

CHAPTER 2800
ZONING ORDINANCE
Establishment and Purpose of Districts.

Enacted 9/18/2018 by Ordinance No. 22-2018

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SECTION 2801: Intent.

The following zoning districts are hereby established for the Village of Holland. For the interpretation of this ordinance the zoning districts have been formulated to realize the general purposes as set forth in the preamble of this Ordinance. In addition, the specific purpose of each zoning district shall be as stated herein.

SECTION 2802 Medical Marijuana.

The cultivation, processing or retail dispensing of marijuana for medical, or any other purposes is prohibited in all zoning districts of the Village of Holland. For the purpose of this section, “medical marijuana” shall have the same meaning as it is defined in section 3796.01 (A) (2) of the Ohio Revised Code, effective September 8, 2016.

SECTION 2811: Large Lot Residential District (R-1).

The R-1 District is created to provide for single family residential uses that have a minimum lot size of 10,000 square feet.

Permitted Uses

Dwelling, Single Family
Accessory Uses/Structures
Essential Services
Child Day Care (Type B)
Group Residential Facility, Class I

Conditional Uses

Public Service Facility
Non-commercial Recreational Facility
Hospitals/Clinics, Medical
Cemetery
Nursing Home
Home Occupation
Public Uses
Quasi-public Uses
Solar Energy Conversion Non-Commercial
Wind Energy Conversion Non-Commercial
Pond

No building shall be erected or enlarged unless the requirements contained in the Schedule of District Regulations are met.

SECTION 2812: Small Lot Residential District (R-2).

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The R-2 District is created to provide for single family residential uses that have a minimum lot size of 7,200 square feet.

Permitted Uses

Dwelling, Single Family
Essential Services
Accessory Uses/Structures
Child Day Care (Type B)
Group Residential Facility, Class I

Conditional Uses

Public Uses
Non-commercial Recreational Facility
Home Occupation
Public Service Facility
Quasi-public Uses
Solar Energy Conversion Non-Commercial
Wind Energy Conversion Non-Commercial
Pond

No building shall be erected or enlarged unless the requirements contained in the Schedule of District Regulations are met.

SECTION 2814: Multi-Family Residential District (R-3).

The R-3 district is created to establish a location for duplexes, low density, low elevation apartments, (including garden apartments and townhouses), for the purpose of adding to the choice of housing types available in the Village of Holland.

Permitted Uses

Dwelling, Two Family
Dwelling, Single Family
Dwelling, Multi-Family
Accessory Uses/Structures
Essential Services
Child Day Care (Type B)
Condominiums
Townhouses
Group Residential Facility,
Class I & Class II

Conditional Uses

Non-commercial Recreational Facility

Public Service Facility
Home Occupation
Nursing Home
Hospitals
Community Swimming Pool
Public Uses
Quasi-public Uses
Adult Day Care
Solar Energy Conversion Non-Commercial
Wind Energy Conversion Non-Commercial
Pond

No building shall be erected or enlarged unless the requirements contained in the Schedule of District Regulations are met.

SECTION 2821: Limited Business District (B-1).

The B-1 District is created to encourage the establishment of areas for convenience business uses that tend to meet the daily needs of the residents of an immediate neighborhood. The Planning Commission may impose restrictions on operating hours in the district. Strip commercial development shall be prohibited.

Permitted Uses

Social Activities
Personal Services
Professional Activities
Business, Office Type
Public Uses

Conditional Uses

Restaurant
Public Service Facility
Community Swimming Pools
Pond
Accessory Uses/Structures

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Quasi-public Uses
Essential Services
Convenience Businesses

Church

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SECTION 2822: General Business District (B-2).

The B-2 District was created for general business uses to meet the needs of a regional market area. Drive-in businesses, outdoor activities, and businesses with late hours are permitted. Activities that are essentially manufacturing, or have performance characteristics beyond those of normal business activities, will not be permitted in this district. B-2 Districts shall be located on a major street.

Permitted Uses

Retail Business
Personal Services
Business Services
Business Office
Restaurants & Bars
All B-1 Permitted Uses
Public Service Facility
Social Activities
Motels
Essential Services

Conditional Uses

Domestic Animal Clinics
Community Swimming Pools
Funeral Home
Cemetery
Commercial Recreational Facility
Wholesale Business
Farm Equipment Sales
Sale/Storage of Building Materials
Garage, Service Station
Garage, Body Shop
Automotive Sales
Vehicular Convenience Store
Courier/Commercial Mail Service
Ponds
Hospitals
Accessory Uses/Structures
Church

No building shall be erected or enlarged unless the requirements contained in the Schedule of District Regulations are met.

SECTION 2823: Large Scale Commercial (B-3).

The B-3 District is to encourage the establishment, in appropriate locations, of modern retail shopping centers, larger commercial concentrations, and automobile oriented commercial services, in order to serve the Village residential neighborhoods, where appropriate, regional trade. Such commercial centers should have convenient and integrated design, satisfactory ingress and egress, good interior circulation and parking, and should be conveniently accessible from the residential service areas and/or major traffic arteries. Uses in this district are conditioned upon Planning Commission review of the site plan and determination that the proposal is in the best interest of the community. See Section 2951 for further restrictions.

SECTION 2831: Light Manufacturing District (M-1).

The M-1 District is created to encourage the development of light manufacturing and wholesale business establishments which are clean, quiet, and free of hazardous or objectionable elements such as noise, odor, dust, smoke, or glare; operate entirely within enclosed structures; and generate limited industrial traffic. Research activities are encouraged. This district is further designed to act as a transitional use between heavy manufacturing uses and other less intense business and residential uses.

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Permitted Uses

Business, Office Type
Research Activities
Public Service Facility
Essential Services
Manufacturing, Light
All B-1 and B-2 Uses

Conditional Uses

Commercial Recreational Facility
Restaurants
Signs, Billboard
Printing & Publishing
Food Processing
Warehousing
Wholesale Business
Adult Entertainment
Automotive Repair
Child Care Facilities (Type A)
Adult Day Care Facilities
Ponds
Accessory Uses/Structures
Church

No building shall be erected or enlarged unless the requirements contained in the Schedule of District Regulations are met.

SECTION 2832: Heavy Manufacturing District (M-2).

The M-2 District is created to encourage the development of major manufacturing, processing, warehousing, and major research and testing operations. These activities require extensive community facilities, and reasonable access to arterial thoroughfares. They may have extensive open storage and service areas, and generate heavy traffic, but shall be prohibited if they create nuisances beyond the limitations established by the Planning Commission.

Permitted Uses

Light Manufacturing
Manufacturing
Sale & Storage of Building Material
Transport & Trucking Terminals
Wholesale and Warehouse Activities
Food Processing
Grain Elevator & Feed Mills
Essential Services
Public Service Facility
Manufacturing, Heavy

Conditional Uses

Sand, Gravel, & Mineral Extraction, Storing & Processing
Restaurants
Signs, Billboard
Auto Wrecking, Storage & Salvage
Ponds
Accessory Uses/Structures
Church

No building shall be erected or enlarged unless the requirements contained in the Schedule of District Regulations are met.

SECTION 2841: Open Space District (OS).

The purpose of the OS District is to provide for public and quasi-public uses, areas for recreation and conservation purposes, and areas suitable for non-commercial recreation.

Permitted Uses

Parks & Recreation
Essential Services
Conservation
Forestry

Conditional Uses

Public Service Facility
Public & Quasi-Public Buildings
Ponds

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SECTION 2842: Special Use District.

The Special Use District is designated for local, county, state or federal government uses.

SECTION 2844: Specific Criteria for Conditional Uses.

Specific criteria for the conditional uses outlined in this section may be located in Section 2900.

SECTION 2845: The Official Schedule of District Regulations.

Zoning District	Color Code	Lot Size Minimum	Frontage Minimum	Dwelling Floor Area Minimum	Building Height Maximum	Front Yard Setback	Rear Yard Setback	Side Yard Setback
R-1 Large Lot Residential	Lt. Green	10,000 sq. ft.	70 ft.	1,200 sq. ft.	2½ stories / 35 ft.	35 ft.	35 ft.	10 ft. per side
R-2 Small Lot Residential	Med. Green	7,200 sq. ft.	60 ft.	864 sq. ft.	2½ stories / 35 ft.	35 ft.	35 ft.	10 ft. per side
R-3 Multi-Family Residential	Dk. Green	10,000 sq. ft.	70 sq. ft.	624 sq. ft. ground floor 865 sq. ft. total floors	2½ stories / 35 ft.	35 ft.	35 ft.	10 ft. per side
B-1 Limited Business	Lt. Blue	Major Street 40,000 sq. ft. Minor Street 20,000 sq. ft.	Major Street 150 ft. Minor Street 100 ft.	N/A	45 ft.	35 ft.	35 ft.	25 ft. per side commercial 50 ft + 10 ft landscape residential
B-2 General Business	Med. Blue	Major Street 40,000 sq. ft. Minor Street 20,000 sq. ft.	Major Street 150 ft. Minor Street 100 ft.	N/A	45 ft.	35 ft.	35 ft.	25 ft. per side commercial 50 ft + 10 ft landscape residential
B-3 Large Scale Commercial	Dk. Blue	2 acres	Major Street 150 ft. Minor Street 100 ft.	N/A	45 ft.	35 ft.	35 ft.	25 ft. per side commercial 50 ft + 10 ft landscape residential
M-1 Light Manufacturing	Yellow	2 acres	200 ft.	N/A	N/A	35 ft.	25 ft residential 50 ft.	25 ft + 5 ft. per story
M-2 Heavy Manufacturing	Red	4 acres	300 ft.	N/A	N/A	35 ft.	25 ft residential 50 ft.	25 ft + 5 ft. per story
Open Space Schools Special	Orange	N/A	N/A	N/A	N/A	N/A	N/A	N/A

(Ord. 22-2018)