



City of Perrysburg

Planning & Zoning Division
201 West Indiana Avenue
Perrysburg, Ohio 43551-1582
(419) 872-8060

USE PERMIT

THIS IS TO CERTIFY THAT THE STRUCTURE AND/OR LAND, BUILDING ALTERATION AND/OR USE OF SAME HEREIN DESCRIBED, COMPLIES WITH ALL ZONING CODE REQUIREMENTS OF THE CODIFIED ORDINANCES OF THE CITY OF PERRYSBURG.

Address of Property: _____
Applicant: _____ Tel. No.: _____
Zoning District: _____
No. Stories: _____
To Be Occupied As: _____
Land Use Type: _____
Occupancy Permit Type: _____

THIS IS A VALUABLE RECORD FOR OWNER/LESSEE AND SHOULD BE PRESERVED.

THIS PERMIT IS ISSUED BY THE PLANNING & ZONING DIVISION BY LAW, AND ANY VITAL CHANGE IN THE CONSTRUCTION OF A BUILDING OR CHANGE IN THE USE OF A BUILDING OR VACANT LAND SHALL BE IN VIOLATION OF THE LAWS AND ORDINANCES GOVERNING THE ISSUANCE OF THIS PERMIT.

The undersigned states and affirms: that he/she is the property owner or agent for the owner; and that he/she understands and agrees that an inspection will be conducted by the City to verify the work performed for this permit; and that the City is authorized and permitted to enter the property to perform an inspection and otherwise review all work pursuant to this permit.

EST. DATE OF OPENING: _____
DATE RECEIVED: _____
PERMIT NO.: _____ SIGNATURE: _____
FEE: **\$50.00**
DATE OF PERMIT: _____ APPROVED BY: _____

1225.08 LAND USE AND BASE ZONING DISTRICT TABLE.

	Ag	Residential								Commercial				Office Service	Industrial	Special		Institutional INS
		R-1	R-2	R-3	R-4	R-5	RM	C-1	C-2	C-3	C-4	OS	I-1			I-2	PBP	
Agricultural	A-1	R-1	R-2	R-3	R-4	R-5	RM	C-1	C-2	C-3	C-4	OS	I-1	I-2	PBP	P	S-1	
Farm Markets and Stands	P							S	S	S								
Kennels	P												S	S				
Plant Cultivation	P															P	P	P
Specialized Animal Raising	P	S																

	Ag	Residential								Commercial				Office Service	Industrial	Special		Institutional INS
		R-1	R-2	R-3	R-4	R-5	RM	C-1	C-2	C-3	C-4	OS	I-1			I-2	PBP	
Residential	A-1	R-1	R-2	R-3	R-4	R-5	RM	C-1	C-2	C-3	C-4	OS	I-1	I-2	PBP	P	S-1	
One Family Dwelling	P	P	P	P	P	P	P		P									
Two-Family Dwelling						P	P		P									
Multiple Family Dwellings							P											
Apartments Above 1st Floor									P			S						
Bed & Breakfast		S	S	S	S	S			S									
Assisted Living Units																		S
Mobile Homes (1235.04w)							P											

	Ag	Residential							Commercial				Office Service		Industrial		Special		Institutional INS	
		R-1	R-2	R-3	R-4	R-5	RM	C-1	C-2	C-3	C-4	OS	I-1	I-2	PBP	P	S-1			
Commercial	A-1																			
Agriculture, Construction, Semi-Truck Sales/Service	S													P						
Animal Services (outdoor)							S	S	S	P										
Animal Services (indoor)							P	P	P	P										
Automotive Oil & Lube Service Facilities										P										
Automotive Repair - General											S			P						
Automotive Repair - Light																				
Automotive Sales or Lease for New and Used Vehicles-Outdoors														S	S	S				
Auto Wash																	S			
Carry-Outs/Other Business, Alcoholic Beverages													S							
Commercial Recreational Facilities																			S	
Commercial Schools																				P

	Ag	Residential							Commercial				Office Service		Industrial		Special		Institutional INS
		R-1	R-2	R-3	R-4	R-5	RM	C-1	C-2	C-3	C-4	OS	I-1	I-2	PBP	P	S-1		
Commercial	A-1																		
Commercial semi-truck sales/service																			
Drive-in commercial uses											P								
Entertainment and spectator sport facilities											P	P							S
Grocery stores											P	P	P						
Gym/Fitness Facility (< 5,000 GSF)											P	P	P						
Gym/Fitness Facility (> 5,000 GSF)												P	P						
Massage establishment												S							
Motels and hotels																			
Neighborhood business less than 10,000 sq. ft.																			
Office and Banks											P	P	P						
Personal services											P	P	P						
Printing																			
Recreational vehicles/equipment outdoor sales																			
Restaurant carry-out only																			

	Ag	Residential						Commercial				Office Service	Industrial		Special	Institutional INS	
		R-1	R-2	R-3	R-4	R-5	RM	C-1	C-2	C-3	C-4		OS	I-1			I-2
Commercial	A-1																
Restaurant drive-in											S	P					
Restaurant fast food										S	P	P					
Restaurant outdoor cafe										S	P ²	S					
Restaurant full service										P	P	P					
Retail business: less than 60,000 GSF										P	P	P					
Retail business: more than 60,000 GSF											S	S					
Sale and storage of building materials	S											S					
Self-service storage												S					
Service station											S	S					
Shopping center																	
Hospitality Facilities																	
Rooming House		S	S	S	S	S	S	S	S	S	S						
Transient Habitation											S						
Repair Services, Consumer										P	P	P					
Nursery/green house	S'																

¹ Excluding retail sales of any type on premises.

² With the exception of those commercial centers zoned C-3 that are adjacent to residential properties. In those situations, Chapter 1235 - Special Approval Use, specifically, Chapter 1235.04(mm) shall apply.

³ Only within an Urban Village Overlay District (UVO).

	Ag	Residential					Commercial					Office Service	Industrial		Special		Institutional INS	
		R-1	R-2	R-3	R-4	R-5	RM	C-1	C-2	C-3	C-4		OS	I-1	I-2	P		PBP
Office	A-1																	
Medical Offices							S	P	P	P	P					P		S
Medical Urgent Care Facilities										P		P	P	P	P			S

	Ag	Residential							Commercial				Office Service	Industrial		Special	Institutional INS	
		R-1	R-2	R-3	R-4	R-5	RM	C-1	C-2	C-3	C-4	OS		I-1	I-2			PBP
Institutional	A-1	R-1	R-2	R-3	R-4	R-5	RM	C-1	C-2	C-3	C-4	OS	I-1	I-2	PBP	P	S-1	
Accessory	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P		P
Cemetery	S	S	S	S													S	S
Child Day Care Centers		S	S	S	S	S	S	S	S	S	S	S	S		S			S
Club, Lodges, Fraternal and Civic Assembly								P		P					P			S
College and Universities																		S
Convalescent and Nursing Homes							S											S
Essential Services	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	S	P
Hospital															P			S
Institutional Use													S	S	P			S
Mortuaries/Funeral Homes								S	S	S	S				P			
Non-Commercial Recreation Facilities	S	S	S	S	S	S	S						S	S	S	S		
Parks and Recreation Facilities	S	S	S	S	S	S	S	S	S			S			S	S		
Part-Time Child Day Care Centers		S	S	S	S	S	S	S	S	S	S	S	S		P			S
Postal Service															P			S
Public and Private Schools								S		S	S							S
Public Service Facility	S	S	S	S	S	S	S	S	S	S	P		P	P	P			S
Public/Private Utility	S	S	S	S	S	S	S	P	P	P	P	P	P	P	P			S
Wireless Telecommunication Facility	S										S		S	S	S			S

	Ag	Residential						Commercial				Office Service		Industrial		Special		Institutional INS
		R-1	R-2	R-3	R-4	R-5	RM	C-1	C-2	C-3	C-4	OS	I-1	I-2	PBP	P	S-1	
Industrial	A-1																	
Auto & Metal Salvage, Junk Yards														S				
Excavation of Sand, Gravel, Clay, Stone and Topsoil	S													S				
Food Processing													P	P	P			
Laboratories													P	P	S			
Manufacturing, Sale/Storage Building Materials													P	P				
Manufacturing: General														P				
Manufacturing: Light													P	P	P			
Oil & Gas Wells													S	S				S
Outside Storage	S												S	S	**			S
Publishing														P	P	P		
Research & Testing														P	P	P		
Transport & Trucking														S	S			
Warehousing														P	P	P		
Wholesale Business																		
Wind Generator (Turbine)	S	S ⁴												P	P	P		
														S	S			S

⁴ Minimum lot size is 30,000 square feet.

** Outside storage is prohibited, unless specifically permitted and maintained in accordance with the established ARC Site Development Standards.

(Ord. 29-2009, Passed 3-3-09; Ord. 3-2010, Passed 1-5-10; Ord. 93-2012, Passed 5-1-12; Ord. 79-2013, Passed 7-9-13; Ord. 80-2013, Passed 7-9-13; Ord. 81-2016, Passed 9-6-16; Ord. 98-2016, Passed 11-1-16.)