale Business

A commercial establishment primarily engaged in the sale and distribution of goods or merchandise in bulk quantities, generally to retailers, other businesses, or institutional users rather than to the general public. Wholesale businesses may include warehouses, showrooms, and offices necessary for their operations, but do not typically provide retail sales directly to consumers on-site.