

CHAPTER 1266
Districts Generally and Zoning Map

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CROSS REFERENCES

Zoning and planning in home rule cities - see M.C.L.A. Sec. 117.4i
 Regulation of location of trades, buildings and uses by local authorities -
 see M.C.L.A. Sec. 125.581
 Regulation of buildings; authority to zone - see M.C.L.A. Sec. 125.582
 Regulation of congested areas - see M.C.L.A. Sec. 125.583
 Uses of land or structures not conforming to ordinances; powers of legislative
 bodies; acquisition of property - see M.C.L.A. Sec. 125.583a
 Effect of zoning ordinance on zoning decision in presence of demonstrated
 need for certain land use - see M.C.L.A. Sec. 125.592

1266.01 DIVISION OF CITY INTO DISTRICTS.

The City is hereby divided into districts as stated in this Zoning Code, as shown by the district boundaries on the Zoning Map. The districts shall be known as the following:

- R-1 Residential District
- R-2 Residential District
- B-1 Highway Business District
- B-2 General Business District
- I-1 Industrial District
- P-1 Parks/Public Owned District

(Ord. 2002-01. Passed 3-11-02.)

1266.02 ZONING MAP.

A map entitled "Amended Litchfield Zoning Map" is hereby adopted and incorporated as part of this Zoning Code, except as hereinafter provided. Said Map shall be kept on file available for examination at the City Hall. (See Appendix I following the text of this Zoning Code.)

1266.03 INTERPRETATION OF BOUNDARIES.

District boundaries shown within the lines of streets, streams, and transportation rights-of-way shall be deemed to follow their center lines. When district boundaries are approximately lot or property lines, said lines shall be deemed to coincide unless otherwise indicated. When the location of a district boundary is uncertain, the Zoning Board of Appeals shall interpret the exact location of the district boundary.

1266.04 ZONING ANNEXED AREAS.

Any unzoned area annexed to the City shall immediately upon such annexation be automatically classified as R-1 (Residential District) until a Zoning Map for said area has been adopted by the Council.

1266.05 INTENT AND PURPOSE OF DISTRICTS.

The intent and purpose of the districts are set forth below:

- (a) Residential Districts. The R-1 and R-2 Residential Districts are designed principally for residential use and are limited to dwellings and uses normally associated with residential neighborhoods. Commercial and industrial uses are excluded in order to reduce excessive noise, traffic and congestion.
- (b) B-1 (Highway Business District). This District is intended to provide for various commercial establishments offering accommodations, supplies and services to local as well as through automobile and truck traffic. This District should be located along major thoroughfares and should encourage grouping of various facilities into centers and discourage dispersion and strip development of these activities.
- (c) B-2 (General Business District). This District is intended to encompass retail, service and office establishments that form a Core Central Business District and which provide retail convenience and comparison goods and services for the trade area. The nature and high density and intensity of commercial and related uses in this District eliminate the necessity for lot and yard requirements. Only uses that are compatible in such a higher density environment should be encouraged.
- (d) I-1 (Industrial District). This District is designed to provide suitable space for industrial uses, which are primarily of a manufacturing and assembling character, to operate in a safe, non-objectionable and efficient manner, without adverse effects on residential and commercial areas in the City.
- (e) P-1 (Parks/Public Owned). This District is intended to provide sufficient space for public recreational areas, public parks, public gardens, public playgrounds, public swimming pools, public beaches and other similar uses.
(Ord. 2002-01. Passed 3-11-02.)

1266.06 DISTRICT USE SCHEDULE.

Permitted and conditional uses for each district are as set forth in this section. Any use not expressly listed for a district or interpreted to be the same as a listed use by the Zoning Board of Appeals pursuant to Section 1264.03(d), is prohibited in that district. Conditional uses require the review and approval of the Planning Commission, subject to the provisions of Chapter 1276.
(Ord. 2002-01. Passed 3-11-02; Ord. 2005-04. Passed 7-12-05; Ord. 2006-07. Passed 8-24-06; Ord. 2007-02. Passed 4-10-07; Ord. 2007-04. Passed 5-15-07; Ord. 2007-05. Passed 5-15-07; Ord. 2008-11. Passed 9-9-08; Ord. 2011-01. Passed 3-8-11; Ord. 2013-02. Passed 11-19-13; Ord. 2013-03. Passed 11-19-13; Ord. 2016-07. Passed 5-17-16.)

R-1 RESIDENTIAL DISTRICT

<u>Permitted Uses</u>	<u>Conditional Uses</u>
1. Single-family detached dwellings.	1. Agricultural.
2. Home occupations.	2. Medical and dental clinics.
3. Essential services.	3. Churches.
4. Accessory buildings and uses customarily incidental to any of the above permitted uses.	4. Cemeteries.
	5. Swimming pool clubs.
	6. Public, private and parochial schools.
	7. Publicly owned and operated libraries, parks and recreational facilities, community centers.
	8. Golf courses.
	9. Funeral home, ambulance service.
	10. Beauty parlors with a maximum of one operator, two chairs and in compliance with Section 1272.03.
	11. Real estate sales.
	12. Private or publicly owned and operated historical buildings or museums.

R-2 RESIDENTIAL DISTRICT

<u>Permitted Uses</u>	<u>Conditional Uses</u>
1. Multiple-family dwellings.	1. Single-family detached dwellings.
2. Two-family dwellings.	2. Mobile home park.
3. Medical and dental clinics.	3. Public, private and parochial schools.
4. Convalescent homes.	4. Publicly owned and operated libraries, parks, and recreational facilities.
5. Churches.	5. Hospitals for humans.
6. Nursery schools.	6. Private or publicly owned and operated historical buildings or museums.
7. Swimming pool clubs.	7. Publicly owned and operated libraries.
8. Boarding, rooming or lodging house.	
9. Accessory buildings and uses customarily incidental to any of the above permitted uses.	
10. Essential services.	

B-1 HIGHWAY BUSINESS DISTRICT

<u>Permitted Uses</u>	<u>Conditional Uses</u>
1. Automobile service stations.	1. Radio and television sending or boosting stations.
2. Eating and drinking establishments. (Drive-in and non drive-in)	2. Outdoor lawn and garden supplies and equipment sales.

<u>Permitted Uses (Cont.)</u>	<u>Conditional Uses (Cont.)</u>
3. Motels.	3. Outdoor motor vehicle, trailer, boat sales and service.
4. Commercial indoor and outdoor amusement.	4. Drive-in theaters.
5. Self-service laundromats and dry-cleaning establishments.	5. Animal clinics and kennels.
6. Retail business which sells foods, drugs, liquor and notions.	6. Automobile repair.
7. Car washes.	7. Professional offices.
8. Mini-storage (all items stored must be fully enclosed in the structure).	8. Convalescent homes.
9. Churches.	9. Private or publicly owned and operated historical buildings or museums.
10. Offices and office building of an administrative or professional nature.	10. Woodworking/furniture refinishing.
11. Personal Services such as, but not limited to restoration, content cleaning, and temporary housing of displaced individuals and/or families due to unforeseen natural disaster of their current physical residence i.e. fire, water, tornado victims for a time of no more than one year.	11. Publicly owned and operated libraries.
12. Storage facilities.	12. Single family dwelling.

B-2 GENERAL BUSINESS DISTRICT

<u>Permitted Uses</u>	<u>Conditional Uses</u>
1. Business service, including banks, loan offices, insurance offices and real estate offices.	1. Ambulance service.
2. Indoor retail business which supplies commodities such as, but not limited to, food, drugs, liquor, furniture, clothing, dry goods, notions, or hardware.	2. Automobile service stations.
3. Offices and office building of an executive, administrative or professional nature.	3. Motels and hotels.
4. Personal services, such as, but not limited to, repair shops (watches, radio, television, shoe, etc.), tailor shops, beauty parlors, photographers, barber shops and dry cleaners.	4. Automobile repair.
5. Eating and drinking establishments of non drive-in type.	5. Animal clinics.
6. Indoor commercial amusements.	6. Private or publicly owned and operated historical buildings or museums.
7. Newspaper offices and printing plants.	7. Publicly owned and operated libraries.
8. Skilled trade services, including plumbing, electric and heating.	8. Automobile sales
9. Business schools, including, but not limited to, dance schools, music and voice schools, art studios. (Cont.)	

Permitted Uses (Cont.)

11. Clubs, fraternal and lodge halls.
12. Essential services including offices.
13. Accessory structure customarily incidental to the above permitted uses.
14. Second floor and subterranean residential apartment units incidental to the use of the building as otherwise permitted in the B-2 General Business District, also ground floor residential apartment units except for the area considered the store front.
15. Churches.

I-1 INDUSTRIAL DISTRICT

Permitted Uses

1. Warehousing and wholesale sales establishments.
2. Vehicle sales and service.
3. Truck terminals.
4. Printing shops.
5. Building material sales.
6. Storage facilities for building materials, equipment and supplies.
7. Research and testing laboratories.
8. Essential services, including offices and maintenance depots.
9. Assembly of articles or merchandise from previously prepared materials.
10. Accessory buildings and uses customarily incidental to the above permitted uses.
11. Mini-storage (either enclosed or screened according to the guidelines pertaining to a certified Industrial Park.)

Conditional Uses

1. All manufacturing actually involving the conversion, treatment, or processing of raw material or previously processed material into another form.
2. Bulk fuel storage.
3. Sewage disposal plants.
4. Incineration plants.
5. Airports.
6. Sanitary landfills.
7. Power-generating plants.
8. Child caring institution, sports training/boarding.
9. Rehabilitation/medical care facility.
10. Radio, Internet and Television sending or boosting stations.

P-1 PARKS/PUBLIC OWNED DISTRICT

Permitted Uses

1. Buildings and/or land erected, altered, moved, maintained or used for park or recreational uses.
2. Buildings, structures and accessory uses customarily incidental to the principal permitted use.
3. Essential services.

Conditional Uses

1. The placement of excavation or fill material.
2. Drainage ponds.
3. Earth station antennas.

1266.07 AREA, YARD, HEIGHT AND BULK REGULATIONS.

The minimum lot area, minimum width of lot, minimum front yard, minimum width of each side yard, minimum rear yard, maximum structure height, and maximum lot coverage for each district shall be in accordance with the schedule of regulations set forth in this section.

SCHEDULE OF REGULATIONS

ZONING DISTRICT	MINIMUM LOT AREA		MINIMUM YARD REQUIREMENTS				Maximum Lot Coverage (Percent of Lot Area)
	Area Per Unit	Lot Width (feet)	Front Yard (feet)	Each Side Yard (feet)	Rear Yard (feet)	Maximum Height (feet)	
R-1 Residential All uses served by public sewers	9,600 sq. ft.	80	20	10	35	35	25
All uses not served by public sewers	15,000 sq. ft.	100	30	15	35	35	15
R-2 Residential Single-family dwellings	7,200 sq. ft.	60	20	10	30	25	25
Two-family dwellings	10,000 sq. ft.	100	25	10	30	25	35
Multiple-family dwellings	5,000 sq. ft., plus 4,000 sq. ft. for each 3 bedroom unit; 3,000 sq. ft. for each 2 bedroom unit and 1,000 sq. ft. for each 1 bedroom unit	100	30	20	40	30	35
Mobile Home Parks	3 acres	(a)	(a)	(a)	(a)	(a)	(a)
Other Uses	—	—	25	10	30	25	35
B-1 Highway Business	—	—	50	0	30	30	40
B-2 General Business	—	—	0	0	0	35	70
I-1 Industrial	—	—	75	50	50	35	50
P-1 Parks/Public Owned	—	—	25	10	30	25	35

(a) See Section 1278.01
(Ord. 2002-01. Passed 3-11-02.)