

ORDINANCE NO. 2025-11

AN ORDINANCE AMENDING SECTION 311 OF ORDINANCE NO. 1976-16, THE ZONING ORDINANCE OF ANTWERP, OHIO, TO ADD FURTHER BUSINESS CLASSIFICATIONS TO THE PERMITTED, CONDITIONAL, ACCESSORY USE TABLE

WHEREAS, the Village of Antwerp previously enacted Ordinance No. 1976-16 providing for zoning regulations within the corporation limits of the Village of Antwerp, Ohio; and

WHEREAS, Section 311 of Ordinance No. 1976-16 contains a permitted, conditional, accessory use table detailing the approved property uses in the various zones located in the Village; and

WHEREAS, the Council, upon recommendation from the Village Zoning and Planning Commission, desires to amend this chart to include additional businesses not previously considered when this table was created; and

NOW THEREFORE, BE IT ORDAINED BY A MINIMUM OF A MAJORITY VOTE by the Council of the Village of Antwerp, Paulding County, Ohio:

Section 1. That Section 311 of Ordinance No. 1976-16 currently reads as follows:

SECTION 311 PERMITTED, CONDITIONAL, ACCESSORY USE TABLE.

Land Uses P= Permitted, C= Conditional, A=Accessory	A-1	Zoning Districts							I-1	I-2 (1)
		R-1	R-1-A	R-2	B-1	B-2				
Agricultural Uses										
Crop cultivation	P					P				
Road side produce or farm product stands	P					P				
Specialized animal raising and care	C									
Commercial billboards	C									
Semi-public uses	C					P				
Farm homestead	A									
Quarters for seasonal employees	A									
Barns, silos, and similar structures or facilities customary and incidental to farming operations.	A									
Residential & Related Uses										
Single family detached dwelling units		P	P	P		P				
Two Family dwelling units				P		P				

Three family or more dwellings			P		P		
Upper floor dwelling units				P	P		
Schools, libraries, governmental buildings, treatment plants and governmental facilities of a similar nature.	P	P	P	P	P	P	
Churches	P	P	P	P	P	P	
Hospitals & clinics	C	C	C	P	P	P	
Nursing homes, assisted living, extended care fac.	C	C	C	P	P		
Funeral homes	C	C	C	P	P	P	
Public utility substations & transmission facilities	C	C	C	C	C		
Home Occupations	C	C	C				
Resident Office Space	C	C	C				
Residential Garages & Outbuildings	A	A	A		P		
Greenhouse (residential scale)	A	A	A				
Residential Accessory Buildings	A	A	A				
Mobile Home Parks		P					
Resident Parking Areas			A				
Swimming Pools	A		A		A		
Land Uses P= Permitted, C= Conditional, A=Accessory	A-1	R-1	R-1-A	R-2	B-1	B-2	I-1 I-2 (1)

Business and Related Uses

Professional Offices			P	P		P	P
Parking Lots							A
Personal service businesses including barber shops, beauty parlors, shoe repair shops, laundry and dry cleaning pick-up stations, photography studios and similar businesses (not including a drive in or drive through facility).			P	P		P	P
General merchandising including, but not limited to, hardware, clothing, dry goods, groceries, dairy products, catalogue sales, office supplies, drug stores, automotive supplies			P	P		P	P

Production and sales of art and art-related products such as pottery, paintings, graphic design, sculpture, jewelry, etc.		P	P		P	P
Financial Institutions and Restaurants (including a drive in or drive through facility).		C	P			
Financial Institutions and Restaurants (not including a drive in or drive through facility).		P	P		P	P
Any retail or service business that involves a drive in or drive through		C	P			
Rehabilitation Clinic		P				
Youth or Senior Activity Center		P	P		P	P
Lodges, fraternal organizations, private clubs	C	P	P		P	P
Physical fitness center		P	P		P	P
Major automobile engine and body repair			C		P	
Gas Station (with or without convenience retail and or a drive in or drive through facility)		C	P			
Truck Stop / Travel Center						
Theaters (indoor)		P	P		P	P
Motels and hotels.		C	P			
Greenhouse (commercial scale)					P	
Vehicle Sales and Service			P			
Pharmacy		P	P		P	P
Coffee Shops		P	P		P	P
Animal hospitals and veterinary offices (no outside runs or kennels).			P		P	
Kennels, animal hospitals and veterinary offices with outside runs and kennels.					P	
Carpenter or cabinet shop if conducted wholly within an enclosed building.					P	
Land Uses P= Permitted, C= Conditional, A=Accessory						
	A-1	R-1	R-1-A	R-2	B-1	B-2
Sexually-Oriented Businesses						C

Grain storage, including handling and transferring of grain;						P	P
Feed sales, seed sales; and pesticide sales and storage (no larger than 55gal. drums).							P
Distributors' warehouses and wholesale outlets with no outdoor storage, and no processing or fabrication.						P	
Fertilizer sales & application services; and						C	A
Contractors' offices if when all equipment and construction materials area located within an enclosed building.				C		P	
Contractors' offices with outside storage of equipment and construction materials						P	
Industrial plants manufacturing or assembling the following: boats; small metal products such as bolts, nuts, screws, washers, rivets, nails, etc.; clothing; drugs and medicines; electrical equipment; glass products from previously manufactured glass; furniture and wood products; and plastic products for production of finished equipment.						P	
Life science technology and medical laboratories, including but not limited to biomedical engineering, materials engineering, biotechnology, genomics, proteomics, molecular and chemical ecology.						P	
Limited light manufacturing of prototypes and related research & development, where all processing, fabricating, assembly, or disassembly of items takes places wholly within an enclosed building and no outside storage of raw material or finished products are involved.						P	
Light manufacturing uses including, but not limited to, bottling plants, food or dairy processing or uses of a similar nature.						P	
Railroad yard or shops.						P	
Electronic computing facilities.						P	

Bulk storage of petroleum products.									C	
Warehouses.									P	
Research laboratories.									P	
Asphalt mixing plant.									C	
Cement product or cinder block manufacture.									C	
Iron, steel, brass or copper foundry.									C	
Land Uses P= Permitted, C= Conditional, A=Accessory	A-1	R-1	R-1-A	R-2	B-1	B-2			I-1	I-2 ⁽¹⁾
Metal stamping.									C	
Trucking Terminals									P	A

⁽¹⁾ Specifically prohibited uses in I-2 include, residential uses, chemical & pesticide application services; livestock operations; open grain storage.

Section 2. That Section 311 of Ordinance No. 1976-16 is amended to read as follows:

SECTION 311 PERMITTED, CONDITIONAL, ACCESSORY USE TABLE.

Zoning Districts									
Land Uses P= Permitted, C= Conditional, A=Accessory	A-1	R-1	R-1-A	R-2	B-1	B-2		I-1	I-2 ⁽¹⁾
Agricultural Uses									
Crop cultivation	P					P			
Road side produce or farm product stands	P					P			
Specialized animal raising and care	C								
Commercial billboards	C								
Semi-public uses	C					P			
Farm homestead	A								
Quarters for seasonal employees	A								
Barns, silos, and similar structures or facilities customary and incidental to farming operations.	A								
Residential & Related Uses									

Single family detached dwelling units	P	P	P		P		
Two Family dwelling units			P		P		
Three family or more dwellings			P		P		
Upper floor dwelling units				P	P		
Schools, libraries, governmental buildings, treatment plants and governmental facilities of a similar nature.	P	P	P	P	P	P	
Churches	P	P	P	P	P	P	
Hospitals & clinics	C	C	C	P	P	P	
Nursing homes, assisted living, extended care fac.	C	C	C	P	P		
Funeral homes	C	C	C	P	P	P	
Public utility substations & transmission facilities	C	C	C	C	C		
Home Occupations	C	C	C				
Resident Office Space	C	C	C				
Residential Garages & Outbuildings	A	A	A		P		
Greenhouse (residential scale)	A	A	A				
Residential Accessory Buildings	A	A	A				
Mobile Home Parks		P					
Resident Parking Areas			A				
Swimming Pools	A		A		A		
Land Uses P= Permitted, C= Conditional, A=Accessory	A-1	R-1	R-1-A	R-2	B-1	B-2	I-1 I-2 ⁽¹⁾

Business and Related Uses

Restaurants		P	P	P	P
Bars, Breweries & Distilleries		P	P	P	P
Recreational Marijuana Dispensaries			C	C	
Medical Marijuana Dispensaries			C	C	
Professional Offices		P	P	P	P
Parking Lots					A

Personal service businesses including barber shops, beauty parlors, shoe repair shops, laundry and dry cleaning pick-up stations, photography studios and similar businesses (not including a drive in or drive through facility).		P	P	P	P
General merchandising including, but not limited to, hardware, clothing, dry goods, groceries, dairy products, catalogue sales, office supplies, drug stores, automotive supplies		P	P	P	P
Production and sales of art and art-related products such as pottery, paintings, graphic design, sculpture, jewelry, etc.		P	P	P	P
Financial Institutions and Restaurants (including a drive in or drive through facility).		C	P		
Financial Institutions and Restaurants (not including a drive in or drive through facility).		P	P	P	P
Any retail or service business that involves a drive in or drive through		C	P		
Rehabilitation Clinic		P			
Youth or Senior Activity Center		P	P	P	P
Lodges, fraternal organizations, private clubs	C	P	P	P	P
Physical fitness center		P	P	P	P
Major automobile engine and body repair			C	P	
Gas Station (with or without convenience retail and or a drive in or drive through facility)		C	P		
Truck Stop / Travel Center					
Theaters (indoor)		P	P	P	P
Motels and hotels.		C	P		
Greenhouse (commercial scale)				P	
Vehicle Sales and Service			P		
Pharmacy		P	P	P	P
Coffee Shops		P	P	P	P

Animal hospitals and veterinary offices (no outside runs or kennels).			P	P
Kennels, animal hospitals and veterinary offices with outside runs and kennels.				P
Carpenter or cabinet shop if conducted wholly within an enclosed building.				P

Land Uses P= Permitted, C= Conditional, A=Accessory	A-1	R-1	R-1-A	R-2	B-1	B-2		I-1	I-2 ⁽¹⁾
Sexually-Oriented Businesses								C	
Grain storage, including handling and transferring of grain;								P	P
Feed sales, seed sales; and pesticide sales and storage (no larger than 55gal. drums).									P
Distributors' warehouses and wholesale outlets with no outdoor storage, and no processing or fabrication.								P	
Fertilizer sales & application services; and								C	A
Contractors' offices if when all equipment and construction materials area located within an enclosed building.						C		P	
Contractors' offices with outside storage of equipment and construction materials								P	
Industrial plants manufacturing or assembling the following: boats; small metal products such as bolts, nuts, screws, washers, rivets, nails, etc.; clothing; drugs and medicines; electrical equipment; glass products from previously manufactured glass; furniture and wood products; and plastic products for production of finished equipment.								P	
Life science technology and medical laboratories, including but not limited to biomedical engineering, materials engineering, biotechnology, genomics, proteomics, molecular and chemical ecology.								P	

Limited light manufacturing of prototypes and related research & development, where all processing, fabricating, assembly, or disassembly of items takes places wholly within an enclosed building and no outside storage of raw material or finished products are involved.									P	
Light manufacturing uses including, but not limited to, bottling plants, food or dairy processing or uses of a similar nature.									P	
Railroad yard or shops.									P	
Electronic computing facilities.									P	
Bulk storage of petroleum products.									C	
Warehouses.									P	
Research laboratories.									P	
Asphalt mixing plant.									C	
Cement product or cinder block manufacture.									C	
Iron, steel, brass or copper foundry.									C	
Land Uses P= Permitted, C= Conditional, A=Accessory	A-1	R-1	R-1-A	R-2	B-1	B-2			I-1	I-2 ⁽¹⁾
Metal stamping.									C	
Trucking Terminals									P	A

⁽¹⁾ Specifically prohibited uses in I-2 include, residential uses, chemical & pesticide application services; livestock operations; open grain storage.

Section 3. That previous ordinances and/or any portions thereof and rules of the Village of Antwerp that are not consistent with this Ordinance are hereby set aside, revoked and held for naught.

Section 4. That it is hereby found and determined that all formal actions of the Council concerning or relating to the passage of this Ordinance were adopted in an open meeting of this Council, and that all deliberations of the Council and any of its committees that resulted in such formal action, were in meetings open to the public, in compliance with all legal requirements.

Section 5. That this Ordinance shall take effect and be in force after the earliest period allowed by law.

Date _____

Jan Reeb, Mayor of the Village of Antwerp

Attest:

Kevin Hornish, Fiscal Officer

First Reading: _____

Second Reading: _____

Third Reading: _____