

- K. Community centers, fraternal lodges and the like.
- 2.10.2 Conditional uses.
- A. Transmission towers, microwave towers, water towers, and the like.
 - B. Car wash.
 - C. Oil change facilities. (as amended by Ord. #23, Sept. 2002)
- 2.11 CH District (Highway Commercial).
- 2.11.1 Uses allowed. The CH District includes the following uses:
- A. All Uses allowed by right in the CG District and multi-family dwellings allowed by right in the R-3 District;
 - B. Vehicle sales, rental, service and repair, including truck stops, body shops, road services, car wash facilities, including new or used automobiles, boats, buses, farm equipment, motorcycles, trucks, recreational vehicles and mobile homes;
 - C. Gasoline sales and service, combination gasoline sale and food marts, and similar facilities;
 - D. [Deleted];
 - E. Flea markets or similar outdoor or outdoor/indoor sales complexes;
 - F. Restaurants with or without drive-up facilities;
 - G. Large-scale, free-standing, discount stores (often called "big-box retailers");
 - H. Emergency service facilities such as buildings, garages and/or dispatch centers for ambulances, fire, police and rescue;
 - I. Veterinary offices and clinics, with or without outside kennels or runs;
 - J. Transmission towers, microwave towers, water towers, and the like. (as amended by Ord. #20, March 2002)
- 2.11.2 Conditional uses. The following uses may be allowed:

- A. Region-serving commercial, including regional malls;
 - B. Region-serving office parks.
 - C. Mini-warehouse to the conditional uses in the CH zoning district.
 - D. Outdoor arenas, rodeo grounds, race tracks, firing ranges, campgrounds, and other outdoor sports and recreation facilities is added so as to make such facilities conditional uses in the CH zone.
 - E. Car wash.
 - F. Oil change facilities. (as amended by Ord. #11, March 2001, Ord. #20, March 2002, and Ord. #23, Sept. 2002)
- 2.12 CBD District (Central Business District).
- 2.12.1 Uses allowed. The CBD includes the following uses:
- A. All uses allowed by right in CN, PI, and CG Districts, except veterinary offices and clinics with outside kennels or runs;
 - B. Multi-family dwellings allowed by right in the R-3 District;
 - C. Residential uses located above the first floor;
 - D. Home occupations, subject to 3.10.
- 2.12.2 Conditional uses.
- A. There are no conditional uses in the CBD District.
- 2.13 MU District (Mixed Use).
- 2.13.1 Uses allowed. The MU (Mixed Use) District includes the following uses:
- A. All Uses Allowed by Right in the R-1, R-2, R-3, R-5, CN, PI, and CG Districts.
- 2.13.2 Conditional uses.
- A. All uses allowed by right in the CH and IL Districts which are not otherwise allowed by right in the MU District.

- L. Congregate living facilities, residential care facilities, foster homes and the like;
- M. Churches with or without day care, preschool, primary, or secondary schools;
- N. Public libraries;
- O. Veterinary offices and clinics, without outside kennels or runs;
- P. Medical offices or clinics;
- Q. Hospitals. (as amended by Ord. #2, Sept. 1998)
- 2.9.2 Conditional uses. The following use may be allowed:
 - A. Transmission towers, microwave towers, water towers, and the like.
- 2.10 CG District (General Commercial).
 - 2.10.1 Uses allowed. The CG (General Commercial) District, includes the following uses.
 - A. All uses allowed by right in the CN and PI districts and multi-family dwellings allowed by right in the R-3 District;
 - B. Commercial recreation, entertainment and amusement facilities;
 - C. Department stores and retail stores;
 - D. Dry cleaners with or without drive-up windows;
 - E. Shopping centers, but not regional malls;
 - F. Building supply, farm and garden, vehicle parts and accessories, but not including repair or vehicle sales;
 - G. Supermarkets;
 - H. Hotels and motels;
 - I. Restaurants with drive-up windows;
 - J. Convenience stores with or without gasoline pumps;

- K. Community centers, fraternal lodges and the like.
- 2.10.2 Conditional uses.
- A. Transmission towers, microwave towers, water towers, and the like.
 - B. Car wash.
 - C. Oil change facilities. (as amended by Ord. #23, Sept. 2002)
- 2.11 CH District (Highway Commercial).
- 2.11.1 Uses allowed. The CH District includes the following uses:
- A. All Uses allowed by right in the CG District and multi-family dwellings allowed by right in the R-3 District;
 - B. Vehicle sales, rental, service and repair, including truck stops, body shops, road services, car wash facilities, including new or used automobiles, boats, buses, farm equipment, motorcycles, trucks, recreational vehicles and mobile homes;
 - C. Gasoline sales and service, combination gasoline sale and food marts, and similar facilities;
 - D. [Deleted];
 - E. Flea markets or similar outdoor or outdoor/indoor sales complexes;
 - F. Restaurants with or without drive-up facilities;
 - G. Large-scale, free-standing, discount stores (often called "big-box retailers");
 - H. Emergency service facilities such as buildings, garages and/or dispatch centers for ambulances, fire, police and rescue;
 - I. Veterinary offices and clinics, with or without outside kennels or runs;
 - J. Transmission towers, microwave towers, water towers, and the like. (as amended by Ord. #20, March 2002)
- 2.11.2 Conditional uses. The following uses may be allowed:

they contain at least two (2) acres and are located on an arterial or collector street.

- D. Golf courses and ancillary facilities such as clubhouses, parking, cart sheds and the like. (as amended by Ord. #14, March 2001, and Ord. #2007-05, March 2007)

2.4 R-2 DISTRICT (Low Density Single- and Multi-Family Residential

2.4.1 Uses allowed. The R-2, Low Density Residential, District Allows the following uses:

- A. Uses allowed by right in R-1;
- B. Duplexes, triplexes, and quadraplexes.
- C. Townhomes, provided that the townhomes are built in compliance with the townhome subdivision regulations of the Cleveland Municipal Planning Commission including but not limited to such provisions of those subdivision regulations that modify lot width and setbacks within the underlying zoning district. (as amended by Ord. #2007-30, Sept. 2007)

2.4.2 Conditional uses. The following uses may be allowed:

- A. Uses allowed as conditional uses in the R-1 District;
- B. Churches with or without day care, preschool, primary, or secondary schools; however, proposed new church sites shall not be considered for conditional use review unless they are located on an arterial or collector street;
- C. Day-care, preschool, primary or secondary schools, public or private;
- D. Golf courses. (as amended by Ord. #14, March 2001)

2.5 R-3 District (Multi-family Residential).

2.5.1 Uses allowed. The R-3, Multi-family Residential, District allows the following uses:

- A. Uses Allowed by right in the R-2 District;

- B. Multi-family Dwellings with three (3) or more units per structure (whether designed as an apartment, condominium, or townhouse);
- C. Parks.
- D. Townhomes, provided that the townhomes are built in compliance with the townhome subdivision regulations of the Cleveland Municipal Planning Commission including but not limited to such provisions of those subdivision regulations that modify lot width and setbacks within the underlying zoning district. (as amended by Ord. #2007-30, Sept. 2007)

2.5.2 Conditional uses. The following uses may be allowed:

- A. Except as otherwise allowed by right in the R3 district, conditional uses allowed in the R2 district subject to any minimum requirements that may be established for the review of a given conditional use in the R2 district.
- B. Tourist, guest, or boarding homes. (as amended by Ord. #14, March 2001)

2.6 R-4 District (Mobile Home Parks).

2.6.1 Uses allowed. The R-4, mobile home park, district allows the following uses:

- A. Uses allowed by right in the R-3 District;
- B. Mobile homes or manufactured housing in mobile home or manufactured home parks or mobile home or manufactured home developments.

2.6.2 Conditional Uses. The Following uses may be allowed:

- A. Conditional uses allowed in the R3 district subject to any minimum requirements that may be established for a given conditional use in the R3 district.;
- B. Recreational, utility, and other necessary accessory buildings and uses in mobile home parks for the exclusive use of mobile home park residents. (as amended by Ord. #14, March 2001)

2.7 R-5 District (High Rise Residential).