



## Zoning Code Descriptions

### Zoning Disclaimer:

Zoning descriptions are maintained by Lucas County and are subject to change. Information provided is deemed a reliable point of reference but is not guaranteed and should be independently verified with the local jurisdiction. Please contact the Toledo-Lucas County Plan Commissions at 419-245-1200 if you have any questions.

Note that the Zoning District codes are different than the Landuse codes used by the Lucas County Real Estate Division.

The entire City of Toledo Zoning Code is available online at <http://www.toledo.oh.gov/>.

### Zoning District Description Municipality

CS Storefront Commercial City of Toledo

The adopted Land Development Standards and Guidelines for the River East Project, the Lagrange Business District, and Viva South Business District remain in effect in their respective areas. In the event of conflict between the CS district regulations and these adopted Land Development Standards and Guidelines, the Land Development Standards Guidelines shall govern.

Permitted Uses (For Numbers in Brackets [] – See Table Notes Below)

A building or lot within the CS Storefront Commercial District shall be used only for the following purposes:

#### Residential

a. Household Living.

1. Multi-Dwelling Structure [5,6].
2. Certified Foster Home.

b. Group Living.

1. Nursing Home [9].
2. Rest Home [9].
3. Home for the Aging [9].
4. Group Rental [10].

#### Public and Civic

a. Community Recreation.

1. Passive.

b. Cultural Exhibits and Libraries.

c. Day Care.

1. Type A Family Day Care Home [12].
2. Type B Family Day Care Home [12].
3. Day Care Center [12].

d. Lodge, Fraternal and Civic Assembly.

e. Postal Service.

f. Public Safety.

g. Religious Assembly.

h. Utilities, Minor.

#### Commercial Use Types

a. Animal Services.

- 1.Sales and Grooming.
- 2.Veterinary.
- b.Building Maintenance Services.
- c.Business Equipment Sales and Services.
- d.Business Support Services.
- e.Eating and Drinking Establishments.
  - 1.Tavern.
  - 2.Fast Order Food.
  - 3.Restaurant, Sit Down.
- f.Entertainment and Spectator Sports.
  - 1.Limited.
- g.Financial, Insurance and Real Estate Services.
- h.Food and Beverage Retail Sales.
  - 1.Large Stores.
- i .Funeral and Interment Services.
  - 1.Undertaking.
- j.Medical Services.
  - 1.All Other Medical Services.
- k.Office, Administrative and Professional.
- l.Personal Convenience Services.
- m.Personal Improvement Services.
- n.Repair Services, Consumer.
- o.Retail Sales, General.
- p.Transient Habitation.
  - 1.Bed and Breakfast.
  - 2.Lodging.
  - 3.Rooming House.

#### Industrial Use Types

- a.Manufacturing and Production, Limited.

#### Other Use Types

- a.Recycling Facilities.
  - 1.Small Collection Facilities.
- b.Wireless Telecommunications Facilities.
  - 1.Co-Located [25].

Special Uses (For Numbers in Brackets [] – See Table Notes Below)

A building or lot within the CS Storefront Commercial District shall be used only for the following purposes upon the granting of a Special Use Permit:

#### Residential

- a.Group Living.
  - 1.Homeless Shelter [8].

#### Public and Civic

- a.Community Recreation.
  - 1.Active.
  - 2. Marinas [11].
- b.Schools.
- c.Utilities and Services, Major.

#### Commercial Use Types

- a.Eating and Drinking Establishments.

- 1.Fast Order Food, Drive-Through [17].
- b.Entertainment and Spectator Sports.
  - 1.General.
- c.Food and Beverage Retail Sales.
  - 1.Convenience Stores [18].
- d.Funeral and Interment Services.
  - 1.Interring.
- e.Gasoline and Fuel Sales [19].
- f.Medical Services.
  - 1.Drug and Alcohol Treatment Center , Nonresidential [8].
- g.Parking, Commercial.
- h.Tobacco Shop [21].
- i .Vehicles Sales and Service.
  - 1.Cleaning/Washing [9,17].
  - 2.Light Equipment Repairs.

Other Use Types

- a.Agriculture.
  - 1.Nurseries and Greenhouses.
  - 2.Other Agriculture.
- b.Wireless Telecommunications Facilities.
  - 1.Freestanding [25].

Table Notes:

- [5]Subject to standards of Sec. 1106.0300 if more than one structure on a lot
- [6]All dwelling units must be located above the ground floor of the building
- [8]Subject to spacing standards of Sec. 1104.1000 Group Living and Day Care – Spacing
- [9]Uses must have frontage on one or more major streets
- [10]Subject to standards of Sec. 1104.1100 Group Rental
- [11]Subject to standards of Sec. 1104.1400 Marinas
- [12]Subject to standards of Sec. 1104.0700 Day Care
- [17]Subject to standards of Sec. 1104.0800 Drive-through Facilities
- [18]Subject to standards of Sec. 1104.0600 Convenience Stores
- [19]Subject to standards of Sec. 1104.0900 Gasoline and Fuel Sales
- [21]Subject to standards of Sec. 1104.1700 Tobacco Shops
- [25]Subject to standards of Sec. 1104.1800 Wireless Facilities