VILLAGE OF PHILLIPSBURG, OHIO

Comprehensive Zoning Code of the Village of Phillipsburg, Ohio, 2026 Edition

Effective Date: 05/19/2026

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ARTICLE 1: TITLE, PURPOSE, AND AUTHORITY

1.1 Title

This Ordinance shall be known and may be cited as the "Comprehensive Zoning Code of the Village of Phillipsburg, Ohio, 2026 Edition."

1.2 Authority

This Code is adopted pursuant to authority granted by the Ohio Revised Code Chapter 713 (Planning and Zoning), which authorizes municipalities to regulate land use, dimensional standards, and development patterns.

1.3 Purpose

The purposes of this Zoning Code are to:

(a) Promote the public health, safety, and general welfare of present and future inhabitants;

(b) Lessen congestion in streets and facilitate adequate movement of traffic;

(c) Prevent overcrowding of land and undue concentration of population;

(d) Conserve and enhance property values;

(e) Provide for adequate light, air, and open space;

(f) Ensure compatibility of land uses and development;

(g) Facilitate adequate provision of public utilities, transportation, schools, parks, and other public facilities;

(h) Implement the Village of Phillipsburg Comprehensive Plan; and

(i) Protect and preserve the character and appearance of residential neighborhoods.

1.4 Applicability

This Code applies to all land and structures within the incorporated boundaries of the Village of Phillipsburg, Ohio, regardless of ownership or occupancy status.

ARTICLE 2: GENERAL PROVISIONS

2.1 Definitions

For purposes of this Code, the following definitions apply. Words not defined herein shall have their ordinary meaning.

Accessory Structure: A subordinate building or structure located on the same lot as a principal building, the use of which is incidental to the principal use of the lot.

Accessory Use: A use of land or a structure which is subordinate to the principal use and located on the same lot.

Board of Zoning Appeals (BZA): The administrative board established to hear appeals and grant variances under this Code.

Boat: Any watercraft, including sailboats, motorboats, jet skis, and personal watercraft, with or without a trailer.

Building: Any structure with a roof and walls used for shelter or occupancy of persons, animals, or property.

Conditional Use: A use that is permitted in a zoning district only upon approval by the Village Council or BZA and subject to conditions.

Dwelling Unit: A room or suite of rooms used exclusively for residential occupancy by one family, with complete cooking and sanitary facilities.

Equipment: Farm machinery, construction equipment, lawn and garden equipment, and similar items used for work or maintenance purposes.

Exterior Property: All portions of a property visible from public or private streets.

Floor Area Ratio (FAR): The ratio of building floor area to lot area, expressed as a decimal.

Height: The vertical distance from the average finished grade to the highest point of the structure, measured perpendicular to the ground.

Lot: A parcel of land intended as a unit for development or use.

Lot Coverage: The percentage of a lot covered by building footprint.

Nonconforming Use: A use that is not permitted in the zoning district where located but which existed prior to adoption of this Code.

Principal Building: The main building on a lot in which the principal use of the lot is conducted.

Principal Use: The primary use of a lot or building as distinguished from accessory uses.

Recreational Vehicle (RV): Motor homes, travel trailers, campers, truck campers, and similar portable structures designed and used for temporary or transient dwelling and vacationing.

Setback: The horizontal distance required between a lot line and the nearest part of a building or structure.

Structure: Anything constructed or erected, including buildings, fences, walls, decks, pools, and similar features.

Use: The purpose for which a lot or structure is occupied or maintained.

Yard: A space on a lot unoccupied by principal or accessory structures.

2.2 Conflict with Other Regulations

Whenever the requirements of this Code conflict with provisions of the Ohio Building Code, Ohio Revised Code, the Property Maintenance Ordinance, or other applicable regulations, the most restrictive provision shall apply.

Division of Responsibility:

- This Zoning Code: Controls permitted uses, placement, dimensional standards, lot coverage, setbacks, and height.
- Property Maintenance Ordinance: Controls condition, safety, and nuisance standards once structures are lawfully placed.
- Ohio Building Code: Controls structural, fire-safety, and mechanical standards.

2.3 Interpretation

(a) Where this Code is ambiguous, the provision shall be interpreted to advance the purposes stated in Section 1.3.

(b) Where this Code is silent, the most similar use or standard shall apply by analogy.

(c) Exceptions to Code requirements may be granted only by variance approved by the BZA.

2.4 Severability

If any provision, section, or subsection of this Code is held invalid by a court of competent jurisdiction, all other provisions shall remain in full force and effect.

ARTICLE 3: ZONING DISTRICTS AND MAP

3.1 Establishment of Districts

The Village is divided into the following zoning districts:

- R-1: Single-Family Residential
- R-2: Multi-Family Residential
- B-1: Central Business District
- B-2: Highway Business District
- C-1: Commercial District
- OS-1: Office Service District
- I-1: Industrial District
- PD: Planned Development District
- PUD: Planned Unit Development District

3.2 Official Zoning District Map

The boundaries of zoning districts are shown on the Official Zoning District Map, which is maintained at Village Hall and is part of this Code by reference. The map shall be kept current by the Zoning Inspector.

3.3 Interpretation of District Boundaries

(a) Where district boundaries divide a lot, the lot shall be treated as entirely within the district in which the greater portion of lot area lies.

(b) Where boundaries are uncertain, they shall be determined by the Zoning Inspector, subject to appeal to the BZA.

(c) Where boundaries follow lot lines, alleys, or easements, they shall follow those lines.

ARTICLE 4: RESIDENTIAL DISTRICT REGULATIONS

4.1 R-1 Single-Family Residential District

Purpose

To provide areas for low-density single-family residential development with protection for neighborhood character and property values.

Permitted Uses

- Single-family dwellings
- Home occupations (limited)
- Parks and recreation areas (public)
- Public buildings and utilities (limited)

Dimensional Standards

Requirement	Standard
Minimum Lot Area	7,500 sq ft
Minimum Lot Width	75 feet
Minimum Lot Frontage	75 feet
Front Yard Setback	25 feet
Side Yard Setback	10 feet each
Rear Yard Setback	25 feet

Requirement	Standard
Maximum Height	35 feet (2.5 stories)
Maximum Lot Coverage	40%
Maximum Impervious Surface	60%

4.2 R-2 Multi-Family Residential District

Purpose

To provide areas for residential development with multiple dwelling units, including townhomes and low-rise apartments.

Permitted Uses

- Single-family dwellings
- Two-family dwellings
- Townhomes (attached)
- Apartment buildings (up to 4 stories)
- Parks and recreation areas (public)
- Public buildings and utilities (limited)

Dimensional Standards

Requirement	Standard
Minimum Lot Area	10,000 sq ft
Minimum Lot Width	100 feet
Minimum Lot Frontage	100 feet
Front Yard Setback	25 feet
Side Yard Setback	15 feet each
Rear Yard Setback	25 feet

Requirement	Standard
Maximum Height	50 feet (4 stories)
Maximum Lot Coverage	50%
Maximum Impervious Surface	70%

ARTICLE 5: SUPPLEMENTARY REGULATIONS

5.1 Accessory Structures

(a) Permitted: One accessory structure per residential lot in rear or side yard.

(b) Location:

- Rear yard only, minimum 10 feet from rear lot line.
- Or side yard, minimum 5 feet from side lot line.
- Not permitted in front yard.

(c) Size: Maximum 600 square feet and maximum 20 feet in height.

(d) Setback: Minimum 5 feet from all property lines.

(e) Appearance: Architectural style shall be compatible with principal dwelling.

(f) Maintenance: See Property Maintenance Ordinance Article III, Section 3.03.

5.2 Tree Canopy and Landscaping

(a) Heritage Tree Preservation: Trees with caliper 24 inches or greater shall be preserved unless unsafe or diseased.

(b) New Planting: For new development or significant landscaping:

- Minimum 1 shade tree per 2,500 sq ft of lot area.
- Minimum 1 ornamental tree per 5,000 sq ft of lot area.
- Minimum 3 shrubs per 1,000 sq ft of lot area.

(c) Maintenance: All planted trees and shrubs shall be maintained in healthy, growing condition per Property Maintenance Ordinance.

(d) Deadwood Removal: Dead trees and branches shall be promptly removed.

5.3 Parking and Transportation

Off-Street Parking Requirements

Use	Spaces Required
Residential (per dwelling)	2 spaces minimum
Commercial (per 250 sq ft)	1 space
Office (per 300 sq ft)	1 space
Retail (per 250 sq ft)	1 space

Standards

- Each space minimum 9 feet by 18 feet.
- Parking areas paved with asphalt or concrete.
- Striping and directional signs required for 10+ spaces.
- Landscaping buffer required from streets.

5.4 Fences and Walls

(a) Front Yard: Maximum 3 feet in height.

(b) Side Yard (visible from street): Maximum 4 feet in height.

(c) Side and Rear Yards (not visible from street): Maximum 6 feet in height.

(d) Materials: Wood, vinyl, metal, or masonry. No chain link in front yards.

(e) Maintenance: All fences shall be maintained in safe, structurally sound condition per Property Maintenance Ordinance.

(f) Setback: Minimum 5 feet from front lot line; on side lot lines at required setback line.

5.5 Outdoor Storage and Screening

(a) Screening Required: All outdoor storage, equipment, utilities, and similar features visible from public streets or adjoining properties shall be screened from view.

(b) Screening Methods:

- 6-foot opaque fence (wood, vinyl, or masonry); or
- Dense evergreen hedge with minimum 6-foot height; or
- Combination of fence and landscaping achieving equivalent screening.

(c) Maintenance: Screening shall be maintained in good condition and remain effective year-round per Property Maintenance Ordinance.

(d) Exception: Decorative landscaping or garden planters not exceeding 3 feet in height need not be screened.

5.6 Accessory Structures and Sheds

(a) Setbacks:

- Rear yard: minimum 10 feet from rear lot line.
- Side yard: minimum 5 feet from side lot line.
- Never in front yard.

(b) Height: Maximum 20 feet.

(c) Area: Maximum 600 square feet.

(d) Condition: Must be maintained per Property Maintenance Ordinance Article III, Section 3.03.

(e) Compatible Design: Exterior materials and color shall complement principal dwelling.

5.7 Recreational Vehicles, Boats, and Equipment Storage

(a) Applicability

This section governs the location, quantity, and duration of recreational vehicle, boat, and equipment storage on residential lots in R-1 and R-2 districts.

(b) Permitted Locations

- Rear yard; or
- Side yard; or
- Beside principal dwelling, provided all setback and surfacing standards below are met.

(c) Setback and Surface Requirements

- Minimum 10 feet from rear property line.
- Minimum 5 feet from side lot line.
- Parking surface shall be concrete, asphalt, permeable or non-permeable pavers, or compacted gravel with a minimum depth of 3 inches.
- No bare soil or lawn-only parking is permitted for long-term RV/boat storage.

(d) Quantity Limitations

- Maximum 1 recreational vehicle per residential lot (R-1, R-2).
- Maximum 1 boat per residential lot.
- Maximum total storage footprint (combined RV, boat, and trailer area) shall not exceed 400 square feet.

(e) Size Restrictions

- Recreational vehicle: maximum 40 feet in length (excluding hitch) and 9 feet in width.
- Boat: maximum 28 feet in length, including trailer.

(f) Duration

- Temporary storage: Up to 60 consecutive days per calendar year in any permitted location, provided all other standards are met.

- Permanent storage: Year-round storage is permitted in permitted locations if setbacks, surfacing, and quantity limits are continuously met.

(g) Condition and Maintenance

- All stored RVs, boats, and equipment shall be maintained in safe, weatherworthy condition.
- Inoperable or deteriorated recreational vehicles may not be stored outdoors in an open location longer than 30 consecutive days; see Property Maintenance Ordinance Article III, Section 3.04.
- Any RV, boat, or equipment that becomes inoperable, severely deteriorated, or constitutes a nuisance shall be corrected, enclosed, or removed per maintenance standards.

(h) Utilities and Occupancy

- No recreational vehicle shall have fixed connections to water, sewer, electrical, or other utilities except for temporary maintenance or battery charging.
- No RV or boat shall be occupied as a dwelling unit while stored on a residential lot, except for temporary guest occupancy permitted under other applicable ordinances.

(i) Prohibited Locations

- No RV, boat, or equipment storage is permitted within the front yard setback area.
- No storage is permitted in the public right-of-way, on sidewalks, or in a manner obstructing sight distance at intersections or driveways.

(j) Enforcement

- Zoning Inspector: Enforces placement, setback, surfacing, quantity, and dimensional compliance.
- Code Enforcement Officer: Enforces condition, maintenance, and inoperability standards under the Property Maintenance Ordinance.

(k) Cross-Reference

Property Maintenance Ordinance Article III, Section 3.04 establishes condition standards and the 30-day inoperability limit. Compliance with both this Zoning Code and the Property Maintenance Ordinance is required.

5.8 Exterior Lighting and Glare

(a) Exterior lighting shall be arranged, shaded, or shielded so that the light source is not directed toward or shining directly into any residential dwelling or onto any public street in a manner that creates glare or a traffic hazard.
(b) Light fixtures serving parking areas, driveways, or building exteriors shall be directed downward or horizontally and shall be designed to minimize light trespass onto adjoining properties.
(c) Flashing, rotating, or strobe-type lights are prohibited except for emergency services or required safety lighting.

5.9 Home Occupations

(a) Permitted

Limited home-based business uses, including but not limited to:

- Professional offices (CPA, attorney, consultant)
- Art/craft studios
- Personal services (hair salon, massage therapy)

- Tutoring and teaching
- Computer and online services

(b) Restrictions

- No retail sales from premises.
- No client visits requiring separate parking beyond that customarily provided for the residence.
- No employees other than residents of the dwelling.
- No visible signage beyond one 2 square foot plaque.
- No storage of materials exceeding 25% of garage area.
- Must be clearly secondary to residential use.

(c) Approval

May be permitted by right if meeting above criteria; otherwise requires conditional use approval.

ARTICLE 6: PARKING AND TRANSPORTATION

6.1 Off-Street Parking Standards

(a) General Requirement: All uses shall provide off-street parking per the schedule in Article 5, Section 5.3.

(b) Calculation: Parking requirement calculated based on gross floor area, number of units, or seating capacity as appropriate.

(c) Accessible Parking: Per ADA standards, one accessible space per 25 spaces required.

(d) Paving and Surfacing:

- Asphalt or concrete required for permanent parking areas.
- Gravel permitted for temporary parking (less than 6 months) or in limited rural applications as approved by the Zoning Inspector.
- Permeable pavers acceptable for environmental compliance.

(e) Striping: Parking spaces shall be clearly marked with 4-inch white striping.

(f) Lighting: Parking areas shall be adequately lit while minimizing spillover to adjacent properties.

(g) Landscaping Buffer: Parking areas visible from public streets shall have landscaping buffer of minimum 6 feet, consisting of shrubs and trees.

(h) Signage: Directional and parking regulation signs required for 10 or more spaces.

(i) Screening: Parking areas shall be screened from public view when feasible using landscaping or fencing.

6.2 Parking Lot Maintenance

(a) Surface: Parking surfaces shall be maintained in good condition, free of potholes, cracks, and hazards per Property Maintenance Ordinance Section 3.02.

(b) Markings: Striping shall be refreshed as needed to maintain visibility.

(c) Drainage: Parking areas shall be graded to prevent standing water and direct runoff to storm drains.

(d) Landscaping: Landscaping buffers shall be maintained in healthy, growing condition.

ARTICLE 7: SIGNS AND VISUAL REGULATIONS

7.1 Permitted Signs

(a) Residential Districts

Signs permitted in residential areas shall be limited to:

- One identification sign per dwelling, maximum 2 square feet.
- Temporary real estate signs during sale/lease period.
- Public or non-profit organization signs up to 3 square feet.
- Home occupation signs up to 2 square feet, plaque style.

(b) Business Districts

Commercial signage permitted subject to:

- Maximum sign area per business: 1 square foot per linear foot of building frontage, up to 50 square feet.
- Building-mounted signs only unless otherwise approved.
- Illuminated signs permitted with adequate shielding.
- No flashing or animated signs.

(c) Prohibited Signs

- Billboards and off-premises advertising.
- Inflatable or balloon signs.
- Portable/sandwich board signs (except temporary special events).
- Signs obstructing visibility at intersections.
- Signs on utility poles or within public right-of-way.

7.2 Sign Standards

(a) Setback: All freestanding signs shall be set back minimum 5 feet from front property line.

(b) Height: Maximum 15 feet for free-standing signs; wall-mounted signs shall not project above roof line.

(c) Maintenance: All signs shall be maintained in good condition, with legible lettering and clean surfaces.

(d) Colors: Neutral or natural colors preferred; excessive neon colors discouraged.

ARTICLE 8: NONCONFORMING LOTS, USES, AND STRUCTURES

8.1 Nonconforming Uses

(a) Definition: A use existing prior to the effective date of this Code that does not comply with use restrictions of the zoning district.

(b) Permitted to Continue: Nonconforming uses may continue subject to conditions in this Article.

(c) Expansion Restricted: Nonconforming uses shall not be enlarged, expanded, or extended into additional area except by variance.

(d) Discontinuation: If a nonconforming use ceases for 12 consecutive months, it shall be deemed abandoned and cannot be resumed.

(e) Change of Use: Nonconforming use cannot be changed to another nonconforming use; any change must be to a permitted use.

8.2 Nonconforming Structures

(a) Definition: A structure existing prior to adoption of this Code that does not comply with dimensional requirements.

(b) Continued Use: Nonconforming structures may continue in current use but shall not be enlarged or expanded except by variance.

(c) Maintenance: Nonconforming structures shall be maintained in compliance with Property Maintenance Ordinance and Ohio Building Code.

(d) Reconstruction: If substantially damaged (>50% assessed value), rebuilding must conform or obtain a variance.

8.3 Nonconforming Lots

(a) Single Nonconforming Lot: A lot in separate ownership that does not meet minimum lot area or width requirements may be developed for a single-family dwelling if all other requirements are met.

(b) Adjacent Nonconforming Lots: Multiple undersized lots under common ownership shall be combined where feasible.

ARTICLE 9: ADMINISTRATION AND ENFORCEMENT

9.1 Zoning Inspector

(a) Appointment

The Zoning Inspector shall be appointed by the Village Administrator.

(b) Duties

- Enforce provisions of this Code.
- Issue zoning permits and certificates.
- Conduct inspections.
- Investigate complaints.
- Maintain records.

(c) Authority

The Zoning Inspector may inspect properties for code compliance.

(d) Interpretation

The Zoning Inspector may interpret Code provisions subject to appeal to the BZA.

9.2 Zoning Permits

(a) Required: A zoning permit shall be obtained before:

- Constructing any building or structure.
- Changing the use of land or structure.
- Substantially modifying an existing structure.
- Establishing a conditional use.

(b) Application: Application shall include legal description, proposed use, site plan, and any required supporting information.

(c) Issuance: Permits shall be issued when proposed work complies with this Code.

(d) Expiration: Permits expire if work does not commence within 12 months or is abandoned for 12 months.

9.3 Certificate of Zoning Compliance

(a) Required Before Occupancy: Issued prior to occupancy or use of any new structure, or change in use.

(b) Requirements:

- Construction completed per approved plans.
- All zoning standards met.
- Parking and landscaping installed.

(c) Denial: May be denied if any Code requirement is unmet.

9.4 Violations and Enforcement

(a) Notice of Violation: Written notice shall specify violation, corrective action, and cure period.

(b) Cure Period: 15–60 days based on severity.

(c) Failure to Cure: May result in citations, legal action, and penalties.

(d) Coordination: Zoning Inspector coordinates with Code Enforcement Officer for properties having both zoning and maintenance violations.

ARTICLE 10: BOARD OF ZONING APPEALS

10.1 Establishment and Composition

(a) Establishment: Board of Zoning Appeals (BZA) is hereby created.

(b) Composition: Five members appointed by Village Council for staggered four-year terms.

(c) Qualifications: Members shall be residents or property owners within the Village.

(d) Organization: Board elects a chair and vice-chair; Village Clerk or staff provides administrative support.

10.2 Powers and Duties

(a) Appeals: Hear appeals from decisions of the Zoning Inspector.

(b) Variances: Grant variances where strict application would create unnecessary hardship and standards are met.

(c) Conditional Uses: Hear and decide on conditional use applications.

(d) Quasi-Judicial Role: Conduct hearings, take evidence, and issue written decisions.

10.3 Appeal Procedure

(a) Filing: Appeal filed in writing within 30 days of decision.

(b) Fee: As set by Council.

(c) Hearing: Held within 30 days of filing.

(d) Notice: Mailed to parties in interest and published as required.

(e) Decision: Issued in writing within a reasonable time, not exceeding 30 days after hearing.

(f) Further Appeal: To Ohio Court of Common Pleas within 30 days.

10.4 Variance Criteria

Variance may be granted only upon finding that:

(a) Strict application would create unnecessary hardship or practical difficulty.

(b) Hardship is not self-created.

(c) Variance is the minimum necessary to afford relief.

(d) It will not alter neighborhood character.

(e) It is consistent with the comprehensive plan.

(f) It will not be injurious to public health, safety, or welfare.

ARTICLE 11: AMENDMENTS AND VARIANCES

11.1 Amendment Procedure

(a) Initiation: By Council, Planning Commission, or petition of affected owners.

(b) Notice: Published in a newspaper at least 10 days prior to hearing; mailed to affected parties as required by law.

(c) Planning Commission Review: Commission recommends approval, denial, or modification.

(d) Council Hearing: Council holds public hearing, then votes.

(e) Effective Date: 30 days after adoption unless emergency.

11.2 Zoning Map Amendments

(a) District Change: May be proposed to reclassify property.

(b) Criteria: Based on changed conditions, consistency with the comprehensive plan, and public interest.

(c) Procedure: Same as other amendments.

APPENDIX A: ZONING DISTRICT SUMMARY TABLE

District	Permitted Uses	Lot Size	Setbacks (F/S/R)	Height
R-1	Single-family	7,500 sf	25/10/25	35 ft
R-2	Multi-family, townhomes	10,000 sf	25/15/25	50 ft
B-1	Retail, office, service	5,000 sf	15/5/15	60 ft
C-1	Commercial	10,000 sf	20/10/20	50 ft
I-1	Manufacturing, warehousing	20,000 sf	30/20/30	45 ft

APPENDIX B: CROSS-REFERENCE WITH PROPERTY MAINTENANCE ORDINANCE

Zoning Code Section	Topic	Cross-Reference to Maintenance Ordinance
5.1	Accessory Structure Maintenance	Property Maintenance Ordinance Article III, Section 3.03
5.2	Tree Canopy Maintenance	Property Maintenance Ordinance Article III, Section 3.02
5.3	Parking Maintenance	Property Maintenance Ordinance Article III, Section 3.02
5.4	Fence Maintenance	Property Maintenance Ordinance Article III, Section 3.03
5.5	Outdoor Storage Screening Maintenance	Property Maintenance Ordinance Article III, Section 3.06
5.7	RV/Boat Condition and Maintenance	Property Maintenance Ordinance Article III, Section 3.04
9.4	Zoning/Maintenance Coordination	Property Maintenance Ordinance Article IV, Section 4.10

ADOPTION CERTIFICATE

Adopted by Village Council: [DATE]

Effective Date: [DATE]

Council President: _____

Village Administrator: _____

Zoning Inspector: _____

END OF ZONING CODE

Prepared by: John Ritter (Village Council Member)
Date: January 29, 2026
Status: Ready for Council Adoption