

Zoning Code

Zoning Codes are established to protect adjacent property owners from adverse and incompatible uses, and from encroachments of structures on adjacent properties. Properties within the City are divided into Zoning Districts as shown on the [Zoning Map](#).

The [Zoning Code](#) regulations prohibit or soften harsh uses when adjacent to lesser intense uses. In residential districts they prohibit incompatible uses within the district such as unlicensed and inoperable vehicles, limits on home occupations such as no car repair shops, beauty and barber shops, lawnmower repair or retail shops. All of these detract from the residential character of the neighborhood. [More information on how the Zoning Codes affect residential properties](#).

The other main aspects of Zoning Code regulations are physical location and size constraints for improvements on a zoning lot. These include setbacks from property lines, maximum land coverage, maximum height, etc. These restrictions benefit neighboring properties by assuring light, ventilation, views and sense of well-being by requiring minimum distances from the property lines and prohibiting over-development of the lot.

In non-residential districts they establish allowable principal, accessory and temporary uses within the district. They set parameters such as setbacks, intensity of use, parking, signs and greenspace.

Revised Springdale Zoning Code & Updated Springdale Zoning Map

The links below are for the approved revised Springdale Zoning Code and Updated Springdale Zoning Map.

The revised zoning code supersedes Chapter 153, Title XV - Land Usage, of the Springdale, Ohio, Code of Ordinances shown on the American Legal Publishing Corporation's web site.

- [Springdale Zoning Code](#)
- [Springdale Zoning Map](#)

Development

Development within commercial, industrial, public facilities and proposed residential districts requires the approval of the [Planning Commission](#).

Business Zoning Regulations

- [Temporary Signs banners & Fan Inflatable Promotional Balloons](#)
- [Tent and Sidewalk Sales](#)

Please note that any tent which exceeds 400 s.f. in area requires a [Building Permit](#)

Signs

The Zoning Code regulates the area, number, type and placement of all signs within the City. For more information consult the [Zoning Code](#) or contact the [Building Department](#).

Residential Regulations

[How the Zoning Code Affects Residents of Springdale](#)

Supporting Documents

Springdale Zoning Map 1.36 MB

Application Process

Text