

Chapter 1107: Zoning Districts

1107.01 Establishment of Zoning Districts

(a) Districts Established

In order to carry out the purpose of this code, the City is hereby divided into the zoning districts established in [Table 1107-1](#), all of which are designated on the Official Zoning Map by boundaries, symbols, and abbreviations.

TABLE 1107-1: ZONING DISTRICTS	
Abbreviation	District Name
Residential Zoning Districts	
R-1	Suburban Single-Family Residential District
R-2	Single-Family Residential District
R-T	Traditional Residential District
R-3	Attached Residential District
R-4	Multi-Family Residential District
R-5	Manufactured Home Park District
Nonresidential Zoning Districts	
C-1	Office/Institutional District
C-2	Community Commercial District
C-3	General Commercial District
C-4	Central Business District
I-1	Office/Limited Industrial District
I-2	General Industrial District
I-3	Urban Industrial District
Special Zoning Districts	
AG	Agricultural District
CF	Community Facilities District
PD	Planned Development District

(b) References to Previous Zoning Districts

Some of the district classification and names established within this code differ from previous versions of this code. In instances where there may be references to the previous zoning district nomenclature, [Table 1107-2](#) identifies how each of the previous district classifications were renamed for this code. This section shall only be used for comparison purposes.

TABLE 1107-2: DISTRICT TRANSITION TABLE			
Zoning Districts in the Planning and Zoning Code Effective Prior to <>		Zoning Districts in the Planning and Zoning Code Effective After <>	
Abbrev.	District Name	Abbrev.	District Name
Residential Zoning Districts			
R-1	Suburban Single-Family Residential District	R-1	Suburban Single-Family Residential District
R-2	Single-Family Residential District	R-2	Single-Family Residential District
R-T	Traditional Residential District	R-T	Traditional Residential District
R-3	Attached Single-Family/Townhouse District	R-3	Attached Residential District
R-4	Multi-Family Residential District	R-4	Multi-Family Residential District
R-5	Manufactured Home Park District	R-5	Manufactured Home Park District (Discontinued)
Nonresidential Zoning Districts			
C-1	Office/Institutional District	C-1	Office/Institutional District
C-2	Neighborhood Commercial District	C-2	Community Commercial District
C-3	Community Commercial District		
C-4	Central Business District	C-4	Central Business District
C-5	General Commercial District	C-3	General Commercial District
CPRO	Campus, Professional, Research, Office District	District Eliminated	
M-1	Office/Limited Manufacturing District	I-1	Office/Limited Industrial District
M-2	General Manufacturing District	I-2	General Industrial District
M-4	Open Space/Heavy Manufacturing District		
M-3	Urban Manufacturing District	I-3	Urban Industrial District
Special Zoning Districts			
AG	Agricultural District	AG	Agricultural District
CF	Community Facilities District	CF	Community Facilities District
PDOD	Planned Development Overlay District	PD	Planned Development District

1107.02 Official Zoning Map and District Boundaries

- (a)** The boundaries of the zoning districts are shown upon the map designated as the Official Zoning Map. The Official Zoning Map and all of the notations, references, and other information shown thereon, are established as a part of this code and have the same force and effect as if the Official Zoning Map and all the notations, references, and other information shown thereon were all fully set forth or described herein, the original of which is properly attested to and is on file with the Zoning Administrator.
- (b)** No changes of any nature shall be made in the Official Zoning Map or matter shown thereon except in conformity with the procedures set forth in this code.

- (c) In the event that the Official Zoning Map becomes damaged, destroyed, or lost, City Council may, by ordinance, adopt a new Official Zoning Map, which shall supersede the prior Official Zoning Map. The new Official Zoning Map may correct drafting or other errors or omissions in the prior Official Zoning Map.

1107.03 Interpretation of Zoning District Boundaries

Where uncertainty exists with respect to the boundaries of any of the aforesaid districts as shown on the Official Zoning Map, the following rules shall apply:

- (a) Where the designation of a boundary line on the zoning map coincides with the location of a street or alley, the centerline of such street or alley shall be construed to be the boundary of such district.
- (b) Where the district boundaries do not coincide with the location of streets or alleys, but do coincide with lot lines, such lot lines shall be construed to be the boundary of such district.
- (c) Where the district boundaries do not coincide with the location of streets, alleys, or lot lines, the district boundaries shall be determined by the use of the scale shown on the Official Zoning Map described in Section [1107.02](#).
- (d) All streets, alleys, public ways, waterways, and railroad rights-of-way, if not otherwise specifically designated, shall be deemed to be in the same zoning district as the property immediately abutting upon such streets, alleys, public ways, waterways, and railroad rights-of-way.
- (e) Where the centerline of a street, alley, public way, waterway, or railroad right-of-way serves as a zoning district boundary, the zoning district of such areas, unless otherwise specifically designated, shall be deemed to be the same as that of the abutting property up to the centerline.
- (f) Whenever any street, alley, or other public way is vacated by official action as provided by law, the zoning district adjoining each side of such public 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.
- (g) All uncertainties and disputes concerning the exact location of zoning district boundaries shall be resolved by the BZA according to the rules and regulations that it may adopt.

1107.04 Annexation

- (a) Unless otherwise stated in the conditions of annexation, territory annexed to or otherwise becoming a part of the City shall be zoned by City Council upon recommendation of the Planning Commission as per Section [0](#). The Planning Commission shall recommend a zoning classification to City Council prior to the time City Council accepts an annexation.
- (b) The Clerk of Council shall notify the Planning Commission immediately upon receiving a certified transcript of the proceedings for an annexation from the Board of County Commissioners.
- (c) If City Council does not simultaneously accept an annexation and designate a zoning district, the territory annexed shall become an R-1 Suburban Single-Family Residential District until otherwise classified.

1107.05 District-Specific Purpose Statements and Regulations**(a) General Requirements**

The following subsection establishes the purpose statement for each of the base zoning districts as well as any district specific requirements.

- (1) The purpose statement and district-specific standards for Planned Development (PD) Districts are located in [Chapter 1111: Planned Developments](#).
- (2) In addition to all standards established within this chapter, development within the zoning districts shall also be subject to any other applicable standards of this code including, but not limited to, site development standards, architectural standards, open space requirements, landscaping, parking, signs, etc.

(b) Single-Family Residential Zoning Districts (R-1, R-2, and R-T)

The single-family residential zoning districts are established in order to achieve, among other things, the following purposes:

- (1) To regulate the bulk and location of dwellings, accessory buildings and other structures to obtain proper privacy and useable open spaces on each lot appropriate for the various districts;
- (2) To regulate the density and distribution of population to avoid congestion and the overburdening of existing and proposed community facilities and public services;
- (3) To foster a variety of residential living unit types while protecting the character of the City;
- (4) To provide for proper location of dwellings in relationship to multi-family, commercial and industrial uses so as to increase the general convenience, safety and amenities within the community and to protect residents from nuisances;
- (5) To provide for limited small-scale community facilities when such uses are designed and located to be compatible with the residential neighborhood;
- (6) To provide proper spacing between buildings to ensure adequate access for fire and other emergency vehicles and equipment;
- (7) To protect the desirable characteristics and promote the stability of existing residential development;
- (8) To promote the most desirable and beneficial use of the land in accordance with the objectives of the City of Wooster's Comprehensive Plan; and
- (9) To carry out the following specific district purposes:
 - A. The R-1 Suburban Single-Family Residential District is established to encourage the creation and preservation of low-density single-family residential neighborhoods and to limit the establishment of nonresidential uses to those that are compatible with the intended low-density neighborhood character. The stipulated density is intended to provide for areas of suburban character in the community. Suburban areas are typically located at the outer periphery of the city and are characterized by curvilinear streets, cul-de-sacs, and attached garages.
 - B. The R-2 Single-Family Residential District is established to promote, preserve and protect medium-low density predominantly single-family neighborhoods in the City. Two-family dwellings are restricted to locations where they are designed and located in a manner that is compatible with the existing or proposed residential neighborhood.

- C.** The R-T Traditional Residential District is established to preserve and protect neighborhoods with traditional urban character. Traditional residential areas are the oldest, close-to-downtown residential areas in the City. Small, dense lots were generally developed before 1940 in a regular grid street pattern, with houses constructed with detached garages. As set forth in the Wooster Comprehensive Plan, traditional residential development will encourage historic preservation and construction/reconstruction that is similar in nature to the established pattern and character of development with a focus on single-family development and conversions of multi-family dwellings back to the original single-family uses.

(c) Multi-Family Residential Zoning Districts (R-3 and R-4)

The multi-family residential zoning districts regulations are established in order to achieve, among other things, the following purposes:

- (1) To regulate the bulk and location of dwellings to obtain proper privacy and useable open spaces appropriate for the various districts;
- (2) To regulate the density and distribution of population to avoid congestion and the overburdening of existing and proposed community facilities and public services;
- (3) To preserve the character of differing neighborhoods by providing different districts with different densities and development standards;
- (4) To enable the development of attached single-family and multi-family dwellings in appropriate locations and with a minimum project size to ensure the creation of sustainable higher density neighborhoods;
- (5) To promote the most desirable and beneficial use of the land in accordance with the objectives of the City of Wooster's Comprehensive Plan; and
- (6) To carry out the following specific purposes:
 - A.** The R-3 Attached Residential District is established to provide, preserve and protect medium density residential areas for small-scale attached dwellings arranged to provide good building site design and effective open space in areas adequately served by City sewer, water and streets.
 - B.** The R-4 Multi-Family Residential District is established to provide, preserve and protect locations for high density apartment development in areas with appropriate levels of service.

(d) Manufactured Home Park District (R-5)

(1) Purpose

The Manufactured Home Park District and its regulations are established in order to achieve the following purposes:

- A.** To provide for orderly growth and development in the City of Wooster;
- B.** To preserve the character of differing neighborhoods by providing for the location of mobile homes and manufactured homes in manufactured home communities;
- C.** To regulate the bulk and location of dwellings to maintain privacy, safety and open spaces for each unit appropriate for the district; and
- D.** To provide certainty to property owners, developers and neighbors about the limits of what is allowed in a manufactured home park zoning district.

(2) Discontinued District

The R-5 District is a discontinued district and is maintained in this code to minimize the creation of nonconformities. Applications for amendments to the zoning map to create additional R-5 Districts shall be prohibited after the effective date of this code, or amendment thereto.

(3) R-5 District Standards

While new R-5 Districts may not be established after the effective date of this code, existing manufactured home parks may continue without being subject to the nonconformity standards of [Chapter 1131: Nonconformities](#) provided the existing uses comply with the following standards:

- A.** All manufactured homes, mobile homes, or accessory buildings shall be set back a minimum of 50 feet from any lot or right-of-way line bounding the manufactured home community. See Section [1115.01](#) for permitted obstructions within required setbacks.
- B.** The existing number of lots within any manufactured home park may be maintained unless a reduction is required by Wayne County or State of Ohio officials for the purposes of health and safety.
- C.** Existing manufactured homes or mobile homes may be replaced with new homes provided such homes comply with any applicable standard of this section. Such replacement shall require a zoning certificate approval.
- D.** Streets may be maintained but new streets or drives, other than driveways accessing individual lots, may not be created within a manufactured home park.
- E.** Existing permitted commercial, office, and recreational accessory uses may be maintained provided the uses and buildings are designed and located to protect the character of the district and surrounding residential uses. Such facilities shall be screened and landscaped so as to be compatible with adjoining manufactured home lots.
- F.** A minimum of 15 percent of the total number of required parking spaces for any manufactured home park shall be maintained for guest parking.
- G.** All existing open spaces and recreational areas shall be maintained for such uses as long as the manufactured home park continues to operate.
- H.** All individual home lots/pads shall continue to maintain a minimum area of 3,600 square feet and a minimum width of 35 feet. Such width shall be increased to 50 feet for any individual home lots that are classified as corner lots.
- I.** There shall be a minimum clearance of 20 feet between individual manufactured or mobile homes.
- J.** All principal buildings shall have a maximum height of 35 feet. Any accessory structure shall be subject to the standards of Section [1113.01](#).
- K.** All manufactured and mobile homes shall meet or exceed federal and state manufactured and mobile home codes, including OAC Ch-3701-27 inclusive, Ohio Sanitary Code, and any amendments or changes thereof.
- L.** All mobile homes within the park shall be served by the City water supply system and City sanitary sewer system. These utilities shall conform to all City, County, and State Health Department requirements.

- M.** Each manufactured or mobile home shall be securely skirted, entirely enclosing the bottom section at the time of occupancy. The skirting shall be of an impervious material and consistent with the characteristics of the manufactured home.
- N.** The outer boundaries of the manufactured home park shall contain a buffer zone planted and maintained by the park operator. The buffer zone shall be composed of a green strip, not less than 10 feet in width, planted and maintained with a continuous, evergreen hedge of densely planted evergreen trees and shrubs not less than six feet in height, located along all park boundaries, including the boundaries abutting a public right-of-way. This densely planted buffer zone shall completely obscure the manufactured home parking community within two years of its planting.
- O.** All uses and operations, except off-street parking, shall be performed wholly within enclosed buildings, unless specifically permitted otherwise.

(e) Commercial Zoning Districts (C-1, C-2, C-3, and C-4)

The commercial zoning district regulations are established in order to achieve, among other things, the following purposes:

- (1)** To provide in appropriate and convenient locations of sufficient size for the exchange of goods and services;
- (2)** To protect residential neighborhoods adjacent to business uses by regulating the types of establishments, particularly at the common boundaries, that would create congestion, noise or other objectionable influences;
- (3)** To promote the most desirable and beneficial use of the land in accordance with the objectives of the City of Wooster's Comprehensive Plan; and
- (4)** To carry out the following specific purposes:
 - A.** The C-1 Office/Institutional District is established to create an environment conducive to well-located and designed office building sites and to accommodate primarily office uses. This district may also provide a land use buffer zone to some residential districts, thus providing protection from more intense business uses or major thoroughfares.
 - B.** The C-2 Community Commercial District is established to create a district that permits a wide variety of retail and service establishments with development standards that ensure that development is compatible with adjacent land uses that create a more pedestrian-oriented environment.
 - C.** The C-3 General Commercial District is established to accommodate a broad range of commercial services and activities in locations adequately served by major streets and other facilities and to provide a wide range of goods and services to a large consumer population from the larger regional area.
 - D.** The C-4 Central Business District is established to provide a central business district that preserves, maintains and promotes Downtown Wooster as a core area for retail sales and to promote and enhance the existing historic, compact pedestrian orientation of the downtown by permitting buildings to be close to the street and to one another.

(f) Industrial Zoning Districts (I-1, I-2, and I-3)

The industrial zoning districts are established in order to achieve, among other things, the following purposes:

- (1) To promote the most desirable and beneficial use of the land and structures in accordance with the objectives of the City of Wooster Comprehensive Plan;
- (2) To provide appropriate and convenient districts of sufficient size to carry on research, manufacturing processes, and distribution activities to serve the community, thereby promoting employment and strengthening the economy of the community;
- (3) To improve the manufacturing environment by discouraging unrelated and incompatible uses in such areas, thereby making land more readily available for industry;
- (4) To protect adjacent residential districts by restricting types of manufacturing uses nearby to only those which will not create objectionable influences beyond their district boundaries and will be properly buffered and screened;
- (5) To protect manufacturing and related development against congestion by requiring setbacks and limiting the bulk and density of development in relation to adjacent buildings and available land and by requiring sufficient off-street parking and loading facilities; and
- (6) To carry out the following specific purposes:
 - A. The I-1 Office/Limited Industrial District is established to provide for office and industrial uses in areas suitable for such development by reason of location, topography, soil conditions and the availability of adequate utilities and transportation systems. The intent is to permit office and other uses such as limited light industrial and warehouse activities that are office-like in physical appearance, service requirements, and operational characteristics; uses that can be carried on wholly within enclosed buildings and subject to those regulations necessary to reduce congestion and for the protection of adjacent residential and business activities. This district also permits accessory retail and service uses to serve as support services for the adjacent office/industrial uses. The uses allowed are those that because of their normally unobjectionable characteristics can be operated in relatively close proximity to residential districts.
 - B. The purpose of the I-2 General Industrial District is to provide for industrial and other uses that by virtue of their external effects, noise, glare, fumes, smoke, dust, odors, truck and/or rail traffic, should be isolated from residential and commercial uses. These uses perform essential functions for the City, including employment, and should be provided for in areas that are best suited for industrial development by reason of location, utilities and transportation systems.
 - C. The purpose of the I-3 Urban Industrial District is to provide for the continuation and reasonable expansion of existing industries located in proximity to downtown, and to enable the establishment of new industries within the existing industrial area which can locate in the area in compliance with performance and development standards, in ways that are compatible with the existing urban nature of the downtown area.

(g) Agricultural District (AG)

The purpose of this district is to protect active farmland from development, to provide areas for recreation and conservation purposes, to furnish areas for public and semi-public uses, to protect watersheds, to guide growth and development of the community, and to hold land from development of more intensive land uses until such time as adequate public facilities and services can be provided.

(h) Community Facilities District (CF)**(1) Purpose**

The Community Facilities District (CF) and its regulations are established in order to accommodate governmental, civic, educational, recreational facilities and other institutional facilities and their associated uses in a manner that:

- A.** Provides for the proper location and development of community facilities;
- B.** Ensures that such community facilities are compatible with surrounding single-family neighborhoods by requiring development plan review and conditional use approval, as necessary, for proposed development;
- C.** Provides for the appropriate location of governmental, civic, educational, recreational, and other institutional uses throughout the city which may be utilized to provide a transition between zoning districts; and
- D.** Ensures that institutional uses comply with these objectives by establishing review requirements to ensure that all phases of a development are consistent with the regulations of this Planning and Zoning Code.

(2) CF District Standards

The following development and design guidelines are established to ensure that all proposed development in a CF District complies with the purpose and objectives of this code. The Planning Commission shall review plans for a proposed development with consideration given to the following:

- A.** Buildings, structures and landscaping should be designed and located on the site and be of a scale and massing to:
 - i. Enhance and protect the character of the surrounding area, especially adjoining residential areas; and
 - ii. Minimize any adverse influences.
- B.** Adequate screening, buffering, and landscaping shall be provided to limit the view of the proposed use, reduce the noise between incompatible land uses, and ease the transition from one zoning district to another.
- C.** Natural features, especially mature trees, shall be preserved and supplemented with landscaping to buffer and screen adjacent residential districts. The Planning Commission shall consider the setbacks, building mass and type when determining the extent of landscaping required.
- D.** When the proposed use abuts or is across the street from a residential zoning district boundary, a buffer yard shall be required in accordance with [Chapter 1123: Landscaping and Buffering](#).
- E.** Delivery areas and loading zones shall not face a public street and shall comply with the screening requirements found in [Section 1123.07](#).

- F.** All power plants, storage or maintenance buildings, which are visible from a public street, shall have a buffer yard of 20 feet. This buffer yard shall contain one major tree for every 30 lineal feet of frontage or as appropriate to provide a tree canopy over the landscaped area. In addition, four-foot-high shrubs are required per 30 lineal feet of frontage. Ground cover plants must fully cover the remainder of the landscaped area.
 - G.** To provide connectivity, sidewalks shall be provided from facilities, which are meant for use by the general public like parks and playgrounds, to the sidewalks in the public rights-of-way.
 - H.** All outdoor lighting shall be subject to the requirements of Section [1117.03](#).
 - I.** Overnight parking and/or the outdoor storage of commercial motor vehicles, fleet vehicles, commercial motor vehicles, or buses shall be prohibited.
 - J. Design of Vehicular Use Areas**
 - i. Ambulance and emergency areas shall not abut a single-family residential district. If an ambulance or emergency area is visible from a public street, it shall have a buffer yard of 20 feet. This buffer yard shall include screening per the requirements found in [Chapter 1123: Landscaping and Buffering](#).
 - ii. The layout of parking areas, service areas, entrances, exits, signs, lighting, noise sources or other potentially adverse influences shall be designed and located to protect the character of residential areas adjacent to the development.
 - iii. Access from public streets to parking areas, service areas, and pedestrian walkways within the development shall be designed to minimize traffic hazards or congestion.
 - iv. Pedestrian connections from the community facilities development to adjacent parcels should minimize adverse intrusions into residential neighborhoods.
- (i) Planned Development District (PD)**
The purpose, procedures, and regulations for planned developments is located in [Chapter 1111: Planned Developments](#).