

- 1153.03(a)(3)

Personal and consumer services. Personal services generally involving the care of the persons or his personal effects.

Consumer services generally involving the care and maintenance of tangible property or the provisions of intangible services for personal consumption.

Personal:

722 Photographic studios, portrait.

723 Beauty shops.

724 Barber shops.

725 Shoe repair shops and shoe shine parlors.

7219 Laundry and garment services, not elsewhere classified.

~~729 Miscellaneous personal services.~~

- 1153.03(b)

Conditional Uses. The following uses shall be allowed in the Community Commercial District, subject to the approval in accordance with [Chapter 1169](#)

- 1153.03(b)(3)

Consumer services. Consumer services generally involving the care and maintenance of tangible property or the provision of intangible service for personal consumption.

Services:

726 Funeral service and crematories.

~~729 Miscellaneous personal services, except 7299, massage parlors, employing no State Medical Board of Ohio licensed therapists, which shall be prohibited.~~

- **1123.02 - ACCESSORY BUILDING USE STRUCTURE.**

Accessory ~~building~~ **USE STRUCTURE** means a subordinate ~~building~~, **STRUCTURE**, either attached to or separate from the main building, the use of which is incidental to that of the main building or to the main use of the premises.

• ~~1123.59~~ **USTEB**.

USTEB means "use, building or structure" in the sense of all three words used together.

• **1167.17 - ACCESSORY "**USTEB**" USE STRUCTURE PERMITTED.**

AN Accessory "**USTEB**" **USE STRUCTURE** shall be permitted in association with a principal **USE STRUCTURE** "**USTEB**", provided that the area of the accessory shall be 25 percent or less of the gross floor area of the principal "**USTEB**" **USE STRUCTURE** except in residential districts where the provisions of [Section 1167.14](#) shall apply.

(a)

*Accessory "**USTEB**" USE STRUCTURE Defined.* An accessory "**USTEB**" **USE STRUCTURE** shall be defined as subordinate but incidental to and in association with, and which is customarily required or provided for the principal "**USTEB**" **USE STRUCTURE**.

(b)

Required Location in Residential Zoning District. In any residential zoning district as listed in Chapters [1139](#), [1141](#), [1143](#) and [1147](#), unattached and accessory "**USTEB**" buildings **USE STRUCTURE** shall be on the same lot as the principal "**USTEB**" **USE STRUCTURE** and located subject to the development standards of the zoning district in which it is located, shall be located to the rear of the dwelling.

(c)

Required Location in Other Zoning Districts. In any zoning district except a residential zoning district, accessory uses or structures shall be on the same lot as the principal "**USTEB**" **USE STRUCTURE** and located subject to the Development Standards of the zoning district in which it is located.

• **1145.06 - YARD REQUIREMENTS.**

Each lot shall have a front, rear and two side yards of not less than the following depths or widths:

(a)

Depth of front yards shall be not less than 25 feet measured from the right-of-way line of the street or streets upon which it fronts.

(b)

Depth of the rear yard shall be not less than 25 feet measured from the rear property line. A permitted unattached accessory "**USTEB**" **USE STRUCTURE** shall be located to the rear of the dwelling. An unattached accessory "**USTEB**" **USE STRUCTURE** may be placed no closer than five feet to the rear property line and shall not exceed 15 feet in height. A permitted attached accessory "**USTEB**" **USE STRUCTURE** shall be treated as an addition. However, an attached accessory "**USTEB**" may project into the rear yard a distance of not more than 10 feet.

(c)

Each side yard width shall be not less than five feet.

- **1167.14 - LOT AREA AND YARD SPACE PRESERVED.**

The lot area and yard space required for "~~USTEB~~" AN ACCESSORY USE STRUCTURE shall be maintained during its life and shall not be reduced below the minimum requirement, occupied by another "~~USTEB~~" ACCESSORY USE STRUCTURE, or counted as yard space for any other "~~USTEB~~" ACCESSORY USE STRUCTURE.

(a)

Yards Required Open. The yard space required for aN ACCESSORY USE STRUCTURE "~~USTEB~~" shall, during its life, remain free of all uses or occupancy except as follows:

- **1173.02 - DEFINITIONS.**

The following definitions shall apply for the purposes of this chapter:

(a)

Responsible party shall mean the person who owns, rents, occupies, or controls the residential property.

(b)

Portable temporary storage unit shall mean a transportable unit designed and used primarily for temporary storage of building materials (before they are utilized for building purposes); household goods; and other such materials for use on a limited basis only on residential property. Such unit shall not be considered aN "~~USTEB~~" ACCERSSORY USE STRUCTURE as defined in [Chapter 1123](#) Definitions. Job trailers or tool sheds sited in conjunction with a building project shall not be regulated by [Chapter 1173](#).

- **1167.15 - BUILDING LINES ESTABLISHED.**

Along every street right of way, a building line shall be established from the right of way a distance of 25 feet in the AR-1 District, 60 feet in commercial districts, or as may be otherwise set forth in this chapter.

(a)

Required Setback. AN "~~USTEB~~" ACCESSORY USE STRUCTURE of land, except parking, shall locate no closer to a street right of way than the established building line.

- **1167.19 - PUBLIC NUISANCE REGULATIONS.**

(a)

Prevention of Nuisance. Every "~~USTEB~~" ACCESSORY USE STRUCTURE subject to the provisions of this Zoning Ordinance shall be located, arranged and operated in accordance with the following provisions so that it will not interfere with the development and enjoyment of adjacent property.

- **1151.15(q)(4) PLANNED UNIT DEVELOPMENT DISTRICTS**

Accessory "USTEB". USE STRUCTURE. An unattached accessory "**USTEB**" **USE STRUCTURE** shall be located to the rear of the dwelling. An unattached accessory "**USTEB**" **USE STRUCTURE** may be placed no closer than 10 feet to the rear property line. An unattached accessory "**USTEB**" **USE STRUCTURE** shall not exceed 15 feet in height. An attached accessory "**USTEB**" **USE STRUCTURE** shall be treated as an addition. However, an attached accessory "**USTEB**" **USE STRUCTURE** may project into the rear yard a distance of not more than 15 feet or be located any closer than 15 feet to the rear property line.