Planning Commission

Meeting Date

03/03/2026

Location:
City Hall
209 S. Main Street

Time:
6:30 PM

Initial Submission Packet
Date: 02/24/2026

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LEGAL NOTICE

AGENDA

MEETING MINUTES

Meeting: 02/03/2026

NEW BUSINESS

Application 1: Appendix - Glossary of Terms Amendments

Application 2: Districts and Overlays Amendments - Uses

LEGAL NOTICE

Notice of Public Hearing for Planning Commission in the City of Marysville. The Public Hearing will be held on March 3, 2026 at 6:30 p.m., in the Council Chambers on the second floor located at 209 S. Main Street, Marysville, Ohio 43040.

NEW BUSINESS:

1. To hear an application for Zoning Code Amendments to Part Eleven – Appendix – Glossary of Terms.
2. To hear an application for Zoning Code Amendments to Part Eleven – Chapter 1121 Districts and Overlays, addressing permitted and conditional uses.

Copies of the above application(s) are on file and may be viewed on the City's Website, Boards & Commissions, Planning Commission:
https://www.marysvilleohio.org/155/Planning-Commission

If you have any questions, you may contact the Marysville Planning and Zoning Department at (937) 645-7361 or (937) 645-7328 or via email at agaver@marysvilleohio.org or jbeard@marysvilleohio.org.

PLANNING COMMISSION BOARD AGENDA
Tuesday, March 3, 2026, 6:30 p.m.
Council Chambers, 209 S. Main Street, 2nd Floor

CALL MEETING TO ORDER:

Time In: _____

Roll Call:

Chad Wolniewicz

Matthew Fisher

Michael Nickoson

Robert Stillion

Bret Ingle

Victor Muchiri

APPROVAL OF MINUTES:

February 3, 2026 Regular Meeting Minutes

SWEARING OF CITIZENS & APPLICANTS: All applicants speaking before the Planning Commission tonight will have to stand and raise their right hand (if unable to stand, you may be seated). The designated chair for the Planning Commission will administer the swearing in statement.

CITIZEN COMMENTS: Citizen speaking is limited on comments to five (5) minutes, unless written permission prior to the meeting. (If the chair feels that they would like to authorize them to speak another five minutes later in the item, they may allow them to do so).

NEW BUSINESS:

1. To hear an application for Zoning Code Amendments to Part Eleven – Appendix – Glossary of Terms.
2. To hear an application for Zoning Code Amendments to Part Eleven – Chapter 1121 Districts and Overlays, addressing permitted and conditional uses.

DISCUSSION ITEMS:

1. Marysville North

2. 2025 Zoning Code Amendments Recap

DESIGN REVIEW BOARD LIAISON REPORT:

COMMENTS OF INDIVIDUAL BOARD MEMBERS:

Chad Wolniewicz

Matthew Fisher

Michael Nickoson

Robert Stillion

Bret Ingle

Victor Muchiri

ADJOURNMENT:

Time Out: _____

Meeting Minutes

Planning Commission
02/03/2026

PLANNING COMMISSION MEETING MINUTES
February 3, 2026 at 6:30 P.M.
Council Chambers – 209 S. Main Street – 2nd Floor

This meeting is available to watch by clicking here

The meeting was called to order by Chairman Nickoson at 6:30 p.m.

PLANNING COMMISSION MEMBERS PRESENT: Chad Wolniewicz, Mark Navarre, Michael Nickoson, Robert Stillion and Bret Ingle. Matt Fisher and Victor Muchiri excused.

CITY ADMINISTRATION PRESENT: *Planning Officer* Jeff Beard.

ADDITIONAL PERSONS PRESENT: Austin Burns, Corey Theuerkauf and Bob Berbee.

APPROVAL OF MINUTES: Commissioner Wolniewicz moved to approve the December 2, 2025 Planning Commission Meeting Minutes as presented; voice vote in favor was unanimous.

SWEARING OF CITIZENS AND APPLICANTS: Chairman Nickoson asked anyone who thinks they may speak during the meeting to stand and raise their right hand to be sworn into the meeting. The swearing in statement was made by Chairman Nickoson.

CITIZEN COMMENTS: None.

REPORT OF ADMINISTRATION:

1. **Vote on Chair, Vice Chair, and Rules and Procedure**
   - Commissioner Wolniewicz nominated Mike Nickoson for Chair of the Planning Commission in 2026. No other nominations were made and the floor closed. Commissioner Nickoson was selected.
   - Commissioner Stillion nominated Chad Wolniewicz for Vice Chair; Commissioner Wolniewicz declined. Commissioner Ingle nominated Matt Fisher for Vice Chair of the Planning Commission in 2026. No other nominations were made and the floor closed. Commissioner Fisher was selected.
   - The Rules of Procedure were reviewed with changes as outlined in Exhibit A. Regarding Rule 13. A, Planning Officer Beard said this complies with the Code as it was updated by City Council with Ordinance 039-2025.

     Commissioner Stillion moved to approve the Rules of Procedure as amended and the question put stood:

     Mr. Nickoson YES; Mr. Stillion YES; Mr. Navarre YES; Mr. Wolniewicz YES;

Mr. Ingle YES.

Vote 5-0; Motion carried.

Additionally, Commissioner Stillion suggested further review regarding the potential of having an alternate Planning Commission Member who could sit on the Commission if needed due to a lack of a quorum, so that the Commission could still meet and not delay applicants.

NEW BUSINESS:

1. To hear an Application for a Preliminary Plat for a +/- 190.06 acre residential development, Trotter's Gate, located at Parcel Numbers 2800090060010, 2800090080000, 2800090120010, 2800090140020, and 2800090170000 in the Marysville North Planned Unit Development: Corey Theuerkauf, Vice President of Land with Rockford Homes reviewed the application as it was provided in the Meeting Packet.

   Commissioner Comments: Chairman Nickoson asked for additional information regarding fire pits along the path. Mr. Theuerkauf said they envision a metro park feel, a place off the trail where people can sit and enjoy their lunch, take a break, etc. Once we are further in the planning process, there may or may not be fire pits due to open burning rules, which needs to be reviewed further. Additionally, Chairman Nickoson asked if lots were relocated since the entrances were moved. Mr. Theuerkauf said yes, the affected lots were relocated within the development. Commissioner Ingle expressed appreciation for compliance with Staff comments. Commissioner Wolniewicz said regarding the landscaping of the roundabouts, the public thinks they are paying for that, and asked if there a way to make it known that the landscaping is a part of the development. Mr. Theuerkauf spoke to the entrance features and signage. Further, regarding the landscaping, he explained that it is their intent to plant landscaping that is drought resistant and therefore not be required to be maintained on a routine basis. Planning Officer Beard reviewed comments from a Planning Commission Member that was unable to attend. The first concern was regarding line of sight from the northern entrance, and asked if there is an option to remove the lot on the left side, as it was referenced on page 32 of the meeting packet. Mr. Theuerkauf said they would need a landscape easement. Additionally, Planning Officer Beard recommended additional screening with three to four types of evergreens to allow more buffering between the State Route and the homes on the perimeter. Further, he asked if any mounding is planned. Mr. Theuerkauf said he doesn't believe any mounding is planned at this time, and he would need to review the stormwater plans. Planning Officer Beard provided an example of what is desired along 2355 Lewis Center Road. Mr. Theuerkauf said they can review options further and asked that for purposes of the meeting, they agree to work with City Staff regarding options. Commissioner Stillion asked about basements, sub pumps and catch basins. Mr. Theuerkauf said all the homes will have basements and sub pumps. There will be catch basins every two-to-three lots. Planning Officer Beard said trails are drawn but not highlighted on the plans, he asked that the exhibits be cleaned up so that it is easy to see the connectivity. Additionally, Planning Officer Beard said they will need to work with the Urban Forester regarding tree species to be planted, and regarding the landscaping in the roundabouts. Lastly, Planning Officer Beard said a Planning Commission Member unable to attend also asked if there is an opportunity to have additional playgrounds for children, given the number of homes. Mr. Theuerkauf said that is something that can be considered with the HOA. Additionally, he said that given the New Community Authority that will be in place, there will likely be additional funds to make that happen.

   Citizen Comments: Austin Burns asked if the pool area will be four seasons, if the trees at the entrance will create a blind spot and if the trees to be planted will be supportive or disruptive from a wildlife management perspective.

Response to Citizen Comments: Mr. Theuerkauf said the pool will not be enclosed but will be heated. The trees cannot impede sight lines and will not. Planning Officer Beard said he cannot speak with certainty regarding the tree species and wildlife management, but the permitted species are listed in the meeting packet.

Commissioner Wolniewicz moved to approve the Preliminary Plat application with the conditions of reviewing the mounding and buffering to adjacent properties, and the developer working with the City regarding tree types and evaluation the amenity space(s), the question put, stood:

Mr. Stillion YES; Mr. Navarre YES; Mr. Wolniewicz YES; Mr. Ingle YES; Mr. Nickoson YES.

Vote 5-0; Motion carried.

Next step: To present the Development Plan to the Planning Commission.

DISCUSSION ITEMS: Planning Officer Beard said there are currently no items planned for the March Planning Commission Meeting. Additionally, he said the Planning and Zoning Working Group meeting date may be adjusted.

DESIGN REVIEW BOARD LIAISON REPORT: Commissioner Stillion said during the January 14th Design Review Board Meeting, the Rules and Procedures were approved and the Chair was selected. He said the Tansky Powersports application was approved with some back and forth, home improvement grants were approved, and Foundary 33 signage passed. Additionally, he asked how the New Path Pregnancy Center is coming. Planning Officer Beard said they have a new project manager and he has not seen any updates at this time.

COMMENTS OF INDIVIDUAL COMMISSION MEMBERS: Commissioner Wolniewicz thanked Commissioner Stillion for the nomination, but he doesn't have the time to accept. Commissioner Ingle welcomed Commissioner Navarre to the Commission.

ADJOURN: There being no further business to bring before the Commission, Commissioner Stillion moved to adjourn the meeting. Voice vote in favor was unanimous. The meeting adjourned at 7:45 p.m.

NEW BUSINESS

Application 1

Appendix - Glossary of Terms Amendments

March 3, 2026

To: City of Marysville
Planning Commission Members

From: Jeff Beard
Planning Officer

RE: Zoning Amendments: Part Eleven - Zoning Ordinance

To hear an application for Zoning Amendments to the Appendix - Glossary of Terms.

Project History:

The code section listed above relates to the definition of terms used within the Zoning Code.

Proposed Text Amendment:

The amendment to Appendix - Glossary of Terms would add definitions for the following terms; Data Centers, Day Care - Child or Adult, Home Occupation, Rear Yard Setback, as specified in "Exhibit A". The Red Text is the updated language for the proposed text amendment.

Appendix - Glossary of Terms

DATA PROCESSING/CALL CENTER. means a facility, which is operated for the purpose of storing or managing data or operating customer service communications functions. This definition excludes facilities containing large groups of networked computer servers typically used by organizations for the remote storage, processing, and distribution of large amounts of data and information.

~~CHILD DAY CARE CENTER means any place in which child care is provided for thirteen or more children at one time, or any place that is not the permanent residence of the administrator in which child care is provided. (See, Ohio Revised Code Section 5104.01)~~

DAY CARE, CHILD OR ADULT. means an adult day care facility offers social, recreational and health-related services in a protective setting to individuals who cannot be left alone during the day because of health care and social need, confusion or disability. A child day care is a facility providing non-medical care and supervision outside the home for minor children, provided the supervision is less than 24 hours per day and the facility is licensed by the State of Ohio. This definition includes preschools, nursery schools, and other similar facilities.

~~**HOME OCCUPATION.** means an occupation conducted in a dwelling unit, provided that no more than one person other than members of the family residing on the premises shall be engaged in such occupation. The use of the dwelling unit for the home occupation shall be clearly incidental and~~

~~subordinate to its use for residential purposes by its occupants, and not more than thirty-five percent (35%) of floor area of the dwelling unit shall be used in the conduct of the home occupation. There shall be no change in the outside appearance of the building or premises, or other visible evidence of the conduct of such home occupation other than one sign, not exceeding four (4) square feet in area, non-illuminated, and mounted flat against the wall of the principal building. No traffic shall be generated by the conduct of such home occupation and any need for parking generated by the conduct of such home occupation shall meet the off-street parking requirements as specified in this Planning and Zoning ordinance, and shall not be located in a required front yard.~~

HOME OCCUPATION. means an accessory use which is an activity, profession, occupation, service, craft, or hobby conducted by a person on the same premises as the principal place of residence which is clearly subordinate and incidental to the use of the premises for residential purposes. This definition does not include telework or remote-based work for a business that is operated outside of the home of the person who is teleworking.

a) Minor Home Occupation. Characterized as businesses that have no or limited in-person customer or client traffic to the subject property. Such activities are carried on solely within the confines of the dwelling, generate no greater traffic, parking or deliveries than would normally be expected in a residential neighborhood, do not create a nuisance to the neighborhood or general public, and are imperceptible from the exterior of the dwelling and display no signage. Minor Home Occupations require an approved Zoning Permit.
b) Major Home Occupation. Characterized as businesses that provide services to in-person customers or clients on a regular scheduled basis and may be conducted by a member of the immediate family residing on the premises. Such activities are carried on solely within the confines of the dwelling, generate no greater traffic, parking or deliveries than would normally be expected in a residential neighborhood, do not create a nuisance to the neighborhood or general public. Major Home Occupations require an approved Conditional Use Application by the Planning Commission.

YARD, REAR. means a yard extending between side lot lines across the rear of the lot and from the rear lot line to the rear of the principal building nearest to the rear lot line.

If you have any questions about the aforementioned items, please feel free to contact us by phone at (937) 645-7361 or (937) 645-7328 or by email: agaver@marysvilleohio.org or jbeard@marysvilleohio.org.

Exhibit A

DATA PROCESSING/CALL CENTER. means a facility, which is operated for the purpose of storing or managing data or operating customer service communications functions. This definition excludes facilities containing large groups of networked computer servers typically used by organizations for the remote storage, processing, and distribution of large amounts of data and information.

DAY CARE, CHILD OR ADULT. means an adult day care facility offers social, recreational and health-related services in a protective setting to individuals who cannot be left alone during the day because of health care and social need, confusion or disability. A child day care is a facility providing non-medical care and supervision outside the home for minor children, provided the supervision is less than 24 hours per day and the facility is licensed by the State of Ohio. This definition includes preschools, nursery schools, and other similar facilities.

HOME OCCUPATION. means an accessory use which is an activity, profession, occupation, service, craft, or hobby conducted by a person on the same premises as the principal place of residence which is clearly subordinate and incidental to the use of the premises for residential purposes. This definition does not include telework or remote-based work for a business that is operated outside of the home of the person who is teleworking.

c) Minor Home Occupation. Characterized as businesses that have no or limited in-person customer or client traffic to the subject property. Such activities are carried on solely within the confines of the dwelling, generate no greater traffic, parking or deliveries than would normally be expected in a residential neighborhood, do not create a nuisance to the neighborhood or general public, and are imperceptible from the exterior of the dwelling and display no signage. Minor Home Occupations require an approved Zoning Permit.

d) Major Home Occupation. Characterized as businesses that provide services to in-person customers or clients on a regular scheduled basis and may be conducted by a member of the immediate family residing on the premises. Such activities are carried on solely within the confines of the dwelling, generate no greater traffic, parking or deliveries than would normally be expected in a residential neighborhood, do not create a nuisance to the neighborhood or general public. Major Home Occupations require an approved Conditional Use Application by the Planning Commission.

YARD, REAR. means a yard extending between side lot lines across the rear of the lot and from the rear lot line to the rear of the principal building nearest to the rear lot line.

NEW BUSINESS

Application 2

Districts and Overlays
Amendments - Uses

March 3, 2026

To: City of Marysville
Planning Commission Members

From: Jeff Beard
Planning Officer

RE: Zoning Amendments: Part Eleven - Zoning Ordinance

To hear an application for Zoning Amendments to Chapter 1121.

Project History:

The permitted and conditional uses shall be updated to align with new definitions or in some instances the existing code has an existing definition for a use but that use is not currently listed within the uses chart for any zoning district.

Proposed Text Amendment:

The amendment to Chapter 1121 would add the following uses to be either permitted or conditional; Data Processing/Call Center, Day Care - Child or Adult, Health and Fitness Studio, Minor Home Occupation, Major Home Occupation as specified in "Exhibit A". The Red Text is the updated language for the proposed text amendment.

Section 1121.07 Suburban Residential District (SRD)

V. PERMITTED USES:

- Childcare, Type B
- Minor Home Occupation
- Residential Model Home
- Residential Care Facility, 1-5 Unrelated Persons
- Residential Care Facility, 6-8 Unrelated Persons
- Single-Family Home (detached)

VI. CONDITIONAL USES:

- Community Center
- Community Garden
- Major Home Occupation
- Medical or Dental Office or Clinic
- Multi-Family
- Park/Playground
- Professional Office
- Religious Places of Worship
- School (K-12)
- Single-Family Home (attached)

Section 1121.08 Suburban Commercial District (SCD)

IV. PERMITTED USES:

- Artisan Studio
- Bank of Financial Institution (w/ drive-thru, see supplemental regulations Chapter 1123.28)
- Club
- Commercial recreation, Indoor, excluding Adult Entertainment
- Cultural Institution
- Funeral Home
- Grocery Store or Supermarket
- Institutional/Government Offices
- Medical or Dental Office or Clinic
- Meeting Facility
- Minor Home Occupation
- Personal Services
- Professional Offices
- Religious Places of Worship
- Residential Care Facility, Assisted Living
- Restaurant (w/ drive-thru - see supplemental regulations Chapter 1123.28)
- Retail, Sales & Service
- Single-Family Home (attached)
- Veterinarian Animal Hospital and/or Animal Clinic (no outside kennels)

V. CONDITIONAL USES:

- ~~Child Day-Care Center~~
- Commercial Recreation, Outdoor, excluding Adult Entertainment
- Congregate Care Facility, Assisted Living
- Congregate Care Facility, Nursing Home
- Day Care, Child or Adult
- Emergency Care Facility
- Essential Public Services and Utilities
- Health and Fitness Studio
- Major Home Occupation
- Multi-Family
- School (K-12)
- Senior Living, Independent Living
- Small Box Discount Retail Store
- Vehicle Fuel Sales
- Vehicle Fuel Sales when Accessory to Permitted Use
- Vehicle Service and Repair Facility
- Vehicle, Sales, Rental and Lease Excluding Body Work
- Veterinarian Animal Hospital and/or Animal Clinic (outside kennels)
- Warehousing, Personal Storage/Mini

Section 1121.09 Agricultural Residential District (ARD)

V. PERMITTED USES:

- Agriculture
- Agricultural Display Stand
- Artisan Workshop
- Childcare, Type B
- Commercial Recreation (Outdoor), excluding Adult Entertainment
- Minor Home Occupation
- Park/Playground
- Residential Care Facility, 1-5 Unrelated Persons
- Residential Care Facility, 6-8 Unrelated Persons
- Single-Family Home (detached)
- Specialty Food and/or Beverage Facility

VI. CONDITIONAL USES:

- Major Home Occupation

Section 1121.10 Village Residential District (VRD)

V. PERMITTED USES:

- Childcare, Type B
- Minor Home Occupation
- Residential Care Facility, 1-5 Unrelated Persons
- Residential Care Facility, 6-8 Unrelated Persons
- Single-Family Home (detached)

VI. CONDITIONAL USES:

- Community Center
- Community Garden
- Major Home Occupation
- Mobile Home Park (see Chapter 1137)
- Multi-Family
- Park/Playground
- Religious Places of Worship
- School (K-12)
- Single-Family Home (attached)

Section 1121.11 Neighborhood Commercial District (NCD)

IV. PERMITTED USES:

- Artisan Studio
- Club
- Community Center
- Cultural Institution
- Day Care, Child or Adult
- Funeral Home
- Institutional/Government Offices
- Medical or Dental Office or Clinic
- Meeting Facility
- Minor Home Occupation
- Neighborhood Market
- Personal Services
- Professional office
- Public Safety Facility
- Religious, Places of Worship
- Restaurant (Sit Down)
- Retail Sales & Service
- School (K-12)
- Single-Family (attached)
- Specialty Food and/or Beverage Facility

V. CONDITIONAL USES:

- Bank or Financial Institution (w/ drive-thru, see supplemental regulations Chapter 1123.28)
- ~~Child Care Day Care Center~~
- Essential Public Services and Utilities
- General Retail (50+ Employees)
- Health and Fitness Studio
- Kennel
- Major Home Occupation
- Multi-Family
- Restaurant (w/ Drive-Thru) (See supplemental regulations under 1123.28)
- Senior Living, Independent Living
- Small Box Discount Retail Store
- Vehicle Fuel Sales
- Vehicle Sales, Rental and Lease (excluding body work)
- Vehicle Service and Repair Facility
- Veterinary Animal Hospital and/or Animal Clinic

Section 1121.12 Hospital Mixed-Use District (HMD)

IV. PERMITTED USES:

- Club
- Community Garden
- Congregate Care Facility, Assisted Living
- Congregate Care Facility, Nursing Home
- Emergency Care Facility
- Hospital
- Institutional/Government Offices
- Laboratory Research Facility
- Medical and Dental Office/Clinic
- Meeting Facility
- Minor Home Occupation
- Multi-Family (2-4 units)
- Park, Playground
- Professional Office
- Public Safety Facility
- Residential Care Facility, 1-5 Unrelated Persons
- Residential Care Facility, 6-8 Unrelated Persons
- Restaurant (Sit Down)
- Retail, Sales & Service
- Single-Family Home (attached)

V. CONDITIONAL USES:

- Bed and Breakfast
- Day Care, Child or Adult
- Financial Institution
- Hotel or Motel
- Major Home Occupation
- Multi-Family (5+ Units)
- Religious Places of Worship
- School, College or University, Vocational and Technical; Trade or Business
- Senior Living, Independent Living
- Single-Family (detached)

Section 1121.15 - Regional Mixed-Use District (RMU)

V. PERMITTED USES:

- Bank or Financial Services (drive-thru - see supplemental regulations under 1123.28)
- Building Materials and Hardware Sales
- Commercial Recreation, Indoor (excluding Adult Entertainment)
- Data Processing/Call Center
- Day Care, Child or Adult
- Extended Stay Hotel
- General Retail (50+ Employees)
- Grocery Store or Supermarket
- Health and Fitness Studio
- Hotel or Motel
- Medical and Dental Office/Clinic
- Meeting Facility
- Minor Home Occupation
- Professional Offices
- Public Safety Facility
- Residential Care Facility, 6-16 Unrelated Persons
- Restaurant (drive-thru) (see supplemental regulations under 1123.28)
- Retail, Sales & Services
- Senior Living, Independent Living
- Vehicle Body Shop
- Vehicle Sales
- Vehicle Service and Repair Facility
- Wireless Communication Tower

VI. CONDITIONAL USES:

- Automotive Components Processing
- Congregate Care Facility, Assisted Living
- Major Home Occupation
- Multi-Family
- Residential Care Facility, 9-16 Unrelated Persons
- Small Box Discount Retail Store
- Warehousing, Personal Storage/Mini

Section 1121.18 - Uptown Commercial District (UC)

V. PERMITTED USES:

- Artisan Studio
- Artisan Workshop
- Commercial Recreation (indoor), excluding adult entertainment
- Institutional/Government Offices
- Medical and Dental Office/Clinic
- Minor Home Occupation
- Multi-family (upper floor only)
- Neighborhood Market
- Personal Services
- Professional Offices
- Restaurant (sit down)
- Retail, Sales and Services
- Specialty Food and/or Beverage Facility

VI. CONDITIONAL USES:

- ~~Child Care Day Care Center~~
- Health and Fitness Studio
- Hotels and Motels
- Major Home Occupation
- Multi-Family
- Parking Area or Structure
- Religious Places of Worship
- Retail Nurseries, Lawn and Garden Supply Stores
- Single-Family (attached)

Section 1121.20 - Uptown Single-Family District (USF)

V. PERMITTED USES:

- Childcare, Type B
- Minor Home Occupation
- Residential Care Facility, 1-5 Unrelated Persons
- Residential Care Facility, 6-8 Unrelated Persons
- Single-Family Home (detached)

VI. CONDITIONAL USES:

- Community Center
- Community Garden
- Major Home Occupation
- Multi-Family, see Section 1123.27
- Park/Playground
- Religious Places of Worship
- School (K-12)
- Single-Family Home (attached)

Section 1121.21 - Uptown Transitional District (UT)

V. PERMITTED USES:

- Artisan Studio
- Artisan Workshop
- Bed and Breakfast
- Childcare, Type A
- Childcare, Type B
- Community Center
- Minor Home Occupation
- Professional Office
- Residential Care Facility, (1—5 Unrelated Persons)
- Residential Care Facility, (6—8 Unrelated Persons)
- Single-Family Home (Detached)

VI. CONDITIONAL USES:

- Community Garden
- Cultural Institution
- Institutional/Government Offices
- Major Home Occupation
- Multi-Family, see Section 1123.27
- Neighborhood Market
- Park/Playground
- Personal Services
- Religious Places of Worship
- Retail, Sales and Services
- School (K-12)
- Single-Family (attached)
- Specialty Food and/or Beverage Facility

If you have any questions about the aforementioned items, please feel free to contact us by phone at (937) 645-7361 or (937) 645-7328 or by email: agaver@marysvilleohio.org or jbeard@marysvilleohio.org.

Exhibit A

Section 1121.07 Suburban Residential District (SRD)

V. PERMITTED USES:

- Childcare, Type B
- Minor Home Occupation
- Residential Model Home
- Residential Care Facility, 1-5 Unrelated Persons
- Residential Care Facility, 6-8 Unrelated Persons
- Single-Family Home (detached)

VI. CONDITIONAL USES:

- Community Center
- Community Garden
- Major Home Occupation
- Medical or Dental Office or Clinic
- Multi-Family
- Park/Playground
- Professional Office
- Religious Places of Worship
- School (K-12)
- Single-Family Home (attached)

Section 1121.08 Suburban Commercial District (SCD)

IV. PERMITTED USES:

- Artisan Studio
- Bank of Financial Institution (w/ drive-thru, see supplemental regulations Chapter 1123.28)
- Club
- Commercial recreation, Indoor, excluding Adult Entertainment
- Cultural Institution
- Funeral Home
- Grocery Store or Supermarket
- Institutional/Government Offices
- Medical or Dental Office or Clinic
- Meeting Facility
- Minor Home Occupation
- Personal Services
- Professional Offices
- Religious Places of Worship
- Residential Care Facility, Assisted Living
- Restaurant (w/ drive-thru - see supplemental regulations Chapter 1123.28)
- Retail, Sales & Service
- Single-Family Home (attached)
- Veterinarian Animal Hospital and/or Animal Clinic (no outside kennels)

V. CONDITIONAL USES:

- Commercial Recreation, Outdoor, excluding Adult Entertainment
- Congregate Care Facility, Assisted Living
- Congregate Care Facility, Nursing Home
- Day Care, Child or Adult
- Emergency Care Facility
- Essential Public Services and Utilities
- Health and Fitness Studio
- Major Home Occupation
- Multi-Family
- School (K-12)
- Senior Living, Independent Living
- Small Box Discount Retail Store
- Vehicle Fuel Sales
- Vehicle Fuel Sales when Accessory to Permitted Use
- Vehicle Service and Repair Facility
- Vehicle, Sales, Rental and Lease Excluding Body Work
- Veterinarian Animal Hospital and/or Animal Clinic (outside kennels)
- Warehousing, Personal Storage/Mini

Section 1121.09 Agricultural Residential District (ARD)

V. PERMITTED USES:

- Agriculture
- Agricultural Display Stand
- Artisan Workshop
- Childcare, Type B
- Commercial Recreation (Outdoor), excluding Adult Entertainment
- Minor Home Occupation
- Park/Playground
- Residential Care Facility, 1-5 Unrelated Persons
- Residential Care Facility, 6-8 Unrelated Persons
- Single-Family Home (detached)
- Specialty Food and/or Beverage Facility

VI. CONDITIONAL USES:

- Major Home Occupation

Section 1121.10 Village Residential District (VRD)

V. PERMITTED USES:

- Childcare, Type B
- Minor Home Occupation
- Residential Care Facility, 1-5 Unrelated Persons
- Residential Care Facility, 6-8 Unrelated Persons
- Single-Family Home (detached)

VI. CONDITIONAL USES:

- Community Center
- Community Garden
- Major Home Occupation
- Mobile Home Park (see Chapter 1137)
- Multi-Family
- Park/Playground
- Religious Places of Worship
- School (K-12)
- Single-Family Home (attached)

Section 1121.11 Neighborhood Commercial District (NCD)

IV. PERMITTED USES:

- Artisan Studio
- Club
- Community Center
- Cultural Institution
- Day Care, Child or Adult
- Funeral Home
- Institutional/Government Offices
- Medical or Dental Office or Clinic
- Meeting Facility
- Minor Home Occupation
- Neighborhood Market
- Personal Services
- Professional office
- Public Safety Facility
- Religious, Places of Worship
- Restaurant (Sit Down)
- Retail Sales & Service
- School (K-12)
- Single-Family (attached)
- Specialty Food and/or Beverage Facility

V. CONDITIONAL USES:

- Bank or Financial Institution (w/ drive-thru, see supplemental regulations Chapter 1123.28)
- Essential Public Services and Utilities
- General Retail (50+ Employees)
- Health and Fitness Studio
- Kennel
- Major Home Occupation
- Multi-Family
- Restaurant (w/ Drive-Thru) (See supplemental regulations under 1123.28)
- Senior Living, Independent Living
- Small Box Discount Retail Store
- Vehicle Fuel Sales
- Vehicle Sales, Rental and Lease (excluding body work)
- Vehicle Service and Repair Facility
- Veterinary Animal Hospital and/or Animal Clinic

Section 1121.12 Hospital Mixed-Use District (HMD)

IV. PERMITTED USES:

- Club
- Community Garden
- Congregate Care Facility, Assisted Living
- Congregate Care Facility, Nursing Home
- Emergency Care Facility
- Hospital
- Institutional/Government Offices
- Laboratory Research Facility
- Medical and Dental Office/Clinic
- Meeting Facility
- Minor Home Occupation
- Multi-Family (2-4 units)
- Park, Playground
- Professional Office
- Public Safety Facility
- Residential Care Facility, 1-5 Unrelated Persons
- Residential Care Facility, 6-8 Unrelated Persons
- Restaurant (Sit Down)
- Retail, Sales & Service
- Single-Family Home (attached)

V. CONDITIONAL USES:

- Bed and Breakfast
- Day Care, Child or Adult
- Financial Institution
- Hotel or Motel
- Major Home Occupation
- Multi-Family (5+ Units)
- Religious Places of Worship
- School, College or University, Vocational and Technical; Trade or Business
- Senior Living, Independent Living
- Single-Family (detached)

Section 1121.15 - Regional Mixed-Use District (RMU)

V. PERMITTED USES:

- Bank or Financial Services (drive-thru - see supplemental regulations under 1123.28)
- Building Materials and Hardware Sales
- Commercial Recreation, Indoor (excluding Adult Entertainment)
- Data Processing/Call Center
- Day Care, Child or Adult
- Extended Stay Hotel
- General Retail (50+ Employees)
- Grocery Store or Supermarket
- Health and Fitness Studio
- Hotel or Motel
- Medical and Dental Office/Clinic
- Meeting Facility
- Minor Home Occupation
- Professional Offices
- Public Safety Facility
- Residential Care Facility, 6-16 Unrelated Persons
- Restaurant (drive-thru) (see supplemental regulations under 1123.28)
- Retail, Sales & Services
- Senior Living, Independent Living
- Vehicle Body Shop
- Vehicle Sales
- Vehicle Service and Repair Facility
- Wireless Communication Tower

VI. CONDITIONAL USES:

- Automotive Components Processing
- Congregate Care Facility, Assisted Living
- Major Home Occupation
- Multi-Family
- Residential Care Facility, 9-16 Unrelated Persons
- Small Box Discount Retail Store
- Warehousing, Personal Storage/Mini

Section 1121.18 - Uptown Commercial District (UC)

V. PERMITTED USES:

- Artisan Studio
- Artisan Workshop
- Commercial Recreation (indoor), excluding adult entertainment
- Institutional/Government Offices
- Medical and Dental Office/Clinic
- Minor Home Occupation
- Multi-family (upper floor only)
- Neighborhood Market
- Personal Services
- Professional Offices
- Restaurant (sit down)
- Retail, Sales and Services
- Specialty Food and/or Beverage Facility

VI. CONDITIONAL USES:

- Health and Fitness Studio
- Hotels and Motels
- Major Home Occupation
- Multi-Family
- Parking Area or Structure
- Religious Places of Worship
- Retail Nurseries, Lawn and Garden Supply Stores
- Single-Family (attached)

Section 1121.20 - Uptown Single-Family District (USF)

V. PERMITTED USES:

- Childcare, Type B
- Minor Home Occupation
- Residential Care Facility, 1-5 Unrelated Persons
- Residential Care Facility, 6-8 Unrelated Persons
- Single-Family Home (detached)

VI. CONDITIONAL USES:

- Community Center
- Community Garden
- Major Home Occupation
- Multi-Family, see Section 1123.27
- Park/Playground
- Religious Places of Worship
- School (K-12)
- Single-Family Home (attached)

Section 1121.21 - Uptown Transitional District (UT)

V. PERMITTED USES:

- Artisan Studio
- Artisan Workshop
- Bed and Breakfast
- Childcare, Type A
- Childcare, Type B
- Community Center
- Minor Home Occupation
- Professional Office
- Residential Care Facility, (1—5 Unrelated Persons)
- Residential Care Facility, (6—8 Unrelated Persons)
- Single-Family Home (Detached)

VI. CONDITIONAL USES:

- Community Garden
- Cultural Institution
- Institutional/Government Offices
- Major Home Occupation
- Multi-Family, see Section 1123.27
- Neighborhood Market
- Park/Playground
- Personal Services
- Religious Places of Worship
- Retail, Sales and Services
- School (K-12)
- Single-Family (attached)
- Specialty Food and/or Beverage Facility