

CITY OF KENT, OHIO ZONING USE CERTIFICATE


Date Issued: **July 11, 2022**

This certifies that the premises located at 954 Cherry Street in the City of Kent, Ohio, is located in an I: Industrial Zoning District, and the zoning records of the City of Kent indicate that the present permitted use of the property is:

Legal, nonconforming Single Family Dwelling (no more than 2 unrelated residents permitted) .

Issued to: Gabe Cozy/Kiko

Method of Service: Email

By: , Code Enforcement Officer

NOTICE

If any change of use is contemplated for these premises or any structures located thereon, information regarding Permitted and Conditionally Permitted Uses of this property may be obtained from the City of Kent Community Development Department, 930 Overholt Road, Kent, Ohio 44240. Phone: (330)678-8108

PROOF OF RECEIPT

The undersigned hereby acknowledges the receipt from _____ (seller or agent for the seller) of the premises located at 954 Cherry St, in the City of Kent, Ohio, of a copy of the Zoning/Use Certificate as set forth herein.

(buyer's signature)

(name printed)

(Date)

(buyer's signature)

(name printed)

(Date)

Please send a copy of signed document back to the Community Development Department as soon as completed.

11/11/11

1103.22 I: INDUSTRIAL DISTRICT.

(a) Purpose.
The I District is established to provide for and accommodate industrial uses that are existing or characterized by: (1) The availability of public services, particularly public water and sewer service; (2) Adequate room for expansion; (3) Adequate buffering from surrounding land uses; (4) Adequate transportation for employees and the shipping and receiving of materials is directly accessible; and

(b) Permitted Principal Uses	(c) Conditionally Permitted Uses
(1) Accessory Buildings (Section 1106.10) (2) Fuel, Food and Goods Distribution Station, Warehouse, and Storage (3) Funeral Homes (Without Crematories) (4) Manufacturing, Heavy (5) Manufacturing, Light (6) Microbreweries (7) Monument Sales and Displays (8) Nursery & Greenhouses, With or Without Retail Sales (9) Parking Lots and Garages (Not Accessory to a Use) (10) Recreational Facilities, Indoor (11) Recycling Centers (12) Storage Units and Storage Locker Facilities (13) Testing/Experimental/Research Facilities (14) Tool and Equipment Rentals (15) Veterinarian Hospitals or Clinics (16) Warehouses	(1) Airports, Airfields, and Landing Strips (Section 1105.01) (2) Automotive Repair, Major (Section 1105.05:Section 1105.02) (3) Automotive Repair, Minor (Section 1105.05:Section 1105.02) (4) Automotive Temporary Storage (Including Rentals) (Section 1105.06) (5) Building Materials, Sales Yard, and Lumber Yards (Section 1105.12) (6) Child Day Care Facilities (Section 1105.16) (7) Crematories (Section 1105.18) (8) Domesticated Animal Kennels (Section 1105.19) (9) Extractive Uses (Section 1105.22:Section 1105.19) (10) Fraternal Societies (Section 1105.23) (11) Junk Yard, Scrap Yard, and Impound lots (Section 1105.31) (12) Medical Marijuana, Cultivator Level I (Section 1105.33) (13) Medical Marijuana, Cultivator Level II (Section 1105.33) (14) Medical Marijuana, Processors (Section 1105.35) (15) Medical Marijuana, Testing Laboratories (Section 1105.36) (16) Oil and Gas Wells, Drilling, and Operations (Section 1105.42) (17) Open Air Markets/Farmers Markets (Section 1105.43) (18) Passenger Transportation Agencies and Terminals (Section 1105.46) (19) Recreational Facilities, Outdoor (Section 1105.49) (20) Sanitary Landfills (Section 1105.55) (21) Storage Units and Storage Locker Facilities (Section 1105.59) (22) Temporary Structures (Section 1106.15) (23) Truck or Transfer Terminals and Motor Freight Garages (Section 1105.63) (24) Truck Servicing (Section 1105.05) (25) Utilities & Associated Structures (Section 1105.65)

Where there is a discrepancy between Section 1103.07: and this table, this table will prevail.

(d) Special Uses
(1) Sexually Oriented Uses and Businesses (Section 1105.57)

(e) Dimensional Regulations	
Lot and Building Height Standards	
Min. Lot Area	0.5 acre
Min. Lot Width at Building Line	100 ft.
Min. Lot Frontage	80 ft.
Max. Building Height	60 ft.
Front Yard Setbacks	50 ft.
Side Yard Setbacks	25 ft.
Rear Yard Setbacks	25 ft.

(f) Additional Regulations

(1) **Minimum Side Yard Setbacks and Rear Yard Setbacks.** The minimum side yard width and rear yard depth abutting a residential district or a public right-of-way which abuts a residential district is one hundred (100) feet. At least a fifty (50) foot wide strip in the 100-foot yard must be planted and maintained for screening or camouflaging purposes according to the following specifications:

- A. The fifty (50) foot wide strip must be planted with pine, Norway Spruce, or other plants of similar screening value.
- B. Such tree must be planted on a staggered pattern with no more than ten (10) feet between trees.
- C. Trees must be of a species and size that will produce within two (2) years a dense screen barrier at least eight (8) feet in height.
- D. The fifty (50) foot wide planting strips must be so located as to achieve the greatest screening or camouflaging effect. The dense screen buffer must be maintained and any plant material which does not live must be replaced within one (1) year. The side and rear yard area within the planting strip may be used for off street parking and loading space.

(2) **Additional Height for Inclusion of Parking Garage.** A building is permitted to exceed the maximum building height by up to fifteen (15) feet if a parking structure is provided underneath seventy-five percent (75%) of the building's footprint.

(Ord. 2021-057. Passed 6-16-21.)