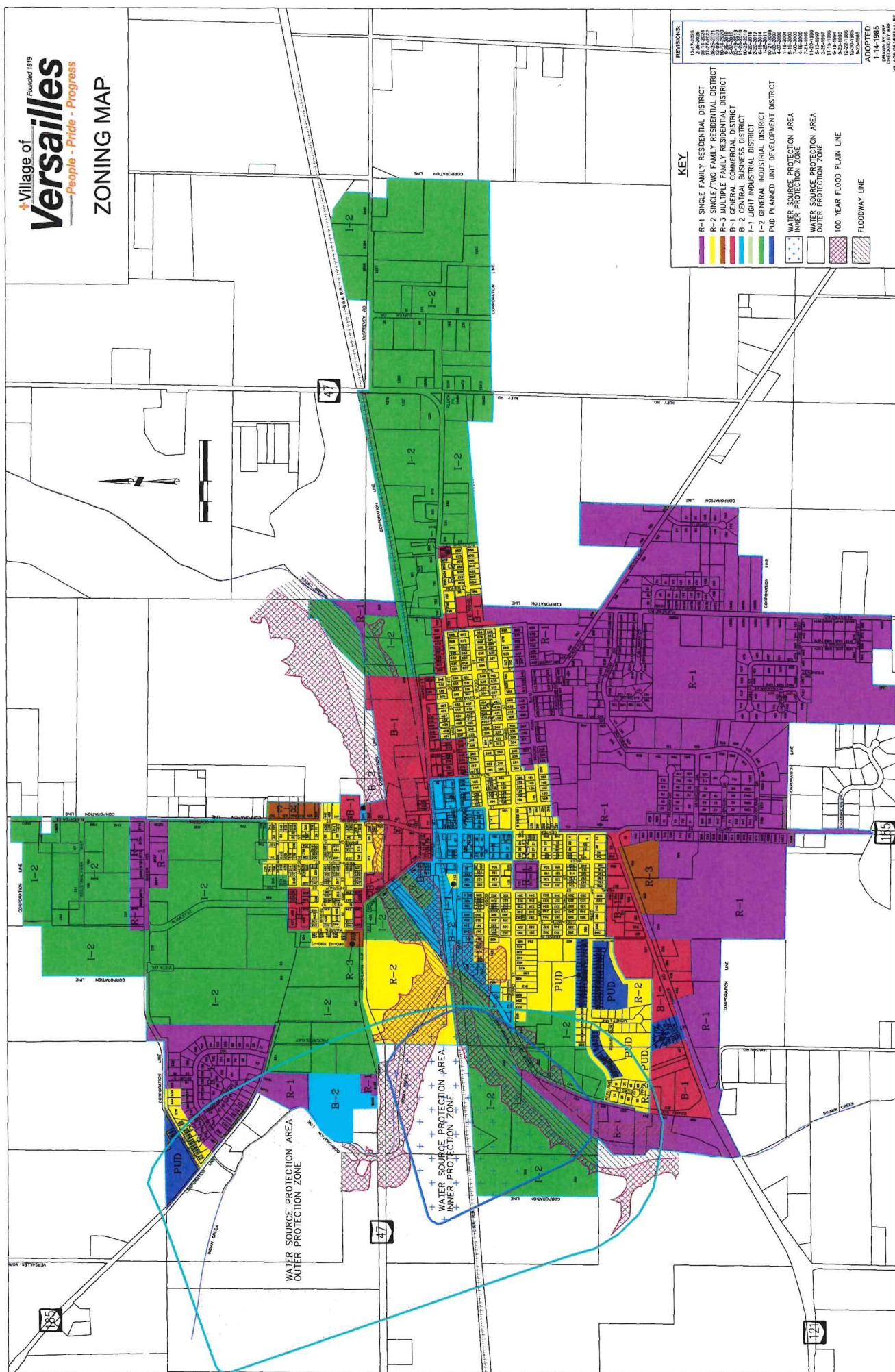




6. Multi-Unit Housing

1. Except as otherwise provided herein, the following regulations govern the development and use of multi-unit housing are established for the following purposes:
  - a. The Village of Versailles has in recent years experienced significant growth and expansion in commercial, industrial, and residential developments, thus causing concern for the orderly control of expansion.
  - b. Rapid expansion is a source of the increasing burden upon the Village of Versailles Ohio's municipal facilities, utilities, traffic, police protection, and various other municipal obligations.
  - c. One means of maintaining orderly control of municipal growth and lessening the ever-growing municipal burdens is through the restriction of excessive units in multi-unit housing structures or complexes.
  - d. Development of affordable, rental housing has historically been encouraged to be intermingled with single-family residential homes in the form of duplex and triplex construction and this type of development has proven to minimize the negative impacts typically associated with multi-unit housing structures.
2. There shall not be constructed within the Village any multi-unit housing structures or arrangements with more than four (4) units.
3. There shall not be constructed within the Village any multi-unit housing structures consisting of less than 3,000 square feet of lot area per dwelling unit.
4. There shall be no multi-unit housing structures or arrangement of between two and four units constructed within the Village without first obtaining the appropriate building permit and/or Conditional Use Permit from the Village of Versailles, Ohio.

**Section 304 B-1 General Business District**

1. Intent: This District is intended to provide and integrated collection of structures and uses designed to supply most of the daily needs of Village residents.
2. Principal Permitted Uses: Residential Uses as Single-Family Dwellings, Two-Family Dwellings, Multi-Family Dwellings; Farming and/or Gardening; Public and Recreational Uses such as Hospitals and/or Private Clubs; Business Office Uses such as Business, Professional, and Administrative Offices; Medical Offices and Clinics; Retail Commercial and Service Uses such as General Merchandise Stores, Personal Services, Restaurants, Fast Food, Financial Establishments, Private Schools, Household Item Repair Shops, Road Service, Commercial Entertainment, Convenience Stores, Garment Manufacturing, Repair and Processing.
3. Conditional Uses: A building or premises may be used for the following purposes in the B-1 General Business District if a Conditional Use Permit for the use has been obtained in conformance with the provisions of these Regulations – Conditional Use Permits:
  1. Educational Institutions, Pre-Schools, Elementary, Junior High, and High Schools,
  2. Child Day Care Centers
  3. Places of Worship
  4. Libraries
  5. Public Buildings of All Types
  6. Public Parks
  7. Museums
  8. Kennels
  9. Restaurants

10. Business Planned Unit Developments
11. Funeral Homes
12. Animal Hospitals and Veterinary Clinics
13. Bowling Alleys, Arcade, and/or Pool Halls
14. Vehicle Sales and Rentals
15. Printing, Publishing Lithographing, Binding and Computer-Based Establishments
16. Automobile Repair, Painting and Body Shops
17. Commercial Recreational and Entertainment Facilities
18. Automobile Service Stations
19. Bars, Taverns, Nightclubs and Dance Clubs
20. Motels and Hotels
21. Industrial and Farm Implement Sales
22. Grain Bins and Grain Elevators
23. Construction Trades and Offices
24. Building Services and Supplies
25. Plumbing and Heating Shops
26. Wholesale Distributors
27. Lumber Yards and Building Material Sales and Storage
28. Transportation Terminals
29. Warehousing

4. Prohibited Uses: Industrial Establishments

5. Height and Area Regulations: The maximum height and minimum lot requirements within the B-1 General Business District shall be as follows:

General Requirements for All Permitted Uses

|                            |                                                                                                                                                                                                 |
|----------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Minimum Lot Area           | None, except for Residential Use [same as R-3]                                                                                                                                                  |
| Minimum Lot Width          | 80 feet                                                                                                                                                                                         |
| Minimum Front Yard Setback | 25 feet                                                                                                                                                                                         |
| Minimum Side Yard Setback  | None, except when adjacent to a Residential District, in such case, the side yard shall not be less than 25 feet. Screening, either planting or fence six (6) feet in height shall be required. |
| Minimum Rear Yard Setback  | A rear yard shall be required adjacent to a Residential District. Such rear yard shall be not less than 25 feet. Screening, either planting or fence six (6) feet in height shall be required.  |
| Maximum Height             | 45 feet                                                                                                                                                                                         |
| Floor Area                 | None, Except for Residential Use [same as R-3]                                                                                                                                                  |

**Section 305 B-2 Central Business District**

1. Intent: This District is intended to provide areas within the Village where commercial uses are compatible with roadside locations and which can serve both the resident population and through traffic. It is the intent that these auto-oriented retail, service, and office uses be located in an area separate and distinct from the central retail area of the Village.

2. Principal Permitted Uses: Residential Uses such as Single-Family Dwelling, Two-Family Dwelling, Farming and/or Gardening, Public and Recreational Uses such as Hospitals or Private Clubs, Business Office Uses such as Business, Professional, and Administrative Offices, Medical Offices and Clinics, Retail Commercial and Service Uses such as General Merchandise Stores, Personal Services such as Restaurants, Fast Food, Financial Establishments, Private Schools, Household Items Repair Shops, Vehicle Sales and Rentals; Road Service and Commercial Entertainment Uses such as Bars, Taverns, Nightclubs, and Dance Clubs, Drive-Through Carry Outs and Convenience Stores.
  
3. Conditional Uses: A building or premises may be used for the following purposes in the B-2 Central Business District if a Conditional Use Permit for the use has been obtained in conformance with the provisions of these Regulations - Conditional Use Permits:
  1. Multi-Family Dwellings
  2. Residential Planned Unit Development
  3. Educational Institutions, Elementary, Junior High and High Schools
  4. Child Day Care Centers
  5. Places of Worship
  6. Libraries
  7. Public Buildings of all Types
  8. Public Parks
  9. Museums
  10. Kennels
  11. Business Planned Unit Developments
  12. Animal Hospitals
  13. Veterinary Clinics
  14. Pet Shops and Animal Grooming
  15. Bowling Alleys, Arcades and/or Pool Halls
  16. Automobile Repair, Painting and Body Shops
  17. Automobile Service Stations
  18. Motels and Hotels
  19. Grain Bins and Grain Elevators
  20. Construction Trades and Offices
  21. Building Services and Supplies
  22. Lumber Yards and Building Materials Sales and Storage
  
4. Prohibited Uses: No building or structure located within this District shall be used by any Industrial Establishment.
  
5. Height and Area Restrictions: The maximum height and minimum lot requirements within the B-2 Central Business District shall be as follows:

General Requirements for All Permitted Uses

|                            |                                                                                                                                                                                                 |
|----------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Minimum Lot Area           | None, except for Residential Uses [same as R-3]                                                                                                                                                 |
| Minimum Lot Width          | None                                                                                                                                                                                            |
| Minimum Front Yard Setback | None                                                                                                                                                                                            |
| Minimum Side Yard Setback  | None, except when adjacent to a Residential District, in such case, the side yard shall not be less than 25 feet. Screening, either planting or fence six (6) feet in height shall be required. |
| Minimum Rear Yard Setback  | A rear yard shall be required adjacent to a Residential District. Such rear yard shall be                                                                                                       |

|                |                                                                                                      |
|----------------|------------------------------------------------------------------------------------------------------|
|                | not less than 50 feet. Screening, either planting or fence six (6) feet in height shall be required. |
| Maximum Height | 50 feet                                                                                              |
| Floor Area     | Except for Residential Uses [same as R-3]                                                            |

### **Section 306 I-1 Light-Industrial District**

1. Intent: The intent of this District is to provide for industrial manufacturing and related operations and other uses that by virtue of their characteristics should be isolated from residential and commercial uses. These uses perform essential functions for the Village including employment and should be provided for in area that are best suited for industrial development by reason of location, topography, soil conditions, and the availability of adequate utilities and transportation systems.
2. Principal Permitted Uses: Public and Recreational Uses such as Private Clubs, Business, Professional, Administrative Offices, Medical Offices and Clinics, Retail Commercial and Services such as General Merchandise Stores, Personal Services, Standard Restaurants, Fast Food Restaurants, Financial Establishments, Private Schools, Household Item Repair Shops, Vehicle Sales and Rentals, Road Service and Commercial Entertainment Uses such as Drive-Through Carry Outs and Convenience Stores, Industrial Enterprises such as Construction Trades and Offices, Building Services, Wholesale Distributors, Machine and Tool and Die Shops, Assembly and Manufacturing, Warehousing and Garment Manufacturing, Repair and Processing.
3. Conditional Uses: A building or premises may be used for the following purposes in the I-1 Light-Industrial District if a Conditional Use Permit for the use has been obtained in conformance with the provisions of these Regulations – Conditional Use Permits:
  1. Business Planned Under Developments
  2. Automobile Repair, Painting, and Body Shops
  3. Automobile Service Stations
  4. Automobile Washing Facilities
  5. Bars, Taverns, Nightclubs and Dance Clubs
  6. Lumber Yards and Building Materials Sales and Storage
  7. Heavy Equipment Rentals, Sales, Service and Storage
  8. Transportation Terminals
  9. Planned Industrial Developments
4. Height and Area Regulations: The maximum height and minimum lot requirements within the I-1 Light-Industrial District shall be as follows:

#### **General Requirements for all Permitted Uses**

|                            |                                                                                                                                                                                                                                           |
|----------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Minimum Lot Area           | None                                                                                                                                                                                                                                      |
| Minimum Lot Width          | 100 feet                                                                                                                                                                                                                                  |
| Minimum Front Yard Setback | 50 feet                                                                                                                                                                                                                                   |
| Minimum Side Yard Setback  | If adjacent lots are industrially developed, no side yard is required. If adjacent to a Residential District, the side yard shall not be less than 50 feet. Screening, either planting or fence six (6) feet in height shall be required. |
| Minimum Rear Yard Setback  | If adjacent lots are industrially developed, no rear yard is required. If adjacent to a                                                                                                                                                   |