Chapter 1103: Establishment of Zoning Districts

1103.01 PURPOSE (NEW)

The purpose of this chapter is to set out the individual purpose statements for each of the City's zoning districts as well as the list of uses that are allowed within each zoning district. The uses are either allowed or prohibited, and where they are allowed, they may be permitted, permitted with additional standards, or conditionally permitted with additional review. Finally, this chapter includes use-specific standards for a variety of uses that apply to those uses alone in addition to all other applicable standards of this code.

1103.02 ESTABLISHMENT OF ZONING DISTRICTS

(a) Districts Established (Revised 1127.01)

(1) The City hereby establishes the zoning districts in Table 1103-1 to carry out the purposes of this code and to assist in the implementation of the Comprehensive Plan. All such regulations are uniform for each class or kind of building, structure, or use throughout each individual district.

TABLE 1103-1: SHARONVILLE ZONING DISTRICTS

Abbreviation	District Name
Residential Zoning Districts	
R1-A	Single-Family A District
R1-B	Single-Family B District
R2-C	Two-Family – Townhouse C District
RM-D	Multi-Family D District
Nonresidential Zoning Districts	
OB	Office Building District
LB	Local Business District
GB	General Business District
CBD	Central Business District
SM-D	Support Mixed-Downtown District
CS	Commercial Service District
GI	General Industrial District
ITC	Industrial Truck Center District
PF	Public Facilities District
Special Zoning Districts	
NLO	Northern Lights Overlay District
RRO	Reading Road Gateway North Overlay District
PUD	Planned Unit Development District

(2) Whenever the abbreviated terms such as PF, R1-A, LB, GB, etc. are used in the code, they shall be construed as referring to their corresponding district name.

(b) Overlay Zoning Districts (Revised 1127.08)

(1) Due to unique characteristics and/or recommendations of the Sharonville Comprehensive Plan, some areas of the City may be divided into overlay zoning districts as established in Table 1103-1.

(2) As the name implies, overlay zoning districts are "overlaid" on top of base zoning districts where both districts affect the use of lots subject to those districts.

(3) Where land is classified into an overlay zoning district as well as a base zoning district, the regulations governing development in the overlay district shall apply in addition to the regulations governing the underlying base district. In the event of an expressed conflict between the standards of the overlay zoning district and the base zoning district, the standards governing the overlay district shall control.

(c) References to Previous Zoning Districts (New)

Some of the district classifications and names established within this code differ from previous versions of this code. Table 1103-2 identifies how each of the previous district classifications were renamed in this code. This table shall be used for comparison purposes only.

TABLE 1103-2: ZONING DISTRICT TRANSITION TABLE

Zoning Districts in the Planning and Zoning Code Effective Prior to <>[3]		Zoning Districts in the Planning and Zoning Code Effective After <>	
Abbrev.	**District Name**	**Abbrev.**	**District Name**
Residential Zoning Districts			
R1-A	One Family A District	R1-A	Single-Family A District
R1-B	One Family B District	R1-B	Single-Family B District
R2-C	Two Family – Townhouse C District	R2-C	Two-Family – Townhouse C District
RM-D	Multi-Family D District	RM-D	Multi-Family D District
Nonresidential Zoning Districts			
OB	Office Building District	OB	Office Building District
LB	Local Business District	LB	Local Business District
GB	General Business District	GB	General Business District
GB-A	General Business - Apartments District		
CBD	Central Business District	CBD	Central Business District
SM-D	Support Mixed-Downtown District	SM-D	Support Mixed-Downtown District
CS	Commercial Service District	CS	Commercial Service District
GI	General Industrial District	GI	General Industrial District
ITC	Industrial Truck Center District	ITC	Industrial Truck Center District
PF	Public Facilities District	PF	Public Facilities District
Special Zoning Districts			
---	Mosteller Road Economic Development Overlay District	***District Eliminated***	
NLO	Northern Lights Overlay District	NLO	Northern Lights Overlay District
---	Reading Road Gateway North Overlay District	RRO	Reading Road Gateway North Overlay District
PUD	Planned Unit Development	PUD	Planned Unit Development District
HDR-PUD	High Density Residential PUD District		
Office-PUD	Office PUD District		
CO-PUD	Commercial/Office PUD District		
CSO-PUD	Commercial Service/Office PUD District		

1103.03 ZONING DISTRICT MAP AND DISTRICT BOUNDARIES

(a) Zoning District Map (Revised 1127.01 and 1127.03)

All land within the City of Sharonville shall be placed into at least one of the zoning districts established in Table 1103-1. Such zoning shall be shown on the Zoning Map of Sharonville, Ohio, hereafter referred to as the "zoning map." The zoning map, including any notations, shall be incorporated and made a part of this code.

[3] The <> symbol is a placeholder for the effective date of the code.

(b) Interpretation of Zoning District Boundaries (Revised 1127.06)

Where uncertainty exists with respect to the boundaries of the various districts as shown on the zoning map, the following rules apply:

(1) Where zoning district boundary lines are indicated as approximately following a lot line, such lot line shall be the zoning district boundary.

(2) Where zoning district boundary lines are indicated as approximately following a center line of a street or highway, alley, railroad easement, or other right-of-way, or a river, creek, or other watercourse, such centerline shall be the zoning district boundary. In the event of a natural change in the location of such streams, rivers, or other water courses, the zoning district boundary shall be construed as moving with the channel centerline.

(3) Where zoning district boundary lines are indicated as approximately following City limits, such City limits shall be the zoning district boundary.

(4) When the actual street, right-of-way, property line boundary, or other existing ground condition is in conflict with that shown on the zoning map, the Director of Community Development shall provide the necessary interpretation. The person contesting the location of the district boundary shall be given a reasonable opportunity to submit technical evidence to illustrate the boundary.

(c) Zoning of Vacated Properties (Existing 1127.04)

Whenever any street, alley, or other public right-of-way is vacated in a manner authorized by law, the zoning district adjoining each side of such street, alley, or public right-of-way shall be automatically extended to the center of such vacation and all areas included in the vacation shall then and henceforth be subject to all regulations of the extended district.

(d) Zoning of Annexed Territories (Existing 1127.05)

All territory which may hereinafter be annexed to the City, if already zoned, shall be continued in its existing zoning classification until amended in conformance with the procedures outlined in Section 1129.03.