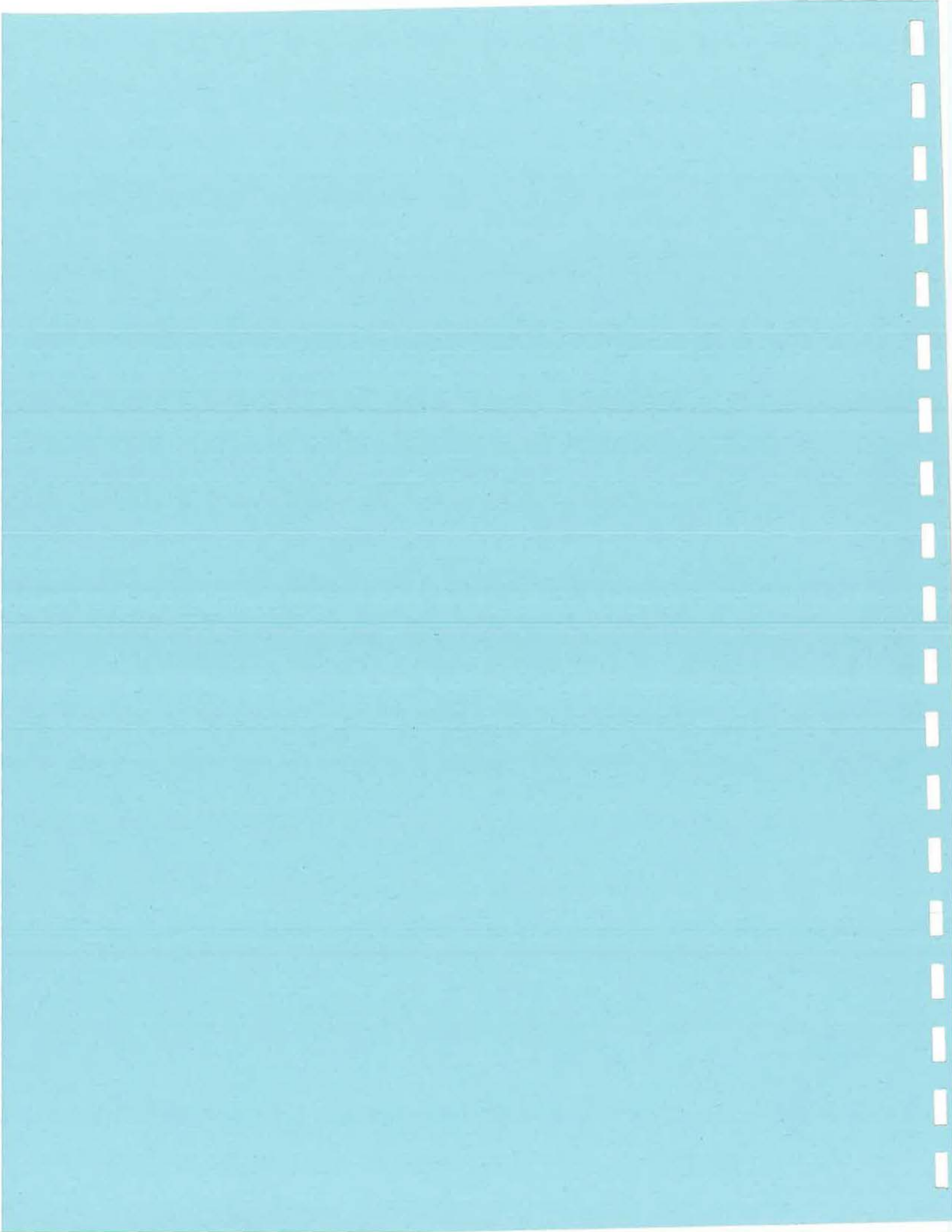




Lenox

Township

**Zoning Resolution
2013**



LENOX TOWNSHIP
ZONING RESOLUTION

Board of Trustees

John Maylish
Barry Weaver
Wynn Wessell
Linda Bauwin, Clerk

Zoning Commission

Robert Munz, Chairman
Robyn Ambrose, Secretary
Don Armstrong
Rick Park
Katherine Riedel
Robin Hayford Fiebig (Alt.)

Zoning Board of Appeals

Donald Burkholder, Chairman
Jackie Bernardo, Secretary
Larry Springer
Heather McKee
David Gildersleeve
Todd Newhart (Alt.)

Zoning Administrator

Keith Camp

REVISED ZONING TEXT

LENOX TOWNSHIP

Article 2: Added definitions for Agricultural Use, Carports, Commercial Sawmill, Logging Sawmill, Small Wind Farm, and Temporary Use.

Article 5: Added Section 531.

Article 7: Section 724 revised wording.


Article 8: R1, R2 and RC Districts, removed Home Occupation from Permitted uses.

Article 10: Removed Section 1000.72. Reword Section 1000.73. Correct Section 1000.92 to be consistent with Article 7.


Article 12: Delete Section 1230 relating to political signs.

Article 15 Added. Alternative energy systems.

Signatures of Township Trustees:







Signature of Township Clerk:

Date:

PREAMBLE

A RESOLUTION OF THE **TOWNSHIP OF LENOX**, ASHTABULA COUNTY, OHIO, ENACTED IN ACCORDANCE WITH A COMPREHENSIVE PLAN AND THE PROVISIONS OF CHAPTER 519, OHIO REVISED CODE, DIVIDING THE UNINCORPORATED PORTION OF THE TOWNSHIP INTO ZONES AND DISTRICTS, ENCOURAGING, REGULATING, AND RESTRICTING THEREIN THE LOCATION, CONSTRUCTION, RECONSTRUCTION, ALTERATION AND USE OF STRUCTURES AND LAND; PROMOTING THE ORDERLY DEVELOPMENT OF RESIDENTIAL, COMMERCIAL, MANUFACTURING, RECREATIONAL, AND PUBLIC AREAS; PROVIDING THE ADEQUATE LIGHT, AIR, AND CONVENIENCE OF ACCESS TO PROPERTY BY REGULATING THE USE OF LAND AND BUILDINGS AND THE BULK OF STRUCTURES IN RELATIONSHIP TO SURROUNDING PROPERTIES; LIMITING CONGESTION IN THE PUBLIC RIGHT-OF-WAY; PROVIDING THE COMPATIBILITY OF DIFFERENT LAND USES AND THE MOST APPROPRIATE USE OF LAND; PROVIDING FOR THE ADMINISTRATION OF THIS RESOLUTION, DEFINING THE POWERS AND DUTIES OF THE ADMINISTRATIVE OFFICERS AS PROVIDED HEREAFTER, AND PRESCRIBING PENALTIES FOR THE VIOLATION OF THE PROVISIONS IN THIS RESOLUTION OR ANY AMENDMENT THERETO, ALL FOR THE PURPOSE OF PROTECTING THE PUBLIC HEALTH, SAFETY, COMFORT AND GENERAL WELFARE; AND FOR THE REPEAL THEREOF.

The History of Zoning

In the United States, the first types of zoning regulations were enacted during the nineteenth century. These regulations were enacted to control building heights around Boston's Copley Square, laundries and slaughterhouses in San Francisco, and prostitution houses in New Orleans.

The first actual zoning ordinances were established in New York City in 1916. These laws were designed to protect high-class residential areas and exclusive department stores in the city.

In 1919, the state of Ohio enacted legislation to allow municipalities to adopt zoning regulations. In the years to follow, several unsuccessful attempts were made to pass legislation that would allow rural areas, counties, and townships to enact zoning ordinances. Finally in 1947, The Ohio General Assembly passes legislation that allowed rural areas to establish zoning ordinances.

Zoning was first established in Lenox Township in 1962. The original zoning ordinances were amended by the Zoning Commission and the Board of Trustees in the following years: 1969, 1973, 1977, 1980, 1981, 1982, 1983, 1985, 1992, 1998, 2006 and 2013.

LENOX TOWNSHIP
ZONING RESOLUTION
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1-10-2013

ARTICLE 1

TITLE, INTERPRETATION AND ENACTMENT

Section 100

TITLE

This resolution shall be known and may be cited to as the "Zoning Resolution of the Township of Lenox".

Section 101

LAND USE POLICY STATEMENTS

OVERALL GOAL: To promote the development and the continuance of a rural residential and agricultural community supporting amenities that are rural in character and consistent with low density development.

I. SUBGOAL: To maintain the agricultural base by:

- A. Conserving agricultural land use base;
- B. Discouraging premature, scattered development into agricultural areas;
- C. Avoiding conflict between agricultural and residential uses;
- D. Protecting the economic viability of agricultural uses from conflicting land uses.

II. SUBGOAL: To maintain and strengthen the rural residential neighborhood by:

- A. Promoting an adequate supply of quality housing units for all families and individuals within an adequate range of geographic locations, price levels, and basic community services, facilities and amenities;
- B. Separating commercial and industrial uses from residential development through district boundaries and buffers that will ensure no encroachment physically or visually on the rural residential areas of the Township;
- C. Encouraging innovation in neighborhood development that will result in an improved community environment through development of parks, recreation areas and open space conservation areas.

III. SUBGOAL: To encourage the retention and expansion of existing commercial and industrial uses, development of new uses and the minimization of incompatible land uses by:

- A. Encouraging industrial development to occur in an industrial or industrial/office park area where residential development is precluded;
- B. Allowing industrial uses that do not require extensive sanitary sewer, water and other utilities not available in Lenox Township and encourage industries that support the agricultural economic base;
- C. Discouraging scattered non-conforming commercial and industrial uses;
- D. Discouraging strip commercial uses along major thoroughfares.

Section 110

PURPOSE

This Resolution is enacted for the general purpose of promoting the public health, safety, comfort, and welfare of the residents of the Township of Lenox; to protect the property rights of all individuals by assuring the compatibility of uses and practices within districts; to facilitate the provision of public utilities and public services; to lessen congestion on public streets, roads, and highways; to provide for the administration and enforcement of this

Resolution, including the provision of penalties for its violation; and for any other purpose provided in this Resolution, the Ohio Revised Code, or under common law rulings.

Section 120

PROVISIONS OF RESOLUTION DECLARED TO BE MINIMUM REQUIREMENTS

In their interpretation and application, the provisions of this resolution shall be held to be minimum requirements, adopted for the promotion of the public health, safety, and the general welfare. Whenever the requirements of this resolution conflict with the requirements of any other lawfully adopted rules, regulations, or resolutions, the most restrictive, or that imposing the higher standards shall govern.

Section 130

SEPARABILITY CLAUSE

Should any section or provision of this resolution be declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the resolution as a whole, or any part thereof other than the part of declared to be unconstitutional or invalid.

Section 140

REPEAL OF CONFLICTING RESOLUTION

All resolutions or parts of resolutions in conflict with this zoning resolution or inconsistent with the provisions of this resolution are hereby repealed to the extent necessary to give this resolution full force and effect.

Section 150

EFFECTIVE DATE

This resolution shall become effective from and after the date of its approval and adoption, as provided by law.

ARTICLE 2

DEFINITIONS

INTERPRETATION OF TERMS OR WORDS: For the purpose of this resolution, certain terms or words used herein shall be interpreted as follows:

1. The word "person" includes a firm, association, organization, partnership, trust, company, or corporation as well as an individual.
2. The present tense includes the future tense, the singular number includes the plural, and the plural number includes the singular.
3. The word "shall" is a mandatory requirement, and word "may" is a permissive requirement, and the word "should" is a preferred requirement.
4. The words "used" or "occupied" include the words "intended, designed, or arranged to be used or occupied".
5. The word "lot" includes the words "plot" or "parcel".

ACCESSORY USE OR STRUCTURE: Accessory Use means a use, object, or structure constructed or installed on, above, or below the surface of a parcel, which is located on the same lot as a principal use, object, or structure, and which is subordinate to or serves the principal use, object, or structure, is subordinate in area to the principal use, object, or structure, and is customarily incidental to the principal use, object, or structure. Among other things, "Accessory Use" includes anything of a subordinate nature attached to or disattached from a principal structure or use, such as fences, walls, sheds, garages, carports, parking places, decks, poles, poster panels, and billboards. Except as otherwise required in this resolution, an accessory use shall be a permitted use.

ADULT BOOK STORE: An establishment which utilizes 15 percent or more of its retail selling area for the purpose of retail sale or rental, or for the purpose of display by coin or slug-operated, or electronically, electrically or mechanically controlled still or motion picture machines, projectors, or other image-producing devices, or both, books, magazines, other periodicals, films, tapes and cassettes which are distinguished by their emphasis on adult materials as defined in this section.

ADULT ENTERTAINMENT BUSINESS: An adult book store, adult motion picture theater, adult drive-in motion picture theater, or an adult only entertainment establishment as further defined in this section.

ADULT MATERIAL: Any book, magazine, newspaper, pamphlet, poster, print, picture, slide, transparency, figure, image, description, motion picture film, phonographic record or tape, other tangible thing, or any service capable of arousing interest through sight, sound, or touch, and:

- a. Which material is distinguished or characterized by an emphasis on matter displaying, describing, or representing sexual activity, masturbation, sexual excitement, nudity, bestiality, or human bodily functions of elimination; or
- b. Which service is distinguished or characterized by an emphasis on sexual activity, masturbation, sexual excitement, nudity, bestiality, or human functions of elimination.

ADULT MOTION PICTURE THEATER: An enclosed motion picture theater which is regularly used or utilized 15 percent or more of its total viewing time, for presenting material distinguished or characterized by an emphasis on matter depicting, describing or related to adult material as defined in this section.

ADULT MOTION PICTURE DRIVE-IN THEATER: An open air drive-in theater which is regularly used or utilizes 15 percent or more of its total viewing time, for presenting material distinguished or characterized by an emphasis on matter depicting, describing or related to adult material as defined in this section.

ADULT ONLY ENTERTAINMENT ESTABLISHMENT: An establishment where the patron directly or indirectly is charged a fee where the establishment features entertainment or services which constitute adult material

as defined in this section, or which features exhibitions, dance routines, or gyrational choreography of persons totally nude, topless, bottomless, or strippers, male or female impersonators or similar entertainment or services which constitute adult material.

AGRICULTURE: Agriculture includes farming, ranching, aquaculture meaning the farming of algae, apiculture, horticulture, viticulture, animal husbandry, including, but not limited to, the care and raising of livestock, equine, and fur-bearing animals, poultry husbandry and the production of poultry and poultry products; dairy production; the production of field crops, tobacco, fruits, vegetables, nursery stock, ornamental shrubs, ornamental trees, flowers, sod, or mushrooms; timber; pasturage, any combination of the foregoing; and the processing, drying, storage, and marketing of agricultural products when those activities are conducted in conjunction with, but are secondary to, such husbandry or production.

AGRICULTURAL USE: Land or buildings designated exclusively for agriculture. Land acreage shall be 10 acres or more, or gross proceeds from the sale of agricultural products or services shall average \$2500/year or more over the last three years.

AIRPORT: Any runway, land area or other facility designed or used either publicly or privately by any person for the landing and taking-off of aircraft, including all necessary taxiways, aircraft storage and tie-down areas, hangars and other necessary buildings, and open spaces.

ALLEY: See Thoroughfare

ALTERATIONS, STRUCTURAL: Any change in the supporting members of a building such as bearing walls, columns, beams, or girders.

AMUSEMENT ARCADE: A place of business within a building or any part of a building having more than five (5) mechanical or electronically operated amusement devices which are used for the purpose of public entertainment through the operation, use, or play of any table game or device commonly known as an electronic game which is operated by placing therein any coin, plate, disc, slug, key, or token of value by payment of a fee.

ANTENNA: A system of electrical conductors that emit or receive radio waves.

ASSEMBLY HALL: A public or quasi-public meeting place associated with a community center, church (temple) or school.

AUTOMOTIVE REPAIR: The repair, rebuilding or reconditioning of motor vehicles or parts thereof, including collision service, painting, and steam cleaning of vehicles.

AUTOMOTIVE, MANUFACTURED HOME, RECREATIONAL VEHICLES, AND FARM IMPLEMENT SALES:

The sale or rental of new and used motor vehicles, manufactured homes, recreational vehicles, or farm implements, but not including repair work except incidental warranty repair of the same, to be displayed and sold on the premises.

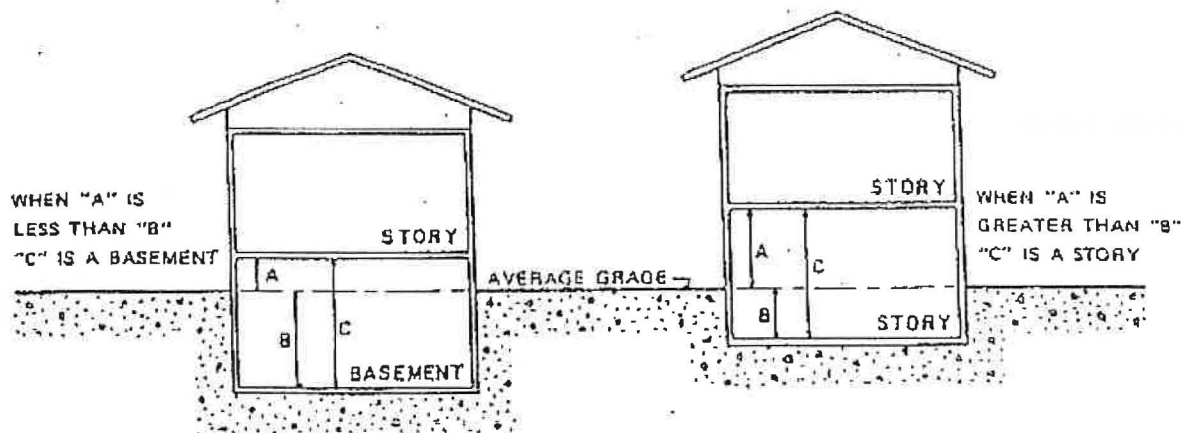
AUTOMOTIVE WRECKING: The dismantling or wrecking of used motor vehicles, manufactured homes, recreational vehicles, or the storage, sale or dumping of dismantled, partially dismantled, obsolete or wrecked vehicles or their parts.

AUTOMOBILE GRAVEYARD: Means any establishment or place of business which is maintained, used or operated for storing, keeping, buying, or selling wrecked, scrapped, ruined, or dismantled motor vehicles or motor vehicle parts.

BANNER: Any sign of light weight fabric or similar material that is mounted to a pole or building at one or more edges (Flags excluded).

BARN: A structure used for agricultural purposes that is exempt from local zoning as described in Ohio Revised Code 519.21.

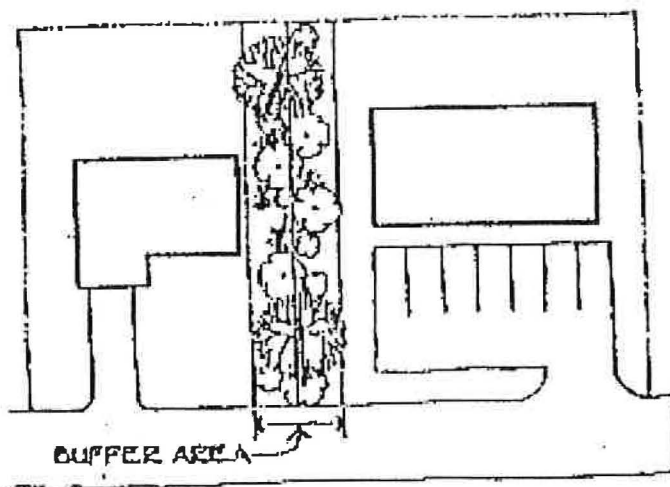
BASEMENT: A story all or partly underground but having at least one-half of its height below the average level of the adjoining ground.



BED AND BREAKFAST: A house, or portion thereof, where short-term lodging rooms and meals are provided. The operator of the bed and breakfast shall live on the premises or in adjacent premises.

BOTTOMLESS: Less than full opaque covering of male or female genitals, pubic area or buttocks.

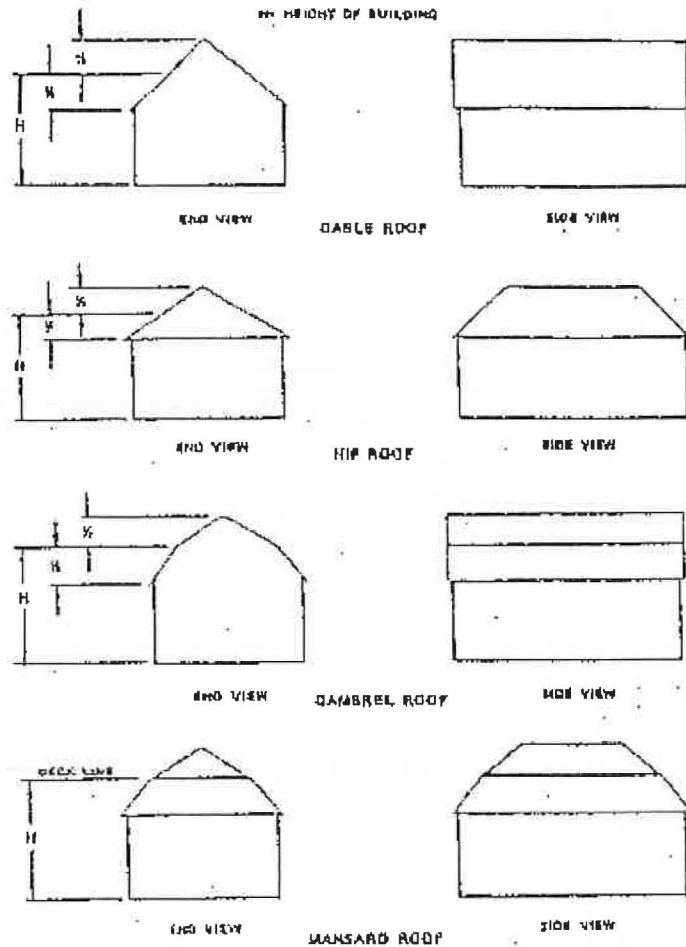
BUFFER AREA: A landscaped area intended to separate and partially obstruct the view of two adjacent land uses or properties from one another.



BUILDING: Any structure designed or intended for the support, enclosure, shelter, or protection of persons, animals, chattels, or property.

BUILDING ACCESSORY: A building detached from, but located on the same lot as the principal building, the use of which is incidental and accessory to that of the main building or use.

BUILDING HEIGHT: The vertical distance measured from the average elevation of the proposed finished grade at the front of the building to the highest points of the roof for flat roofs, to the deck line of mansard roofs, and the mean height between eaves and ridge for gable, hip and gambrel roofs.



ROOF TYPES AND BUILDING HEIGHT

BUILDING LINE: See Setback Line.

BUILDING, PRINCIPAL: A building in which is conducted the main or principal use of the lot on which said building is situated.

BUSINESS GENERAL: Commercial uses which generally require locations on or near major thoroughfares and/or their intersections, and which tend in addition to serving day to day needs of the community, also supply the more durable and permanent needs of the whole community. General business uses include, but need not be limited to, such activities as supermarkets; stores that sell hardware, apparel, footwear, appliances, and furniture, department stores; and discount stores.

CAMPGROUND: See Recreation Camp.

CANOPY SIGN: Any sign that is part of or attached to an awning, canopy or other fabric, plastic, or structural protective cover over a door, entrance, window, or outdoor service area. A marquee is not a canopy.

CARPORT: A carport is a covered structure used to offer limited protection to vehicles, primarily cars, from the elements. The structure can either be free standing or attached to a wall. Unlike most structures a carport does not have four walls, and usually has one or two. Carports offer less protection than garages, but allow for more ventilation. A zoning permit shall be required to erect a carport and they must be located such to conform to building setback requirements of Article 8 of this resolution.

CELLAR: That portion of the building wholly below, or with less than half of its ceiling height above the average finished grade of the ground adjoining the building.

CEMETERY: Land used or intended to be used for the burial of the human or animal dead and dedicated for cemetery purposes, including crematories, mausoleums, and mortuaries if operated in connection with and within the boundaries of such cemetery.

CHAIRMAN: Whenever used in this Resolution shall include presiding officer of either male or female sex.

CHANNEL: A natural or artificial watercourse of perceptible extent, with bed and banks to confine and conduct continuously or periodically flowing water.

CHILD DAY-CARE: Administering to the needs of infants, toddlers, pre-school children, and school children outside of school hours by persons other than their parents or guardians, custodians, or relatives by blood, marriage, or adoption for any part of the twenty-four hour day in a place or residence other than the child's own home. The following are child day-care facilities:

Child Day-Care Center - Any place in which child day-care is provided, with or without compensation, for 13 or more children at any one time, or any place that is not the permanent residence of the licensee or administrator in which child day-care is provided, with or without compensation, for 7 to 12 children at any one time. In counting children for the purposes of this definition, any children under 6 years of age who are related to a licensee, administrator, or employee and who are on the premises shall be counted.

Type A Family Day-Care Home: A permanent residence of the administrator in which child day-care is provided for 4 to 12 children at any one time, if 4 or more children are under 2 years of age. In counting children for the purposes of this definition, any children under 6 years of age who are related to a licensee, administrator, or employee and who are on the premises of the Type A home shall be counted. The term "Type A family day-care home" does not include a residence in which the needs of children are administered to, if all such children are siblings of the same immediate family and the residence is their home.

Type B Family Day-Care Home: A permanent residence of the provider in which child day-care or child day-care services are provided for 1 to 6 children at one time and in which no more than 3 children may be under 2 years of age at any one time. In counting children for the purposes of this definition, any children under 6 years of age who are related to the provider and are on the premises of the Type B home shall be counted. The term "Type B family day-care home" does not include a residence in which the needs of children are administered to, if all such children are siblings of the same immediate family and the residence is their home.

CHURCH (TEMPLE): A building designated as a place of worship by one or more religious denominations. The acreage involved may include one parsonage and/or a church school. All churches shall be located on a major State, County, or Township highway.

CLINIC: A place used for the care, diagnosis and treatment of sick, ailing, infirm, or injured persons, and those who are in need of medical and surgical attention, but who are not provided with board or room or kept overnight on the premises.

CLUB: A building or portion thereof or premises owned or operated by a person for social, literary, political, educational, or recreational purpose primarily for the exclusive use of members and their guests.

COMMERCIAL: See Business, General.

COMMERCIAL ENTERTAINMENT FACILITIES: Any profit making activity which is generally related to the entertainment field, such as motion picture theaters, carnivals, nightclubs, cocktail lounges, and similar entertainment activities.

COMMERCIAL SAWMILL: A commercial lumber processing operation that may include importation of timber by truck or other transportation, for processing into lumber products. Such commercial sawmills will require off-road parking and loading/unloading facilities. Such commercial operations shall require a zoning land use change and be subject to all requirements of Article 6 of this resolution.

COMMUNITY CENTER (NEIGHBORHOOD): A structure in a neighborhood and designated as a meeting place or adult recreation parlor. This structure can be part of a picnic area. The center shall be administered by a unit of local government or by a responsible home owners association for the neighborhood or subdivision in which it is located.

COMPREHENSIVE DEVELOPMENT PLAN: A plan, or any portion thereof, adopted by the County Planning Commission showing the general location and extent of present and proposed physical facilities including housing, industrial and commercial uses, major thoroughfare, parks, schools, and other community facilities. This plan establishes the goals, objectives, and policies of the Township.

COMPREHENSIVE LAND USE DEVELOPMENT PLAN: A plan, or any portion thereof, adopted by the Zoning Commission and the legislative authority of the Township of Lenox, showing the general location and extent of present and proposed physical facilities, including housing, industrial and commercial uses, major thoroughfares, parks, schools, and other community facilities. This plan establishes the goals, objectives and policies of the community.

CONDITIONAL USE: A non-transferable use permitted within a district other than a principally permitted use, requiring a conditional use permit and approval of the Board of Zoning Appeals. Conditional uses permitted in each district are listed in the Official Schedule of Conditional Uses (see Article 5).

CONDITIONAL USE PERMIT: A permit issued by the Zoning Administrator upon approval by the Board of Zoning Appeals to allow a use other than a principally permitted use to be established within the district.

CONDOMINIUM: A building or group of buildings in which units are individually owned but the structure, common areas and facilities are owned on a proportional, undivided basis by all of the owners.

CONVENIENCE STORE: Any retail establishment offering for sale prepackaged food products, household items, and other goods commonly associated with the same and having a gross floor area of less than 5,000 square feet.

CORNER LOT: See Lot Types.

CUL-DE-SAC: See Thoroughfare.

DANGEROUS PETS:

1. **Predatory:** Any animal, reptile, fish or insect which either bites, claws, injects venom, strangles, or constricts prey in manners which could cause serious injury or death to humans.
2. **Nuisance:** Predatory or non-native animals, birds, or reptiles which emit noises or odors of an offensive nature beyond the residential property of the owner.
3. **Nature:** Any non-native animal, bird, reptile, fish, or insect which, if released or escaped, could cause a threat to local ecology or proliferate to nuisance proportions.

4. Refers to any animal, reptile, bird, fish or insect which is trained, restrained, confined, and cared for in a way which demonstrates and which poses a threat of physical harm to humans, or which creates a nuisance to the neighborhood.

DEAD-END STREET: See Thoroughfare.

DENSITY: A unit of measurement expressing the number of dwelling units per acre of land.

1. Gross Density - the number of dwelling units per acre of the total land to be developed.
2. Net Density - the number of dwelling units per acre of land when the acreage involved includes only the land devoted to residential uses.

DISABLED VEHICLE, RECREATIONAL VEHICLE, TRAILER, MOBILE HOME:

Any type of motor vehicle, recreational vehicle, mobile home that meets any one of the following criteria:

1. Does not have a current license;
2. Is apparently mechanically inoperable;
3. Is extensively damaged (i.e. missing wheels, motor, tires or transmission);
4. Is in a dilapidated or broken down state.

DISTRICT: A part, zone, or geographic area within the township within which certain zoning or development regulations apply.

DRILLING UNIT: The minimum acreage on which one (1) well may be drilled, but does not apply to a well for injecting gas into, or removal from a gas storage reservoir.

DWELLING: Any building or structure (except a recreational vehicle or mobile home as defined by Ohio Revised Code 4501.01) which is wholly or partly used or intended to be used for living or sleeping by one or more human occupants.

DWELLING UNIT: Space, within a dwelling, comprising living, dining, sleeping room or rooms, storage closets, as well as space and equipment for cooking, bathing, and toilet facilities, all used by only one family and its household employees.

DWELLING, SINGLE FAMILY: A dwelling consisting of a single dwelling unit only, separated from other dwelling units by open space.

DWELLING, TWO FAMILY: A dwelling consisting of two dwelling units which may be either attached side by side or one above the other, and each unit having a separate or combined entrance or entrances.

DWELLING, MULTI-FAMILY: A dwelling consisting of three or more dwelling units including condominiums with varying arrangements of entrances and party walls. Multi-family housing may include public housing and industrialized units.

DWELLING, INDUSTRIALIZED UNIT: An assembly of materials or products comprising all or part of a total structure which, when constructed, is self-sufficient or substantially self-sufficient and when installed, constitutes a dwelling unit, except for necessary preparations for its placement, and including a modular or sectional unit but not a manufactured home as defined by Ohio Revised Code 4501.01.

EASEMENT: Authorization by a property owner for the use by another, and for a specified purpose, of any designated part of his property.

ELECTROMAGNETIC SPECTRUM: The range of all electromagnetic energy.

1. **Ionizing Electromagnetic Energy (IER).** The upper portion of the electromagnetic spectrum: includes cosmic, atomic and x-rays, alters molecular structure of living tissue through which it passes.
2. **Non-ionizing Electromagnetic Energy (NIER).** The lower portion of the electromagnetic spectrum includes household electrical current, radio, television and micro-magnetic communication, radar, and visible light. It may cause non-thermal effects.

ELDERLY HOUSEHOLD: Not more than three (3) persons, related or unrelated, who occupy a single dwelling unit, of whom one person is elderly.

ELDERLY HOUSING FACILITY: A building or buildings containing twelve (12) or more dwelling units where occupancy is restricted to elderly persons or households. Such facilities may include emergency first aid care, day care, therapy, personal care, nursing facilities, recreational facilities, and provide for independent or semi-independent living. For the purpose of this definition, "elderly housing facility" shall not include convalescent homes, nursing homes, group residential facilities, or homes for the aged.

ELDERLY PERSON: Any person who is 62 years of age, or older, or any person under 62 years of age who is handicapped such that his physical impairments are of a long-term duration and impede his ability to live independently without a suitable housing environment.

ESSENTIAL SERVICES: The erection, construction, alteration, or maintenance, by public utilities or other government agencies, of underground gas, electrical, steam or water transmission, or distribution systems, collection, communication, supply or disposal systems or sites, including poles, wires, mains, drains, sewers, pipes, traffic signals, hydrants, or other similar equipment and accessories in connection therewith which are reasonably necessary for the furnishing of adequate services by such public utilities or other governmental agencies or for the public health or safety or general welfare, but not including buildings.

EXHIBITOR: Any person owning and exhibiting or contracting or permitting any mechanical or electrically operated amusement device to be installed, used and exhibited in his own place of business, irrespective of the ownership of such device.

FAMILY: A person living alone, or two or more persons living together as a single housekeeping unit in a dwelling unit, as distinguished from a group occupying a rooming house, motel or hotel, dormitory, fraternity or sorority house, provided, however, that "family" shall not include more than four persons unrelated to each other by blood, marriage or legal adoption, except for Class I Type B group residential facilities.

FARM VACATION ENTERPRISES (PROFIT OR NON-PROFIT): Farms adapted for the use as vacation farms, picnicking and sport areas, fishing waters, camping, scenery, and nature recreation areas; hunting areas; hunting preserves and watershed projects.

FEEDLOT: A relatively small, confined land area for fattening or temporarily holding cattle for shipment.

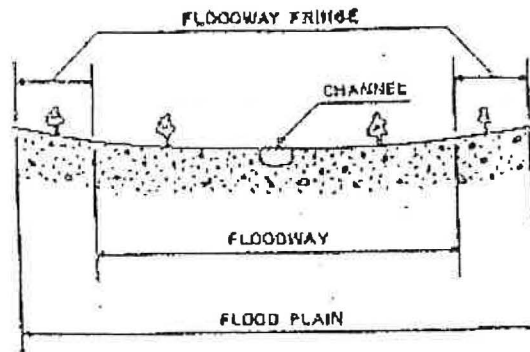
FENCE: A structure erected around or by the side of any open space to restrict passage in or out; especially a structure enclosing or separating yards, fields, etc.

FENCE BARRIER: A structure at least six (6) feet in height, constructed of non-transparent material, and maintained so as to obscure the junk from the ordinary view of persons passing upon township roads covered by Sections 4737.05 to 4737.99 inclusive of the Ohio Revised Code.

FIREARM RANGES AND/OR TARGET SHOOTING BUILDINGS: A facility for the enjoyment of handgun, rifle or shotgun shooting.

FLAG: Flags of the United States, the State, the city, foreign nations having diplomatic relations with the United States, and any other flag adopted or sanctioned by an elected legislative body of competent jurisdiction, provided that such flag shall not exceed 60 sq. ft. in area and shall not be flown from a pole the top of which is more than 40 ft. in height. These flags must be flown in accordance with protocol established by the Congress of the United States for the Stars and Stripes. Any flag not meeting any one or more of these conditions shall be considered a banner sign and shall be regulated as such.

FLOOD PLAIN: That land, including the flood fringe and the floodway, subject to inundation by the regional flood.



FLOOD PLAIN TERMS

FLOOD, REGIONAL: Large floods which have previously occurred or which may be expected to occur on a particular stream because of like physical characteristics. The regional flood generally has an average frequency of the one hundred (100) year recurrence interval flood.

FLOODWAY: That portion of the flood plan, including the channel, which is reasonably required to convey the regional flood waters. Floods of less frequent recurrence are usually contained completely within the floodway.

FLOODWAY FRINGE: That portion of the flood plain, excluding the floodway, where development may be allowed under certain restrictions.

FLOOR AREA OF A RESIDENTIAL BUILDING: The sum of the gross horizontal area of the several floors of a residential building, excluding basement floor areas not devoted to residential use, but including the area of roofed porches and roofed terraces. All dimensions shall be measured between interior faces of walls.

FLOOR AREA OF A NON-RESIDENTIAL BUILDING (TO BE USED IN CALCULATING PARKING REQUIREMENTS): The floor area of the specified use excluding stairs, wash-rooms, elevator shafts, maintenance shafts and rooms, storage spaces, display windows, and fitting rooms, and similar areas.

FLOOR AREA, USABLE: Measurement of usable floor area shall be the sum of the horizontal areas of the several floors of the building, measured from the interior faces of the exterior walls.

FOOD PROCESSING: The preparation, storage, or processing of food products. Examples of these activities include bakeries, dairies, canneries, and other similar businesses.

FREQUENCY: The number of cycles completed each second by a sound or electromagnetic wave: measured in hertz (HZ). 1 Hz = 1 cycle per second; 1 kilohertz (kHz) = 1,000 Hz; and 1 megahertz = MHz = 1,000kHz or 1,000,000 Hz.

GARAGE, PRIVATE: A detached or attached accessory building or portion of a principal building for the parking or temporary storage of automobiles, recreational vehicles, and/or boats of the occupants of the premises and wherein:

1. Not more than one space is rented for parking to person not resident on the premises;
2. No more than one commercial vehicle per dwelling unit is parked or stored;
3. The commercial vehicle permitted does not exceed two tons capacity.

GARAGE SALE: See Yard Sale.

GARAGE, SERVICE STATION: Buildings and premises where gasoline, oil, grease, batteries, tires and motor vehicle accessories may be supplied and dispensed at retail, and where in addition, the following services may be rendered and sales made:

1. Sales and service of spark plugs, batteries and distributors parts;
2. Tire servicing and repair, but not recapping or regrooving;
3. Replacement of mufflers and tail pipes, water hose, fan belts, brake fluid, light bulbs, fuses, floor mats, seat covers, windshield wipers and blades, grease retainers, wheel bearings, mirrors, and the like;
4. Radiator cleaning and flushing;
5. Washing, polishing, and sale of washing and polishing materials;
6. Greasing and lubrication;
7. Providing and repairing fuel pumps, oil pumps, and lines;
8. Minor servicing and repair of carburetors;
9. Adjusting and repairing brakes;
10. Minor motor adjustment not involving removal of the head or crankcase or racing the motor;
11. Sales of cold drinks, packaged food, tobacco, and similar convenience goods for service station customers, as accessory and incidental to principle operations;
12. Provisions of road maps and other informational material to customers, provision of restroom facilities;
13. Warranty maintenance and safety inspections.
14. Major mechanical repairs.

GAS: All natural gas and all other fluid hydrocarbons not defined as oil, including condensate.

GO CART TRACK: A black-topped area laid out for the riding of go-carts usually rented by the hour. Go-cart tracks shall not be a nuisance to the neighborhood nor shall they be operated between the hours of eight (8) P. M. and nine (9) A. M.

GOLF COURSE: An area designated as and arranged for the playing of golf. Conventional golf courses consist of a series of fairways and greens with holes numbering one (1) through nine (9) or multiples of nine (9). Par 3 and miniature golf (such as putt-putt) are considered golf courses.

GROUP RESIDENTIAL FACILITY: A group residential facility is a community residential facility, licensed and/or approved and regulated by the State of Ohio, which provides rehabilitative or habilitative services. There are two classes of group residential facilities:

CLASS I: Any state, federal, or locally approved dwelling or place used as a foster home for children or adults (not including nursing homes) or as a home for the care of rehabilitation of dependent or predelinquent children, for the physically handicapped or disabled, or for those with mental illness or development disabilities. A Class I Type A group residential facility contains six (6) or more residents, exclusive of staff. A Class I Type B group residential facility contains five (5) or less residents, exclusive of staff.

CLASS II: Any state, federal, or locally approved dwelling or place used as a home for juvenile offenders; or place used as a home for residential care or rehabilitation for adult offenders in lieu of institutional sentencing; a halfway house providing residence for persons leaving correctional institutions; and residential rehabilitation centers for alcohol and drug abusers, provided that

detrification is expressly prohibited on such premises. A Class II Type A group residential facility contains six (6) or more residents, exclusive of staff. A Class II Type B group residential facility contains five (5) or less residents, exclusive of staff.

HISTORIC AREA: A district or zone designated by a local authority, state or federal government within which the buildings, structures, appurtenances and places are of basic and vital importance because of their association with history, or because of their unique architectural style and scale, including materials, proportion, form and architectural detail, or because of their being a part of or related to a square, park, or area the design or general arrangement of which should be preserved and/or developed according to a fixed plan based on cultural, historical or architectural motives or purposes.

HOME OCCUPATION: Home Occupation means an accessory use which is an activity, profession, occupation, service, craft, or revenue-enhancing hobby which is clearly incidental and subordinate to the use of the premises as a dwelling, and is conducted entirely within the dwelling unit by conditional use permit, without any significant adverse effect upon the surrounding neighborhood. Activities such as teaching, tutoring, babysitting, tax consulting and the like shall involve not more than three receivers of such services at any one time, with the exception of certified or uncertified Type B Family Day-Care Homes, which constitute a residential use and not an accessory use. Sections 1000.70-.74 shall apply.

HORSE RIDING CLUB: Persons joined together for the enjoyment of horses and horse riding. Horse riding clubs usually have a show ring, bleachers, and a parking area for contestants and on-lookers of scheduled horse shows.

HOTEL OR MOTEL AND APARTMENT HOTEL: A building in which lodging or boarding and lodging are provided and offered to the public for compensation. As such it is open to the public in contradistinction to a boarding house, rooming house, lodging house, or dormitory which is herein separately defined.

INCIDENTAL SIGN: A sign, generally informational, that has a purpose secondary to the use of the zone lot on which it is located, such as "no parking", "entrance", "loading only", "Telephone", and other similar directives. No sign with a commercial message legible from a position off the zone lot on which the sign is located shall be considered incidental.

INSTITUTION: Building and/or land designed to aid individuals in need of mental, therapeutic, rehabilitative counseling, or other correctional services.

JUNK: Old or scrap copper, brass, rope, rags, trash, waste, batteries, paper, rubber, junked, dismantled or wrecked automobiles or parts thereof, iron, steel, and other old or scrap ferrous or non-ferrous materials.

JUNK BUILDINGS, JUNK SHOPS, JUNK YARDS: Any land, property, structure, building, or combination of the same, on which junk is stored or processed.

KENNEL: Any lot or premises on which four (4) or more dogs and/or cats more than for (4) months of age are housed, groomed, bred, boarded, trained, or sold and which offers provisions for minor medical treatment.

LOADING SPACE, OFF-STREET: Space logically and conveniently located for bulk pickups and deliveries, scaled to delivery vehicles expected to be used, and accessible to such vehicles when off-street parking spaces are filled. Required off-street loading space is not to be included as off-street parking space in computation of required off-street parking spaces. All off-street loading spaces shall be located totally outside of any street or alley right-of-way.

LOCATION MAP: See Vicinity Map.

LOGGING SAWMILL: Lumber processing operation that processes timber on the immediate or adjacent land acreage into timber products. This shall be considered an agricultural use as long as the operation does not process timber from off site, then it would be considered a commercial sawmill. No zoning permit is necessary, but may be subject to other county or state agency requirements.

LOT: For the purposes of this resolution, a lot is a parcel of land of sufficient size to meet minimum zoning requirements for use, coverage, and area, and to provide such yards and other open spaces as are herein required. Such lot shall have frontage on an improved public street, or on an approved private street, and may consist of:

1. A single lot of record;
2. A portion of a lot of record;
3. A combination of complete lots of record, of complete lots of record and portions of lots or record, or of portions of lots of record.

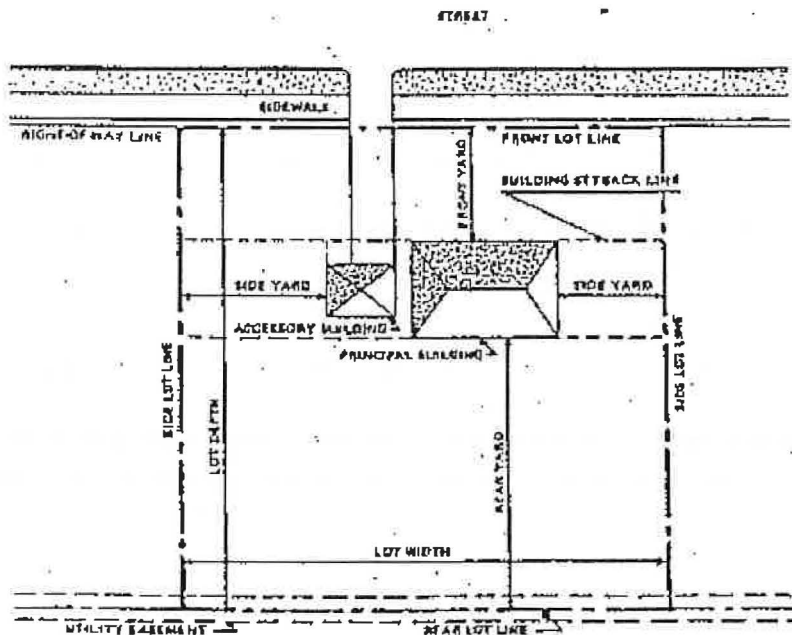
LOT COVERAGE: The ratio of enclosed ground floor area of all buildings on a lot to the horizontally projected area of the lot, expressed as a percentage.

LOT FRONTAGE: The front of a lot shall be construed to be the portion nearest the street. For the purposes of determining yard requirements on corner lots and through lots, all sides of a lot adjacent to streets shall be considered frontage, and yards shall be provided as indicated under "Yards" in this Section.

LOT MINIMUM AREA OF: The area of a lot is computed exclusive of any portion of the right-of-way of any public or private street.

LOT MEASUREMENTS: A lot shall be measured as follows:

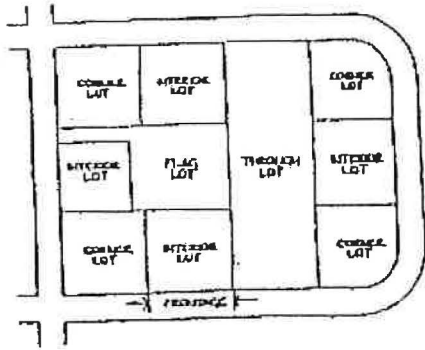
1. **Depth:** The distance between the mid-points of straight lines connecting the foremost points of the side lot lines in front and the rearmost points of the side lot lines in the rear.
2. **Width:** The distance between straight lines connecting front and rear lot lines at each side of the lot, measured at the building setback line.
3. On **cul-de-sacs & curvilinear** roads, the minimum frontage will be measured at the 80 foot setback line.
4. **Frontage:** Frontage measurements must be continuous, not separated by other parcels.



LOT OF RECORD: A lot which is part of a subdivision recorded in the office of the County Recorder, or a lot or parcel described by metes and bounds, the description of which has been so recorded.

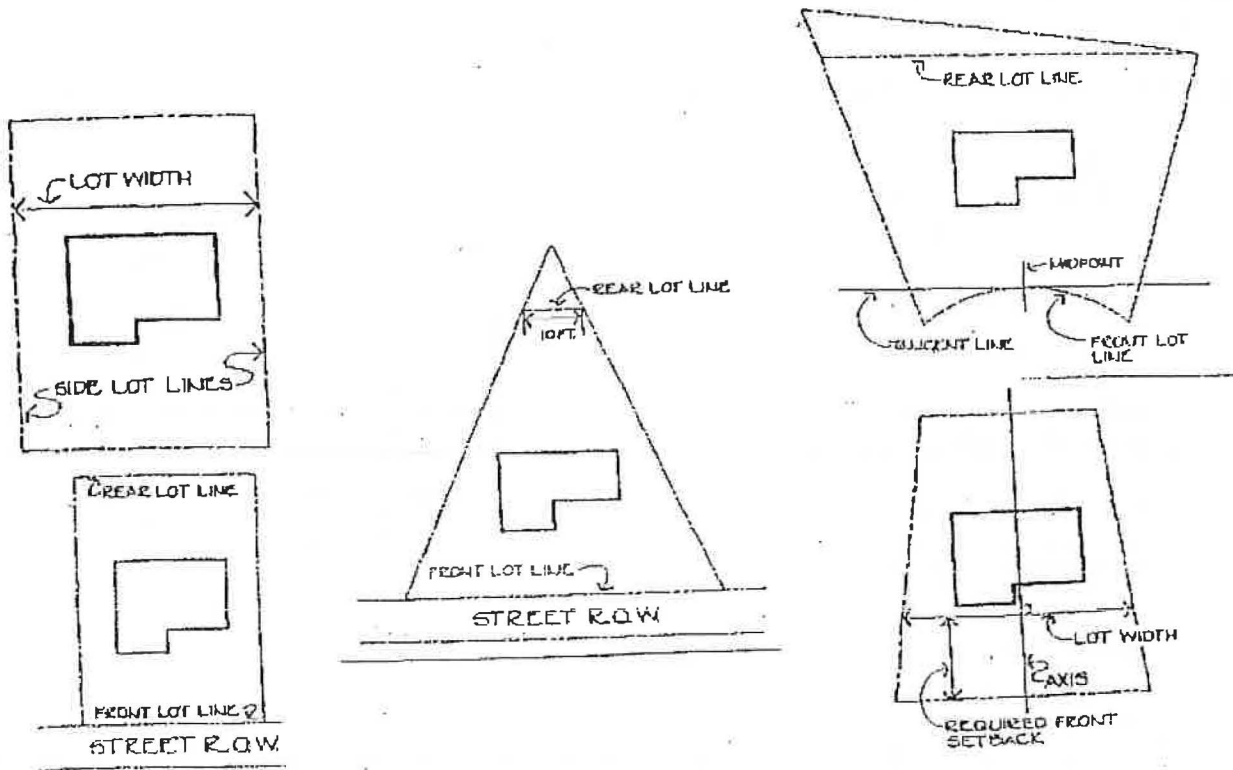
LOT TYPES: Terminology used in this resolution with reference to corner lots, interior lots and through lots is as follows:

1. **Corner Lot:** A lot located at the intersection of two or more streets. A lot abutting on a curved street or streets shall be considered a corner lot if straight lines drawn from the foremost points of the side lot lines to the foremost point of the lot meet at an interior angle of less than one hundred thirty-five (135) degrees.



2. **Interior Lot:** A lot with only one frontage on a street.
3. **Through Lots:** A lot other than a corner lot with frontage on more than one street. Through lots abutting two streets may be referred to as double frontage lots (see Ashtabula County Subdivision Regulations).
4. **Reverse Frontage Lot:** A lot on which frontage is at right angles to the general pattern in the area. A reverse frontage lot may also be a corner lot.

LOT TERMS:



MAJOR THOROUGHFARE PLAN: The portion of the comprehensive plan adopted by the County Planning Commission indicating the general location recommended for arterial, collector, and local thoroughfares within the appropriate jurisdiction.

MAINTENANCE AND STORAGE FACILITIES: Land, buildings, and structures devoted primarily to the maintenance and storage of construction equipment and material.

MANUFACTURED HOME: Any non-self propelled vehicle transportable in one or more sections, which in the traveling mode, is eight body feet or more in width or forty body feet or more in length or, when erected on site, is three hundred twenty or more square feet, and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air conditioning, and electrical systems contained therein. Any such structure as defined in the preceding sentence shall be a Manufactured Home for purposes of this resolution whether or not such structure is subject to taxation under Section 4503.06 of the Ohio Revised Code or its successor provisions as a manufactured home, and whether or not such structure is permanently attached to a site and no longer has the potential for mobility, by reason of, but not limited to, lack or surrender of any manufactured home title, physical alteration such as removal of towing tongue, and/or situation on property owned by the owner of such structure. Calculations used to determine the number of square feet in a structure are based on the structure's exterior dimensions measured at the largest horizontal projections when erected on site. These dimensions include all expandable rooms, cabinets, and other projections containing interior space, but do not include bay windows. This dwelling unit shall bear a label certifying that it is built in compliance with the Federal Manufactured Housing Construction and Safety Standards (see 24CFR3280 for legal definition).

MANUFACTURED HOME PARK: Any site, or tract or land under single ownership, upon which three or more manufactured homes used for habitation are parked, either free of charge or for revenue purposes; including any roadway, building, structure, vehicle, or enclosure used or intended for use as a part of the facilities of such park.

MANUFACTURING, HEAVY: Manufacturing, processing, assembling, storing, testing, and similar industrial uses which are generally major operations and extensive in character; require large sites, open storage and service areas; extensive service and facilities, ready access to regional transportation; and normally generate some nuisances such as smoke, noise, vibration, dust, glare, air pollution, and water pollution, but not beyond the district boundary.

MANUFACTURING, LIGHT: Manufacturing, or other industrial uses which are usually controlled operations; relatively clean, quiet, and free of objectionable or hazardous elements such as smoke, noise, odor, or dust, operating and storing within enclosed structures; and generating little industrial traffic and no nuisances.

MANUFACTURING, EXTRACTIVE: Any mining, quarrying, excavating processing, storing, separating, cleaning, or marketing of any mineral natural resource.

MARQUEE: Any permanent roof-like structure projecting beyond a building or extending along and projecting beyond the wall of the building, generally designed and constructed to provide protection from the weather.

MATERIAL RECOVERY FACILITY (WASTE REDUCTION): A centralized facility that receives, separates, processes, and markets recyclable materials. A Material Recovery Facility can be operated in conjunction with both drop-offs and curbside programs, and can be designated to process separated material or co-mingled recyclable.

MECHANICAL OR ELECTRONICALLY OPERATED AMUSEMENT DEVICE: Any machine, device or instrument which, by the payment of a fee or other things of value, or by the insertion of a coin, plate, disc, slug, key or token, operates or may be operated as a game, contest or amusement, and which contains no automatic pay-off device for the return of money, coins, tokens, or merchandise or check redeemable in money or anything of value. Mechanical or electronically operated amusement device includes, but is not limited to, devices such as mechanical baseball, mechanical football, pinball machines, any table game or device commonly known as an electronic game, and other similar types of devices; provided, however, that this definition is not intended to, nor shall it be construed to, include merchandise vending machines or coin operated mechanical or electrical musical instruments or devices.

MICROWAVE: Electromagnetic radiation with frequencies higher than 1,000 MHz, highly directional when used for radio frequency transmissions, transmitted from point to point at relatively low power levels compared to other forms of transmissions.

MOBILE HOME: (See Manufactured Home).

MOBILE HOME PARK: (See Manufactured Home Park.)

MODULAR HOMES: Factory-built housing certified as meeting the BOCA Basic Building Code as applicable to modular housing. Once certified by the Ashtabula County Department of Building Regulations, modular homes shall be subject to the same standards as site-built homes.

NONCONFORMITIES: Lots, uses of land, structures, and uses of structures and land in combination lawfully existing at the time of enactment of this Resolution or its amendments which do not conform to the regulations of the district or zone in which they are situated, and are therefore incompatible.

NUDE OR NUILITY: The showing, representation, or depiction of human male or female genitals, pubic area, or buttocks with less than full opaque covering of any portion thereof, or female breast(s) with less than a full opaque covering of any portion thereof below the top of the nipple, or of covered male genitals in a discernibly turgid state.

NURSERY, NURSING HOME: A home or facility for the care and treatment of babies, children, pensioners, or elderly people.

NURSERY, PLANT MATERIALS: Land, building, structure, or combination thereof for the storage, cultivation, transplanting of live trees, shrubs, or plants offered for retail sale on the premises including products used for gardening or landscaping.

OCCUPANCY PERMIT: When a building is being altered, enlarged, constructed, or reconstructed, its owner or agent shall apply to the Zoning Administrator for a Certificate of Occupancy before the intended occupant resumes use of or moves into the designated structure. If the structure has occupants while being altered or enlarged, only the new sections will be involved in the occupancy permit. A new certificate of occupancy shall be required if there are substantial variations from the operations referred to in the building permit or previous certificate of occupancy permitting such use.

OIL: Crude petroleum and all other hydrocarbons regardless of gravity, that are produced in liquid form by ordinary production methods, but does not include hydrocarbons that were originally in gaseous phase in the reservoir.

OPEN SPACE: An area substantially open to the sky which may be on the same lot with a building. The area may include, along with the natural environmental features, water areas, swimming pools, and tennis courts, any other recreational facilities that the Zoning Commission deems permissive. Streets, parking areas, structures for habitation, and the like shall not be included.

OVERLAY DISTRICT: A district described by the zoning map within which, through superimposition of a special designation, furthermore regulations and requirements apply in addition to those of the underlying districts to which such designation is added.

OWNER, GAS AND OIL: The person who has the right to drill on a tract or drilling unit and to drill into and produce from a pool and to appropriate the oil or gas that he produces therefrom either for himself or for others.

PARKING SPACE, OFF-STREET: For the purpose of this resolution, an off-street parking space shall consist of an area adequate for parking an automobile with room for opening doors on both sides, together with properly related access to a public street or alley and maneuvering room, but shall be located totally outside of any street or alley right-of-way.

PENNANT: Any lightweight plastic, fabric, or other material, not containing a message of any kind, suspended from a rope or wire, or string, always in series designed to move in the wind.

PERFORMANCE BOND OR SURETY BOND: An agreement by a subdivider or developer with the County Planning Commission for the amount of the estimated construction cost guaranteeing the completion of physical improvements according to plans and specifications within the time prescribed by the subdivider's agreement.

PERSONAL SERVICES: Any enterprise conducted for gain which primarily offers services to the general public such as shoe repair, watch repair, barber shops, beauty parlors, and similar activities.

PICNIC GROUNDS: An area either public or private designated as a site for picnic table, pavilions, rest rooms and necessary accessories. Picnic grounds area sometimes associated with Play Grounds and/or Swimming Pool areas.

PLANNED UNIT DEVELOPMENT: An area of land in which a variety of housing types and subordinates commercial and industrial facilities are accommodated in a pre-planned environment under more flexible standards, such as lot sizes and setbacks, than those restrictions that would normally apply under these regulations. The procedure for approval of such development contains requirements in addition to those of the standard subdivision, such as building design principles, and landscaping plans.

POOL, GAS AND OIL: An underground reservoir containing a common accumulation of oil or gas, or both, but does not include a gas storage reservoir. Each zone of geological structure that is completely separated from any other zone in the same structure may contain a separate pool.

PROFESSIONAL ACTIVITIES: The use of offices and related spaces for such professional services as are provided by medical practitioners, lawyers, architects, and engineers, and similar professions.

PLAYGROUND, TOT LOT: An area either public or private designed as a site for swings, slides, and other playground facilities. Playgrounds are common accessory uses for a picnic ground or swimming pool area.

PUBLIC SERVICE FACILITY: The erection, construction, alteration, operation, or maintenance of buildings, power plants, or substations, water treatment plants or pumping stations, sewage disposal or pumping plants and other similar public service structures by a public utility, by a railroad, whether publicly or privately owned, or by an other governmental agency, including the furnishing of electrical, gas, rail transport, communication, public water and sewage services.

PUBLIC USES: Public parks, schools, administrative and cultural buildings and structures, not including public land or buildings devoted solely to the storage and maintenance of equipment and materials, & public service facilities.

PUBLIC WAY: An alley, avenue, boulevard, bridge channel, ditch, easement, expressway, freeway, highway, land, parkway, right-of-way, road, sidewalk, street, subway, tunnel viaduct, walk, bicycle path; or other ways in which the general public or a public entity have a right, or which are dedicated, whether improved or not.

QUASIPUBLIC USE: Churches, Sunday Schools, parochial schools, colleges, hospitals, and other facilities of an educational, religious, charitable, philanthropic, or non-profit nature.

RADIO: A generic term referring to communication of impulses, sounds, and pictures through space by means of an electromagnetic wave; specifically, refers to transmission of sound with short-wave, FM/AM, and land-mobile radio frequencies.

RECREATION CAMP: An area of land on which two or more recreational vehicles, tents, or other similar temporary recreational structures are regularly accommodated with or without charge, including any building, structure, or fixture of equipment that is used or intended to be used in connection with providing such accommodations.

RECREATION FACILITIES: Public or private facilities that may be classified as either "extensive" or "intensive" depending upon the scope of services offered and the extent of use. Extensive facilities generally require and utilize considerable areas of land and include, but need not be limited to hunting, fishing, and riding clubs and parks. Intensive facilities generally require less land (used more intensively) and include, but need not be limited to, miniature golf courses, amusement parks, stadiums, and bowling alleys.

RECREATIONAL VEHICLE: A vehicular, portable structure built on or carried on a chassis, designed to be used as a temporary dwelling for travel and recreational purposes, having a body width not exceeding eight (8) feet and a length not exceeding 35 feet. Representative of this type of unit is:

1. **Travel Trailer (including Fifth Wheel Trailer):** a nonself-propelled recreational vehicle not exceeding an overall length of thirty-five feet, exclusive of bumper and tongue or coupling, and includes a tent type fold out camping trailer as defined in division S of section 4517.01 of the Ohio Revised Code.
2. **Motor Home:** a self-propelled recreational vehicle constructed with permanently installed facilities for cold storage, cooking and consuming of food and for sleeping.

3. **Truck Camper:** a nonself-propelled recreational vehicle, without wheels for road use, and designed to be placed upon and attached to a motor vehicle. Truck camper does not include truck covers which consist of walls and roof but do not have floors and facilities for using same as a dwelling.
4. **Van camper:** Converted school and commercial passenger buses are sometimes used as recreational vehicles but do not carry the seal of the RECREATIONAL VEHICLE organization. In some instances, a simple tent is also considered a Recreational Vehicle.

RECYCLING: The process of collecting, sorting, cleansing, treating, and reconstituting waste or other discarded material for the purpose of recovering and reusing the materials.

RESEARCH ACTIVITIES: Research, development, and testing related to such fields as chemical, pharmaceutical, medical, electrical, transportation, and engineering. All research, testing, and development shall be carried on within entirely enclosed buildings, and no noise, smoke, glare, vibration, or odor shall be detected outside of said building.

RESIDENTIAL SIGN: Any sign located in a district zoned for residential uses that contains no commercial message except advertising for goods or services legally offered on the premises where the sign is located, if offering such service at such location conforms with all requirements of the zoning resolution.

RIGHT-OF-WAY: A strip of land taken or dedicated for use as a public way. In addition to the roadway, it normally incorporated the curbs, lawn strips, sidewalks, lighting, and drainage facilities and may include special features (required by the topography or treatment) such as grade separation, landscape areas, viaducts, and bridges.

ROADSIDE STAND: A temporary structure designed or used for the display or sale of agricultural and related products.

SATELLITE SIGNAL RECEIVER: A device incorporating a reflective surface that is solid, open mesh, or bar configured and is in the shape of a shallow dish, cone, horn, or cornucopia. Such device shall be used to transmit and/or receive radio or electromagnetic waves between terrestrially and/or orbitally based uses. "Dish-type Satellite Signal-Receiving Antennas", "earth stations" or "ground stations", whether functioning as part of a basic service system, direct broadcast satellite system, or multi-point distribution service system, shall mean one, or a combination of two or more of the following:

1. A signal-receiving device such as a dish antenna whose purpose is to receive communications or signals from earth-orbiting satellites or similar sources.
2. A low-noise amplifier (LNA) whose purpose is to boost, magnify, store, transfer or transmit signals.
3. A coaxial cable whose purpose is to convey or transmit signals to a receiver.

SCRAP METAL PROCESSING FACILITY: An establishment having facilities for processing iron, steel, or non-ferrous scrap and whose principal product is scrap iron and steel or non-ferrous scrap for sale for remelting purposes.

SEAT: For the purpose of determining the number of off-street parking spaces for certain uses, the number of seats is the number of seating units installed or indicated, or each twenty-four (24) lineal inches of benches, pews, or space for loose chairs.

SETBACK LINE: A line established by the zoning resolution, generally parallel with and measured from the lot line, defining the limits of a yard in which no building, other than accessory building, or structure may be located above ground, except as may be provided in said code.

SEWERS, CENTRAL OR GROUP: An approved sewage disposal system which provides a collection network and disposal system and central sewage treatment facility for a single development, community, or region.

SEWERS, ON-SITE: A septic tank or similar installation on an individual lot which utilizes an aerobic bacteriological process or equally satisfactory process for the elimination of sewage and provides for the proper and safe disposal of the effluent, subject to the approval of health and sanitation officials having jurisdiction.

SEXUAL ACTIVITY: Sexual conduct or sexual contact, or both.

SEXUAL CONTACT: Any touching of an erogenous zone of another, including without limitation the thigh, genitals, buttock, pubic region, or, if the person is a female, a breast, for the purpose of sexually arousing or gratifying either person.

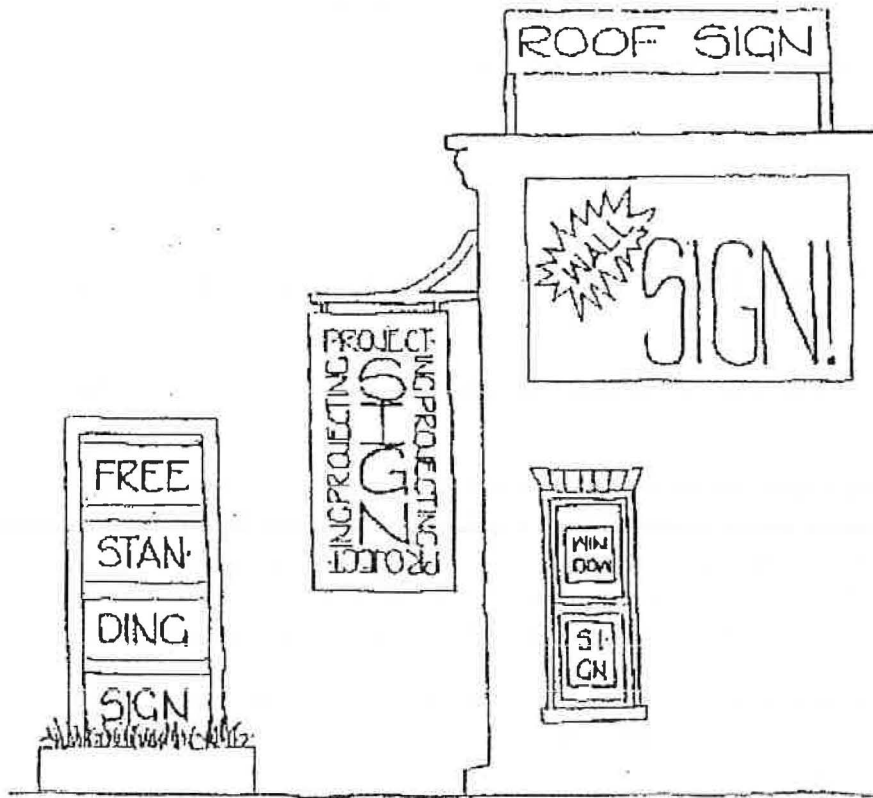
SEXUAL EXCITEMENT: The condition of the human male or female genitals, when in a state of sexual stimulation or arousal.

SIDEWALK: That portion of the road right-of-way outside the roadway, which is improved for the use of pedestrian traffic.

SIGN: Any visual communication display, object, device, graphic, structure, or part, situated indoors or outdoors, or attached to, painted on, or displayed from a building or structure, in order to direct or attract attention to, or to announce or promote, an object, person, service, product, event, location, organization or the like, by means of letters, words, designs, colors, symbols, fixtures, images or illuminations.

1. **Sign, On-Premises:** Any sign related to a business or profession conducted, or a commodity or service sold or offered upon the premises where such sign is located.
2. **Sign, Off-Premises:** Any sign unrelated to a business or profession conducted, or to a commodity or service sold or offered upon the premises where such sign is located. All billboards are to be construed as off-premise signs.
3. **Sign, Illuminated:** Any sign illuminated by electricity, gas, or other artificial light including reflecting or phosphorescent light.
4. **Sign, Lighting Device:** Any light; string of lights, or group of lights located or arranged so as to cast illumination on a sign.
5. **Sign, Portable:** Any sign not permanently affixed to the ground or to a building, including any sign attached to or displayed on a vehicle that is used for the expressed purpose of advertising a business establishment, product, service, or entertainment, when that vehicle is so parked as to attract the attention of the motoring or pedestrian traffic.
6. **Sign, Projecting:** Any sign which projects from the exterior of a building.

SIGN TYPES: See specific definitions such as window, wall, incidental, etc.



SITE-BUILT HOMES: Dwelling unit constructed on the lot in accordance to the BOCA Basic Building Code and inspected/approved by the Ashtabula County Department of Building Regulations.

STABLE: A land use usually found in an agricultural area and consisting of breeding, training, housing, and rental of saddle horses.

STORY: That part of a building between the surface of a floor and the ceiling immediately above.

STRUCTURE: Anything constructed or erected, the use of which requires location on the ground, or attachment to something having a fixed location on the ground. Among other things, structures include buildings, manufactured homes, walls, fences, and billboards.

SUBDIVISION: The division of a lot, tract, or parcel into two or more lots, tracts, or parcels or other divisions of land for sale, development, or lease (see Ohio Revised Code 711.001).

SWIMMING POOL: A structure intended primarily for swimming or wading containing at least 1.5 feet of water at any point and maintained by the owner or manager.

1. **Private:** Exclusively used without paying an additional charge for admission by the residents and guests of a single household, a multi-family development, or a community, the members and guests of a club, or the patrons of a motel or hotel; an accessory use.
2. **Community:** Operated with a charge for admission: a primary use.

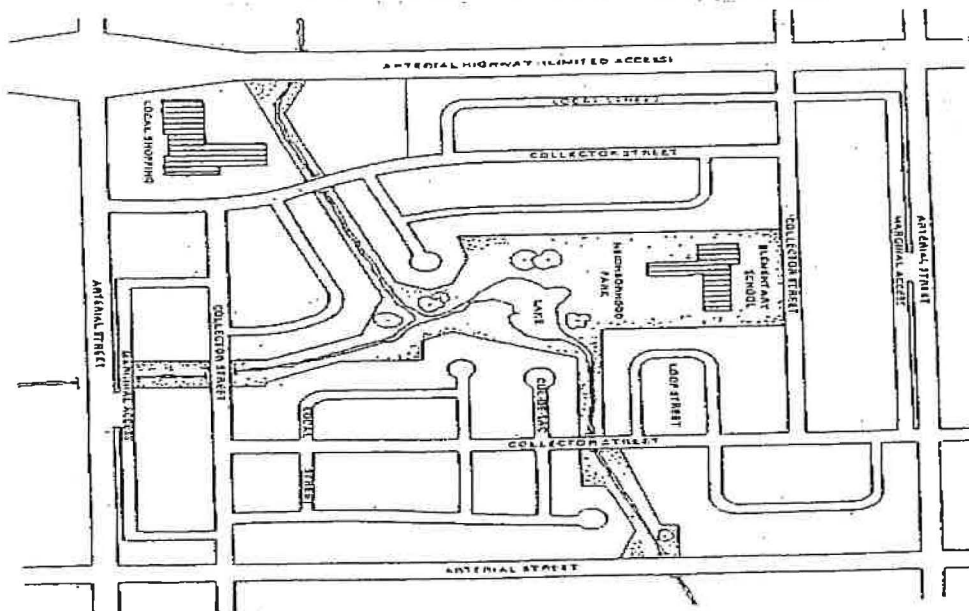
TEMPORARY SIGN: Any sign that is used only temporarily and is not permanently mounted.

TEMPORARY USE: Any use, service or other treatment deemed not permanent. Such uses shall require a Conditional Use Permit issued by the Zoning Board of Appeals with a definite time allotment. Temporary uses may include signs, housing during construction, sawmills, or other similar activities.

THOROUGHFARE, STREET OR ROAD: The full width between property lines bounding every public way of whatever nature, with a part thereof to be used for vehicular traffic and designated as follows:

1. **Alley:** A minor street used primarily for vehicular service access to the back or side of properties abutting on another street.
2. **Arterial Street:** A general term denoting a highway primarily for through traffic, carrying heavy loads and large volume of traffic, usually on a continuous route.
3. **Collector Street:** A thoroughfare, whether within a residential, industrial, commercial, or other type of development, which primarily carries traffic from local streets to arterial streets, including the principal entrance and circulation routes within residential subdivisions.
4. **Cul-de-Sac:** A local street of relatively short length with one end open to traffic and the other end terminating in a vehicular turnaround.
5. **Dead-End Street:** A street temporarily having only one (1) outlet for vehicular traffic and intended to be extended or continued in the future.
6. **Local Street:** A street primarily for providing access to residential or other abutting property.
7. **Loop Street:** A type of local street, each end of which terminates at an intersection with the same arterial or collector street, and whose principal radius points of the one hundred and eighty (180) degree system of turns are not more than one thousand (1000) feet from said arterial or collector street, nor normally more than six hundred (600) feet from each other.
8. **Marginal Access Street:** A local or collector street, parallel and adjacent to an arterial or collector street, providing access to abutting properties and protection from arterial or collector streets. (Also called Frontage Streets.)

CLASSIFICATION OF THE THOROUGHFARE SYSTEM



THROUGH LOT: See Lot Types.

TIME SHARING: A land use concept which involves the transfer of ownership by deed of an undivided fee interest (share) in property to an individual or group of individuals for the use, occupancy, or possession of which circulates among owners according to a fixed or floating time basis.

TRAILER: Any vehicle without motive power designed or used for carrying property or persons wholly on its own structure and for being drawn by a motor vehicle, and includes any such vehicle when formed by or operated as a combination of a semi trailer and a vehicle of the dolly type such as that commonly known as a trailer dolly, and a vehicle used to transport agricultural produce or agricultural production materials between a local place of storage or supply and the farm when drawn or towed on a public road or highway at a speed greater than twenty-five (25) miles per hour.

TRANSPORTATION, DIRECTOR OE: The Director of the Ohio Department of Transportation.

USE: The specific purpose for which land or a building is designated, arranged, intended, or for which it is or may be occupied or maintained.

VARIANCE: A variance is a modification of the strict terms of the relevant regulations where such modification will not be contrary to the public interest and where owing to conditions peculiar to the property and not the result of the action of the applicant, a literal enforcement of the regulations would result in unnecessary and undue hardship.

VETERINARY ANIMAL HOSPITAL OR CLINIC: A place used for the care, grooming, diagnosis, and treatment of sick, ailing, infirm, or injured animals, and those who are in need of medical or surgical attention, and may include overnight accommodations on the premises for the treatment, observation and/or recuperation. It may also include boarding that is incidental to the primary activity.

VICINITY MAP: A drawing located on the plat which sets forth by dimensions or other means, the relationship of the proposed subdivision or use to other nearby developments or landmarks and community facilities and services within the general area in order to better locate and orient the area in question.

WALKWAY: A public way, four (4) feet or more in width, for pedestrian use only, whether along the side of a road or not.

WALL SIGN: Any sign attached parallel to, but within six inches of a wall, painted on the wall surface of, or erected and confined within the limits of an outside wall of any building or structure, which is supported by such wall or building, and which displays only one sign surface.

WATER SLIDE: A recreational land use which utilizes a number of down hill slides along with water to propel the slider down the course.

WIND FARM (SMALL): Wind Turbine or multiple wind turbines and associated facilities with a single interconnection to the electrical grid and designed for, or capable of, operation at an aggregate capacity of five megawatts or less.

WINDOW SIGN: Any sign, pictures, symbol, or combination thereof, designed to communicate information about an activity, business, commodity, event, sale, or service, that is placed inside a window or upon the window panes or glass and is visible from the exterior of the window.

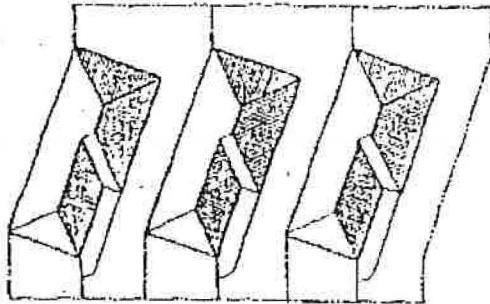
YARD: A required open space other than a court unoccupied and unobstructed by any structure or portion of a structure from three (3) feet above the general ground level of the graded lot upward; provided, accessories, ornaments, and furniture may be permitted in any yard, subject to height limitations and requirements limiting obstruction of visibility.

1. **Yard, Front:** A yard extending between side lot lines across the front of a lot and from the front lot line to the front of the principal building.
2. **Yard, Rear:** A yard extending between the side lot lines across the rear of a lot and from the rear lot line to the rear of the principal building.

3. **Yard, Side:** A yard extending from the principal building to the side lot line on both sides of the principal building between the lines establishing the front and rear yards.

YARD SALE: Also known as Porch, Lawn, Basement, Barn, Garage, House, Flea Market, etc. (sales). The sale of varied used household items, but not to include food or agricultural products. This sale is by and for the residents or family of a household or residential dwelling unit.

ZERO LOT LINE DEVELOPMENT:



An arrangement of housing on adjoining lots in which the required side yard is reduced on one side and increased on the other so that the sum of the offsets on any lot is no less than the sum of the required offsets. No building or structure shall be closer to a lot line than 5 feet unless it abuts the lot line and is provided with an access easement of 5 feet on the adjoining lot or abuts a building or structure on the adjoining lot. The offset adjacent to property not included in the zero lot line development or a street shall not be less than that required in the zoning district.

ZONE LOT: A parcel of land in single ownership that is of sufficient size to meet minimum zoning requirements for area, coverage, and use, and that can provide such yards and other open spaces as required by the zoning regulations.

ZONING ADMINISTRATOR: The Zoning Administrator is the person designated by the Board of Township Trustees, to administer and enforce zoning regulations and related resolutions.

ZONING PERMIT: A document that is issued by the Zoning Administrator authorizing the use of lots, structures, uses of land and structures, and the characteristics of the uses.

ARTICLE 3

NONCONFORMITIES

Section 300

PURPOSE

Within the districts established by this Resolution, or by amendments thereto which may later be adopted, lots, uses of land, structures, and uses of structures and land in combination exist which were lawful before this Resolution was passed or amended, but which would be prohibited, regulated, or restricted under the terms of this Resolution. The legitimate interest of those who lawfully established these nonconformities are herein recognized by providing for their continuance, subject to regulations limiting their completion, restoration, reconstruction, extension, and substitution. Furthermore, nothing contained in this Resolution shall be construed to require any change in the layout, plans, construction, size or use of any lot, structure, or structure and land in combination, for which a zoning permit became effective prior to the effective date of this Resolution, or any amendment thereto. Nevertheless, while it is the intent of this Resolution that such nonconformities be allowed to continue until removed, they should not be encouraged to survive. Therefore, no nonconformity may be moved, extended, altered, expanded, or used as grounds for any other use(s) or structure(s) prohibited elsewhere in the district without the approval of the Board of Zoning Appeals, except as otherwise specifically provided for in this Resolution.

Section 301

USES UNDER CONDITIONAL USE PROVISIONS NOT NON-CONFORMING USES

Any use which is permitted as a conditional use in a district under the terms of this Resolution shall not be deemed a non-conforming use in such district, but shall without further action be considered a conforming use.

Section 302

INCOMPATIBILITY OF NONCONFORMITIES

Nonconformities are declared by this Resolution to be incompatible with permitted uses in the districts in which such uses are located. A nonconforming use of a structure, a nonconforming use of land, or a nonconforming use of a structure and land in combination shall not be extended or enlarged after passage of this Resolution by attachment on a building or premises of additional signs intended to be seen from off the premises, or by the addition of other uses of a nature which would be generally prohibited in the district in which such use is located.

Section 310

AVOIDANCE OF UNDUE HARDSHIP.

To avoid undue hardship, nothing in this Resolution shall be deemed to require a change in the plans, construction, or designated use of any building on which actual construction was lawfully begun prior to the effective date of adoption or amendment of this Resolution and upon which actual building construction has been carried on diligently. Actual construction is hereby defined to include the placing of construction materials in permanent position and fastened in a permanent manner. Where demolition or removal of an existing building has been substantially begun preparatory to rebuilding, such demolition or removal shall be deemed to be actual construction, provided that the work shall be carried out diligently.

Section 320

CERTIFICATES FOR NONCONFORMING USES

The Zoning Administrator may upon his own initiative, or shall upon the request of any owner, issue a certificate for any lot, structure, use of land, use of structure, or use of land and structure in combination, that certifies that the lot, structure or use is a valid nonconforming use. The certificate shall specify the reason why the use is a nonconforming use, including a description of the extent and kind of use made of the property in question, the portion of the structure or land used for the nonconforming use, and the extent that dimensional requirements are nonconforming. The purpose of this section is to protect the owners of lands or structures that are or become nonconforming. No fee shall be charged for such a certificate. One copy of the certificate shall be returned to the owner and one copy shall be retained by the Zoning Administrator, who shall maintain as a public record a file of all such certificates.

Section 330

SUBSTITUTION OF NONCONFORMING USES

So long as no structural alterations are made, except as required by enforcement of other codes or ordinances, any nonconforming use may, upon appeal to and approval by the Board of Zoning Appeals, be changed to another nonconforming use of the same classification or of a less intensive classification, or the Board shall find that the use proposed for substitution is equally appropriate or more appropriate to the district than the existing nonconforming use. In permitting such change, the Board may require that additional conditions and safeguards be met, which requirements shall pertain as stipulated conditions to the approval of such change, and failure to meet such conditions shall be considered a punishable violation of this Resolution. Whenever a nonconforming use has been changed to a less intensive use or becomes a conforming use, such use shall not thereafter be changed to a more intensive use.

Section 340

SINGLE NON-CONFORMING LOTS OF RECORD

In any district in which single-family dwellings are permitted, a single family dwelling and customary accessory buildings may be erected on any single lot of record at the effective date of adoption or amendment of this Resolution, notwithstanding limitations imposed by other provisions of this Resolution. Such lot must be in separate ownership and not of continuous frontage with other lots in the same ownership. This provision shall apply even though such lot fails to meet the requirements for area or width, or both, that are generally applicable in the district, provided that yard dimensions and requirements other than those applying to area or width, or both, of the lot shall conform to the regulations for the district in which such lot is located. Variances of requirements listed in Article 8 of this Resolution other than lot area or lot width shall be obtained only through action of the Board of Zoning Appeals as provided in Section 400 through 418.

Section 341

NON-CONFORMING LOTS OF RECORD IN COMBINATION

If two or more lots or a combination of lots and portions of lots with continuous frontage in single ownership are of record at the time of passage or amendment of this Resolution, and if all or part of the lots with no buildings do not meet the requirements established for lot width and area, the lands involved shall be considered to be an undivided parcel for the purposes of this Resolution, and no portion of said parcel shall be used or sold in a manner which

diminishes compliance with lot width and area requirements established by this Resolution, nor shall any division of any parcel be made which creates a lot with a width or area below the requirements stated in this Resolution.

Section 350

NON-CONFORMING USES OF LAND

Where, at the time of adoption of this Resolution, lawful uses of land exist which would not be permitted by the regulations imposed by this Resolution, the uses may be continued so long as they remain otherwise lawful, provided:

1. No such nonconforming uses shall be enlarged or increased, nor extended to occupy a greater area of land than was occupied at the effective date of adoption or amendment of this Resolution;
2. No such nonconforming uses shall be moved in whole or in part to any portion of the lot or parcel other than that occupied by such uses at the effective date of adoption or amendment of this Resolution;
3. If any such nonconforming uses of land are discontinued or abandoned for more than one (1) year (except when government action impedes access to the premises), any subsequent use of such land shall conform to the regulations specified by this Resolution for the district in which such land is located;
4. No additional structure not conforming to the requirements of this Resolution shall be erected in connection with such non-conforming use of land.

Section 360

NON-CONFORMING STRUCTURES

Where a lawful structure exists at the effective date of adoption or amendment of this Resolution that could not be built under the terms of this Resolution by reason of restrictions on area, lot coverage, height, yards, its location on the lot, bulk, or other requirements concerning the structure, such structure may be continued so long as it remains otherwise lawful, subject to the following provisions:

1. No such nonconforming structure may be enlarged or altered in a way which increases its nonconformity, but any structure or portion thereof may be altered to decrease its nonconformity;
2. Should such nonconforming structure or nonconforming portion of a structure be destroyed by any means, it shall not be reconstructed except in conformity with the provisions of this Resolution;
3. Should such structure be moved for any reason for any distance whatever, it shall thereafter conform to the regulations for the district in which it is located after it is moved.
4. Recreational vehicles, mobile homes and trailers as defined by Article 2 of this Resolution (excepting manufactured homes as defined by this Resolution) are not structures, and Sections 360 and 370 of this Resolution do not apply.

Section 370

NON-CONFORMING USES OF STRUCTURES OR OF STRUCTURES AND LAND IN COMBINATION

If a lawful use involving individual structures, or of a structure and land in combination, exists at the effective date of adoption or amendment of this Resolution that would not be allowed in the district under the terms of this Resolution, the lawful use may be continued so long as it remains otherwise lawful, subject to the following provisions:

1. No existing structure devoted to a use not permitted by this Resolution in the district in which it is located shall be enlarged, extended, constructed, reconstructed, moved, or structurally altered except in changing the use of the structure to a use permitted in the district in which it is located;
2. Any nonconforming use may be extended throughout any parts of a building which were manifestly arranged or designed for such use at the time of adoption or amendment of this Resolution, but no such use shall be extended to occupy any land outside such building;
3. If no structural alterations are made, any nonconforming use of a structure or structure and land in combination, may, upon appeal to the Board of Zoning Appeals, be changed to another nonconforming use provided that the Board of Zoning Appeals shall find that the proposed use is equally appropriate or more appropriate to the district than the existing nonconforming use. In permitting such change, the Board of Zoning Appeals may require appropriate conditions and safeguards in accord with other provisions of this Resolution;
4. Any structure, or structure and land in combination, in or on which a nonconforming use is superseded by a permitted use, shall thereafter conform to the regulations for the district, and the nonconforming use may not thereafter be resumed;
5. When a nonconforming use of a structure, or structure and land in combination, is discontinued or abandoned for more than one (1) year (except when government action impedes access to the premises), the structure, or structure and land in combination, shall not thereafter be used except in conformity with the regulations of the district in which it is located;
6. Where nonconforming use status applies to a structure and land in combination, removal or destruction of the structure shall eliminate the nonconforming status of the land.

Section 380

TERMINATION OF NON-CONFORMING USES

Section 381

TERMINATION OF USE THROUGH DISCONTINUANCE

When any nonconforming use is discontinued or abandoned for more than one (1) year, any new use shall not thereafter be used except in conformity with the regulations of the district in which it is located, and the nonconforming use may not thereafter be resumed. The intent to continue a nonconforming use shall not be evidence of its continuance.

Section 382

TERMINATION OF USE BY DAMAGE OR DESTRUCTION

In the event that any nonconforming building or structure is destroyed by any means to the extent of more than fifty (50) percent of the cost of replacement of such structure, exclusive of foundation, it shall not be rebuilt, restored, or reoccupied for any use unless it conforms to all regulations of this Resolution. When such a nonconforming structure is damaged or destroyed to the extent of fifty (50) percent or less of the replacement cost, no repairs or rebuilding shall be permitted except in conformity with all applicable regulations of this Resolution and the following conditions:

1. A Zoning Certificate pertaining to such restoration shall be applied for and issued within one (1) year of such destruction, and rebuilding shall be diligently pursued to completion.
2. Such restoration shall not cause a new nonconformity, nor shall it increase the degree of nonconformance or noncompliance existing prior to such damage or destruction.

Section 390

REPAIRS AND MAINTENANCE

On any nonconforming structure or portion of a structure containing a nonconforming use, work may be done on ordinary repairs, or on repair or replacement of non-bearing walls, fixtures, wiring, or plumbing, provided that the cubic content existing when it became nonconforming shall not be increased. Nothing in this section shall be deemed to prevent the strengthening or restoring to a safe condition of any building or part thereof declared to be unsafe by any official charged with protecting the public safety, upon order of such official. Where appropriate, a building permit for such activities shall be required.

ARTICLE 4

PROCEDURES AND REQUIREMENTS FOR APPEALS AND VARIANCES

Section 400

GENERAL

Appeals and variances shall conform to the procedures and requirements of Sections 401 to 418 inclusive, of this Resolution. As specified in Section 1332, the Board of Zoning Appeals has appellate jurisdiction relative to appeals and variances.

Section 401

APPEALS

Appeals to the Board of Zoning Appeals concerning interpretation or administration of this Resolution may be taken by any person aggrieved or by any officer or bureau of the legislative authority of the Township affected by any decision of the Zoning Administrator. Such appeal shall be taken within twenty (20) days after the decision by filing, with the Zoning Administrator and with the Board of Zoning Appeals, a notice of appeal specifying the grounds upon which the appeal is being taken. The Zoning Administrator shall transmit to the Board of Zoning Appeals all the papers constituting the record upon which the action appealed was taken.

Section 402

STAY OF PROCEEDINGS

An appeal stays all proceedings in furtherance of the action appealed from, unless the Zoning Administrator from whom the appeal is taken certifies to the Board of Zoning Appeals after the notice of appeal is filed with him, that by reason of facts stated in the application, a stay would, in his opinion, cause imminent peril to life and property. In such case, proceedings shall not be stayed other than by a restraining order which may be granted by the Board of Zoning Appeals or by a court of record on application, on notice to the Zoning Administrator from whom the appeal is taken on due cause shown.

Section 410

VARIANCES

The Board of Zoning Appeals may authorize upon appeal in specific cases such variance from the terms of this Resolution as will not be contrary to the public interest where, owing to special conditions, a literal enforcement of the provisions of this Resolution would result in unnecessary hardship. No nonconforming use of neighboring lands, structures, or buildings in the same district and no permitted or nonconforming use of lands, structures, or buildings in other districts shall be considered grounds for issuance of a variance. Variances shall not be granted on the grounds of convenience or profit, but only where strict application of the provisions of this Resolution would result in unnecessary hardship.

Section 411

APPLICATION AND STANDARDS FOR VARIANCES

Except as otherwise permitted in this Resolution, no variance in the strict application of the provisions of this Resolution shall be granted by the Board of Zoning Appeals unless the Board shall find that the written application for the requested variance contains all of the following requirements:

1. Name, address, and telephone number of applicant(s);
2. Legal description of property;
3. Proof of ownership
4. Description or nature of variance requested;
5. A fee as established by resolution;
6. Narrative statements establishing and substantiating that the variance conforms to the following standards:
 - a. The granting of the variance shall be in accord with the general purpose and intent of the regulations imposed by this Resolution on the district in which it is located, and shall not be injurious to the area or otherwise detrimental to the public welfare.
 - b. The granting of the variance will not permit the establishment of any use which is not otherwise permitted in the district.
 - c. There must exist special circumstances or conditions, fully described in the findings, applicable to the land or buildings for which the variance is sought, which are peculiar to such land or buildings and do not apply generally to land or buildings in the area, and which are such that the strict application of the provisions of this Resolution would deprive the applicant of the reasonable use of such land or buildings. Mere loss in value shall **not** justify a variance; there must be deprivation of beneficial use of land.
 - d. There must be proof of hardship created by the strict application of this Resolution. It is not sufficient proof of hardship to show that greater profit would result if the variance were granted. Furthermore, the hardship complained of cannot be self-created; nor can it be established on this basis by one who purchases with or without knowledge of the restrictions; it must result from the application of this Resolution; it must be suffered directly by the property in question; and evidence of variances granted under similar circumstances need not be considered.
 - e. The granting of the variance is necessary for the reasonable use of the land or building, and the variance as granted is the minimum variance that will accomplish this purpose.
 - f. The proposed variance will not impair an adequate supply of light and air to adjacent property, substantially increase the congestion in the public streets, increase the danger of fire, endanger the public safety, or substantially diminish or impair property values of the adjacent area.
 - g. The granting of the variance requested will not confer on the applicant any special privilege that is denied by this regulation to other lands, structures, or buildings in the same district.

Section 412

ADDITIONAL CONDITIONS AND SAFEGUARDS

The Board may further prescribe any conditions and safeguards that it deems necessary to insure that the objectives of the regulations or provisions to which the variance applies will be met. Any violation of such conditions and safeguards, when they have been made a part of the terms under which the variance has been granted, shall be deemed a punishable violation under this Resolution.

Section 413

PUBLIC HEARING BY THE BOARD OF ZONING APPEALS

The Board of Zoning Appeals shall hold a public hearing within thirty (30) days after the receipt of an application for an appeal or variance from the Zoning Administrator or an applicant.

Section 414

NOTICE OF PUBLIC HEARING IN NEWSPAPER

Before conducting the public hearing required in Section 413, notice of such hearing shall be given in one or more newspapers of general circulation in the Township at least ten (10) days before the date of said hearing. The notice shall set forth the time and place of the public hearing, and the nature of the proposed appeal or variance.

Section 415

NOTICE TO PARTIES IN INTEREST

Before conducting the public hearing required in Section 413, written notice of such hearing shall be mailed by the Chairman of the Board of Zoning Appeals, by first class mail, at least ten (10) days before the day of the hearing to all parties in interest. The notice shall contain the same information as required of notices published in newspapers as specified in Section 414.

Section 416

ACTION BY BOARD OF ZONING APPEALS

Within thirty (30) days after the public hearing required in Section 413, the Board of Zoning Appeals shall either approve, approve with supplementary conditions as specified in Section 412, or disapprove the request for appeal or variance. The Board of Zoning Appeals shall further make a finding in writing that the reasons set forth in the application justify the granting of the variance that will make possible a reasonable use of the land, building or structure. Appeals from Board decision shall be made in the manner specified in Section 1340.

Section 417

TERM OF VARIANCE

No order of the Zoning Board of Appeals granting a variance shall be valid for a period longer than twelve (12) months from the date of such order unless the building permit or zoning approval is obtained within such period, and the erection or alteration of a building is started or the use is commenced within such period.

Section 418

AUTHORIZED VARIANCE

Variances from the regulations of this Resolution shall not be granted unless the Board makes specific findings of fact, based directly on the particular evidence presented to it, which support conclusions that the standards and conditions imposed in Section 411, and Section 412 if applicable, have been met by the applicant. Variances may be granted as guided by the following:

1. To permit any yard or setback less than the yard or setback required by the applicable regulations;
2. To permit the use of a lot or lots for a use otherwise prohibited solely because of the insufficient area or width of the lot or lots, but generally the respective area and width of the lot or lots should not be less than eighty (80) percent of the required area and width;
3. To permit the same off-street parking facility to qualify as required facilities for two or more uses, provided that substantial use of such facility by each user does not take place at approximately the same hours of the same days of the week;
4. To reduce the applicable off-street parking or loading facilities required, but generally by not more than thirty (30) percent of the required facilities;
5. To allow for the deferment of required parking facilities for a reasonable period of time, such period of time to be specified in the variance;
6. To increase the maximum distance that required parking spaces are permitted to be located from the use served, but generally not more than forty (40) percent;
7. To increase the maximum allowable size or area of signs on a lot, but generally by not more than twenty-five (25) percent;
8. To increase the maximum gross floor area of any use so limited by the applicable regulations, but generally not more than twenty-five (25) percent.

ARTICLE 5

PROCEDURES AND REQUIREMENTS FOR CONDITIONAL USE PERMITS SUBSTANTIALLY SIMILAR USES; ACCESSORY USES

Section 500

REGULATION OF CONDITIONAL USES

The provisions of Sections 500 to 552 inclusive of this Resolution apply to the location and maintenance of any and all conditional uses.

Section 501

PURPOSE

In recent years, the characteristics and impacts of an ever-increasing number of new and unique uses, together with the broadening of numerous conventional uses, have fostered the development of more flexible regulations designed to accommodate these activities in a reasonable and equitable manner, while safeguarding both the property rights of all individuals and the health, safety, and general welfare of the community. Toward these ends, it is recognized that this Resolution should provide for more detailed evaluation of each use conditionally permissible in a specific district with respect to such considerations as location, design, size, and method(s) of operation, intensity of use, public facilities requirements, and traffic generation. Accordingly, conditional use permits shall conform to the procedures and requirements of Sections 510 to 552 of this Resolution.

Section 510

CONTENTS OF CONDITIONAL USE PERMIT APPLICATION

Any owner, or agent thereof, of property for which a conditional use is proposed shall make an application for a conditional use permit by filing it with the Zoning Administrator, who shall within seven days transmit it to the Board of Zoning Appeals. Such application at a minimum shall contain the following information:

1. Name, address and phone number of the applicant;
2. Legal description of the property and proof of ownership;
3. Zoning district;
4. Description of existing use;
5. Description of proposed conditional use;
6. A plan of the proposed site for the conditional use showing the location of all buildings, parking and loading areas, streets and traffic accesses, open spaces, refuse and service areas, utilities, signs, yards, landscaping features, and such other information as the Board may require;
7. A narrative statement discussing the compatibility of the proposed use with the existing uses of adjacent properties and with the comprehensive plan to include an evaluation of the effects on adjoining properties of such elements as traffic circulation, noise, glare, odor, fumes, and vibration;
8. A list containing the names and mailing addresses of all owners of property within five hundred (500) feet of the property in question;
9. A fee as established by Resolution;
10. A narrative addressing each of the applicable criteria contained in Section 520.

Section 520

GENERAL STANDARDS FOR ALL CONDITIONAL USES

In addition to the specific requirements for conditionally permitted uses as specified in Section 530, the Board shall review the particular facts and circumstances of each proposed use in terms of the following standards and shall find adequate evidence showing that such use at the proposed location:

1. Is in fact a conditional use as established under the provisions of Article 8 and appears on the Schedule of District Regulations adopted for the zoning district involved;
2. Will be in accordance with the general objectives, or with any specific objective, of the Township's comprehensive plan and/or the zoning ordinance;
3. Will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area;
4. Will not be hazardous or disturbing to existing or future neighboring uses;
5. Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer, and schools; or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services;
6. Will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community;
7. Will not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, or odors;
8. Will have vehicular approaches to the property which shall be so designed as not to create an interference with traffic on surrounding public thoroughfares;
9. Will not result in the destruction, loss, or damage of a natural, scenic, or historic feature of major importance;
10. Loud speakers which cause a hazard or annoyance shall not be permitted;
11. No lighting shall constitute a nuisance and shall in no way impair safe movement of traffic on any street or highway, and no lighting shall shine directly on adjacent properties;
12. All permitted installations shall be kept in a neat and orderly condition so as to prevent injury to any single property, any individual, or to the community in general;
13. Will provide parking spaces as required in this Resolution, provided that the Board of Zoning Appeals may increase the number of required spaces on the basis of the nature of the establishment and on the basis of generally known parking conditions in the neighborhood;
14. Will have the design, location, and surface of the parking area subjected to approval of the Board of Zoning Appeals so as to reduce congestion, promote safety, and to reduce the impact on the surrounding neighborhood;
15. Will have all permanent buildings constructed and designed so as to conform with the setback and building design of existing uses in the district.

Section 530

SPECIFIC CRITERIA FOR CONDITIONAL USES

The following are specific conditional use criteria and requirements for those uses conditionally permitted in this Resolution as provided for in the Conditional Uses Schedule of District Regulations. Nothing in this Section

shall prohibit the Board of Zoning Appeals from prescribing supplementary conditions and safeguards in addition to these requirements in accordance with Article 5.

1. Cemetery / **(R1 District)**
 - a. The site shall have direct access to a major thoroughfare which the Board of Zoning Appeals determines is adequate to serve the size of the facility proposed.
 - b. Any new cemetery shall be located on a site containing not less than twenty-five (25) acres.
 - c. All buildings, including but not limited to mausoleums and maintenance buildings, shall not be located within 100 feet of any property line.
 - d. All graves or burial lots shall be set back not less than fifty (50) feet from any property line.

2. Veterinary Clinic and Kennel / **(R1, NC Districts)**
 - a. Outdoor pens and exercise runs shall be kept in a clean and sanitary condition and shall be screened from public view. A screening plan shall be submitted to the Board of Zoning Appeals for approval.
 - b. Sanitation practices shall be adequate to assure that objectionable odors shall not be noticeable on or off the lot considering various wind conditions.
 - c. The applicant shall submit a written statement showing the measures and practices he will use to reduce the noise level in the design of the building and the management or rotation of animals in outdoor exercise runs.
 - d. No dead animals shall be buried on the premises and incineration of dead animals shall not create odors or smoke.
 - e. Screening and plantings to buffer any structures other than buildings from adjacent residential uses are required.

3. Child Day Care Center/ **(R1, R2, NC District)**
 - a. Outdoor playgrounds, tot lots, exercise areas, etc. shall be fully enclosed by a fence, the height and design which shall be approved by the Board of Zoning Appeals.
 - b. The applicant shall submit a parking and traffic circulation plan to the Board of Zoning Appeals for approval. The design, location, and surface of the parking areas and vehicular approaches shall be subject to approval by the Board of Zoning Appeals so as to reduce congestion, promote safety, and reduce the impact on the residential character of the neighborhood. The plan shall provide for the separation of incoming and outgoing vehicles during high volume periods and shall provide a safe drop off point for children that will not impede other traffic.

4. Funeral Home / **(NC Districts)**
 - a. The applicant shall submit a parking and traffic circulation plan to the Board of Zoning Appeals for approval. The design, location, and surface of the parking areas and vehicular approaches shall be subject to approval by the Board of Zoning Appeals so as to reduce congestion, promote safety, and reduce the impact on the residential character of the neighborhood. The plan shall provide for the separation of incoming and outgoing vehicles during high volume periods and shall provide a safe drop off point for visitors that will not impede other traffic.

5. Bed/Breakfast Home / **(NC District)**
 - a. No more than two adults shall occupy each sleeping room. Children under twelve years of age are permitted in the same occupancy provided that no more than five (5) persons occupy one room.
 - b. All applicable provisions of the fire code shall be met and certification of such compliance by the appropriate official shall accompany the application.
 - c. Fire exit instructions shall be posted in each sleeping room.

- d. The facility shall be operated so that guests reside at the home for not longer than one continuous week.
 - e. The facility shall contain not more than four (4) sleeping rooms for guests.
6. **Recreation & Community Center Building / (R1, R2, Districts)**
- a. Screening and plantings to buffer any structures other than buildings from adjacent residential uses are required.
 - b. Outdoor playgrounds, tot lots, exercise areas, etc. shall be fully enclosed by a fence, the height and design which shall be approved by the Board of Zoning Appeals.
 - c. The applicant shall submit a parking and traffic circulation plan to the Board of Zoning Appeals for approval. The design, location, and surface of the parking areas and vehicular approaches shall be subject to approval by the Board of Zoning Appeals so as to reduce congestion, promote safety, and reduce the impact on the residential character of the neighborhood. The plan shall provide for the separation of incoming and outgoing vehicles during high volume periods and shall provide a safe drop off point for persons that will not impede other traffic.
7. **Signs, Off-Premise (101-1200 sq. ft.) / (R1, NC, RC, I/OP, Districts)**
- a. Off-premise signs for the purpose of the message being read from the main traveled way of a highway on the interstate or primary system as defined in the Ohio Revised Code 5516:
 - 1. Shall have a valid current permit per ORC 5516;
 - 2. Shall not exceed 1,200 square feet in area;
 - 3. Shall not exceed 35 feet in height;
 - 4. Shall comply with all other regulations of the appropriate zoning district;
 - 5. Shall be no closer than 500 feet to any other off-premise sign, including those on the opposite side of thoroughfares.
 - b. Off-premise signs more than 100 square feet but not to exceed 300 square feet:
 - 1. Shall be located only on Major State Collectors, Minor Collectors, or Major Local Collectors as defined by the County Thoroughfare Plan;
 - 2. Shall be set back a minimum of 20 feet from the road right-of-way;
 - 3. Shall be set back a minimum of 50 feet from any property line;
 - 4. Shall not exceed 35 feet in height;
 - 5. Shall be no closer than 500 feet to any other off-premise sign, including those on the opposite side of thoroughfares;
 - 6. Shall have supporting structures screened with appropriate landscaping.
8. **Airports and landing fields / (NC District)**
- a. Site locations should be preferred that offer natural or man-made barriers that would lessen the effect of intrusion into a residential area;
 - b. Such uses shall not be conducted closer than five hundred (500) feet from any adjacent property line when in the R district, or closer than two hundred (200) feet from any structure used for human occupancy in any other district.
9. **Amusement enterprises (excluding theater) / (RC, NC Districts)**
- a. Structures shall have primary access to a major state, major local, or minor collector thoroughfare as defined by the County Major Thoroughfare Plan;
 - b. The following apply to the NC District only:
 - 1. Such structures should be located adjacent to parks and other non-residential uses such as schools and shopping facilities where use could be made of joint parking facilities;
 - 2. Truck parking areas, maneuvering lanes and access ways to public thoroughfares shall be designed to cause no interference with the safe and convenient movement

of automobile and pedestrian traffic on and adjacent to the site. The site shall not be used for the storage of trucks, and truck parking shall be limited to a time not to exceed twenty-four (24) hours;

3. The establishment shall not operate between the hours of midnight and 7:30 A.M.
10. **Convalescent/Nursing Homes / (NC District)**
 - a. Screening and plantings to buffer any structures other than buildings from adjacent residential uses are required;
 - b. The applicant shall submit a parking and traffic circulation plan to the Board of Zoning Appeals for approval. The design, location, and surface of the parking areas and vehicular approaches shall be subject to approval by the Board of Zoning Appeals so as to reduce congestion, promote safety, and reduce the impact on the residential character of the neighborhood. The plan shall provide for the separation of incoming and outgoing vehicles during high volume periods and shall provide a safe drop off point for persons that will not impede other traffic.
11. **Drive-in Food Dispensary / (NC District)**
 - a. Structures shall have primary access to a major state, major local, or minor collector thoroughfare as defined by the County Major Thoroughfare Plan;
 - b. The applicant shall submit a parking and traffic circulation plan to the Board of Zoning Appeals for approval. The design, location, and surface of the parking areas and vehicular approaches shall be subject to approval by the Board of Zoning Appeals so as to reduce congestion, promote safety, and reduce the impact on the residential character of the neighborhood. The plan shall provide for the separation of incoming and outgoing vehicles during high volume periods and shall provide a safe drop off point for persons that will not impede other traffic.
12. **Firearm Ranges and/or Target Shooting Buildings / (NC District)**
 - a. Site locations should be preferred that offer natural or man-made barriers that would lessen the effect of intrusion into a residential area;
 - b. Vehicle parking areas, maneuvering lanes and access ways to public thoroughfares shall be designed to cause no interference with the safe and convenient movement of automobile and pedestrian traffic on and adjacent to the site. The site shall not be used for the storage of vehicles, and vehicle parking shall be limited to a time not to exceed twenty-four (24) hours;
 - c. The establishment shall not operate between the hours of 8:30 P.M. and 7:30 A.M.
13. **Home Occupations / (R1, R2, NC, RC Districts)** See Section 1000.73
14. **Barber/Beauty Shops / (R1, R2 Districts)** See Section 1000.73
15. **Antique Sales / (NC District)**
 - a. See Section 1000.73
 - b. Truck parking areas, maneuvering lanes and access ways to public thoroughfares shall be designed to cause no interference with the safe and convenient movement of automobile and pedestrian traffic on and adjacent to the site. The site shall not be used for the storage of trucks, and truck parking shall be limited to a time not to exceed twenty-four (24) hours.
16. **Heliport / (NC Districts)**
 - a. Site locations should be preferred that offer natural or man-made barriers that would lessen the effect of intrusion into a residential area;

- b. Such uses shall not be conducted closer than five hundred (500) feet from any adjacent property line when in the R District or closer than two hundred (200) feet from any structure used for human occupancy in any other district.

- 17. Miniature Golf, Tennis, Archery, Baseball/Softball, Basketball, Volleyball, Football/Soccer facilities that are commercial or club Related / **(NC District)**
 - a. Structures shall have primary access to a major state, major local or minor collector thoroughfare as defined by the County Major Thoroughfare Plan;
 - b. Truck parking areas, maneuvering lanes and access ways to public thoroughfares shall be designed to cause no interference with the safe and convenient movement of automobile and pedestrian traffic on and adjacent to the site. The site shall not be used for the storage of trucks, and truck parking shall be limited to a time not to exceed twenty-four (24) hours;
 - c. The establishment shall not operate between the hours of midnight and 7:30 A M ;
 - d. Such structures should be located adjacent to parks and other non-residential uses such as schools and shopping facilities where use could be made of joint parking facilities;
 - e. Screening and plantings to buffer any structures other than buildings from adjacent residential uses are required.

- 18. Pet Shops, Bird Stores, Taxidermist / **(NC District)**
 - a. Outdoor pens and exercise runs shall be kept in a clean and sanitary condition and shall be screened from public view. A screening plan shall be submitted to the Board of Zoning Appeals for approval.
 - b. Sanitation practices shall be adequate to assure that objectionable odors shall not be noticeable on or off the lot considering various wind conditions.
 - c. The applicant shall submit a written statement showing the measures and practices he will use to reduce the noise level in the design of the building and the management or rotation of animals in outdoor exercise runs.
 - d. No dead animals shall be buried on the premises and incineration of dead animals shall not create odors or smoke.
 - e. Screening and plantings to buffer any structures other than buildings from adjacent residential uses are required.

- 19. Physical Culture Establishments / **(NC District)**
 - a. The establishment shall not operate between the hours of midnight and 7:30 A.M.

- 20. Radio & Television Studios and Towers / **(NC District)**
 - a. All structures and activity areas should be located at least one hundred (100) feet from all property lines, or the height of the tower, whichever is greater;
 - b. The area of use shall be completely enclosed by a six (6) foot fence and appropriately landscaped to be harmonious with surrounding properties;
 - c. Shall meet FCC specifications.

- 21. Retail Stores Conducting Incidental Light Manufacturing or Processing of Goods Above the First Floor or in the Basement to be Sold Exclusively on the Premises and Employing Not More Than 10 Operatives / **(NC District)**
 - a. Truck parking areas, maneuvering lanes and access ways to public thoroughfares shall be designed to cause no interference with the safe and convenient movement of automobile and pedestrian traffic on and adjacent to the site. The site shall not be used for the storage of trucks, and truck parking shall be limited to a time not to exceed twenty-four (24) hours;
 - b. The establishment shall not operate between the hours of midnight and 7:30 A.M.

22. Storage Warehouse and Yards / (NC Districts)
 - a. Structures shall have primary access to a major state, major local, or minor collector thoroughfare as defined by the County Major Thoroughfare Plan;
 - b. Truck parking areas, maneuvering lanes and access ways to public thoroughfares shall be designed to cause no interference with the safe and convenient movement of automobile and pedestrian traffic on and adjacent to the site. The site shall not be used for the storage of trucks, and truck parking shall be limited to a time not to exceed twenty-four (24) hours;
23. Residential Care Facilities (Group Homes) / (NC, RC, Districts). See Section 1000.82
24. Amusement Arcades / (NC, RC Districts). See Section 1000.20
25. Adult Entertainment / (NC District). See Section 1000.30
26. Clubs and Places of Entertainment / (NC Districts)
27. Automobile Commercial Parking / (NC Districts)
28. Dangerous Pets / (R-1)
 - a. Acquisition and possession shall meet or exceed all federal, state and local laws.
 - b. The Applicant must provide proof of liability insurance which specifically covers the animal (animals, fish, insect) for which this Conditional Use Permit is being requested. The Applicant must maintain this liability insurance while the animals are in his possession.
 - c. Minimal acreage requirements as determined by the Zoning Board of Appeals shall apply, but shall be 20 acres minimum.
 - d. A site plan must be provided drawn to a scale of 1 inch = 100 feet and will include all property lines, all existing structures and buildings, and the location and size of the wild animal enclosure or confinement area.
 - e. Any Dangerous Pet's cage of confinement area shall be at least two hundred (200) feet from the property or street line.
 - f. Facilities:
 - A. All animals shall be kept in cages which meet the following minimum criteria or shall be housed in building(s) in which the strength of the walls and the restraints affixed to all windows, doors and other means of entry or exit shall meet such minimum criteria:
 - i. Felidae, Ursidae, and Canidae – All cages shall be constructed of and covered at the top with nine (9) gauge steel chain link or equivalent with tension bars and metal clamps to prevent the escape of the animal. provided that animal may be held in facilities without a top where the sides of the cage are a minimum of eleven (11) feet high with the top three (3) feet of fencing turned in or angled at a forty-five (45) degree angle. No structures which could provide potential escape routes may be present near the fence of an open top cage.
 - ii. Constricting and Poisonous Animals – All such animals shall be kept in a cage or in a glass enclosure sufficiently strong, and in the case of a cage, of small enough mesh to prevent the animal's escape. The cage of glass enclosure must be kept inside an outer cage or glass enclosure, which shall be locked at all, times. No person, except the owner or his/her authorized employee shall open the cage or other container, which contains poisonous/constricting animals. Persons keeping poisonous

animals shall have in their possession antivenin for each species possessed.

- iii. Alligators and Crocodiles – Cages shall consist of fencing of at least eight (8) feet in height and of not less than nine (9) gauge steel chain link or equivalent.

- B. All cages shall be well braced and securely fastened to the floor or in the ground and shall utilize metal clamps, or braces of equivalent strength as that prescribed for cage construction.
- C. All cage entrances shall have double safety doors, one of which only opens to the inside. These doors must remain locked at all times when unattended with chains and locks of sufficient strength to prevent the animal from breaking open the door if highly excited.
- D. All cages shall be constructed with a den next box or other connected housing unit that can be closed off and locked with the animal inside for the safe servicing and cleaning of the open area. In lieu of a next box, a divided cage with a door between the two compartments may be used.
- E. The mesh size or distance between bars shall be sufficiently small to prevent the escape of the animal being held.
- F. All stationary facilities must be surrounded by a perimeter fence (secondary barrier) or at least eight (8) feet in height and a minimum of four (4) feet from the cage holding the animal, or a building or other protection of the enclosure where the animal is kept sufficient to prevent unauthorized public entry or direct physical contact between the animal and the public.
- G. Outdoor and indoor facilities shall be constructed and maintained so as to provide sufficient space for each animal to make normal postural and social adjustments with freedom of movement to keep the animals clean, dry and safe from injury, and to provide animal's ready access to clean water and wholesome food. All outdoor pens shall have an exterior fence of sufficient height and construction so as to prevent the animals within from surmounting it and to prevent injury to the public.

Section 531

OTHER CONDITIONAL USES

A conditional use permit may be issued by the Zoning Board of Appeals for specific uses that may not be individually listed in the permitted conditional uses of Section 8 of the Lenox Township Zoning Resolution. These uses may be of such a nature as to benefit and encourage agriculture, horticulture, or other types of farm activities in the township.

Typical activities may include:

Logging and sawmills directly servicing the immediate land parcels,
Tree nurseries,
Greenhouses,
Maple sugar production facilities,
Fish farms,

Other activities as determined by the Lenox Board of Appeals to be of a temporary nature and following Conditional Use Regulations as specified in Sections 510 and 520 of the Lenox Township Zoning Resolution.

Section 540

PUBLIC HEARING

The Board of Zoning Appeals shall hold a public hearing within thirty (30) days after it receives an application for a conditional use permit submitted by an applicant through the Zoning Administrator.

Section 541

NOTICE OF PUBLIC HEARING

Before conducting the public hearing required in Section 540, notice of such hearing shall be given in one or more newspapers of general circulation in the Township at least ten (10) days before the date of said hearing. The notice shall set forth the time and place of the hearing, and shall provide a summary explanation of the conditional use proposed.

Section 542

NOTICE TO PARTIES OF INTEREST

Prior to conducting the public hearing required in Section 540, written notice of such hearing shall be mailed by the Chairman of the Board of Zoning Appeals, by first class mail, at least ten (10) days before the date of the hearing to all parties of interest, to include all property owners listed in the application. The notice shall contain the same information as required in Section 541 for notices published in newspapers.

Section 550

ACTION BY THE BOARD OF ZONING APPEALS

Within thirty (30) days after the date of the public hearing required in Section 540, the Board shall take one of the following actions:

1. Approve issuance of the conditional use permit by making an affirmative finding in writing that the proposed conditional use is to be located in a district wherein such use may be conditionally permitted, that all conditions for approval of such use in such district have been met, and that such use will neither result in significant negative impacts upon nor conflict with surrounding uses. Such written finding may also prescribe supplementary conditions and safeguards as specified in Section 551. Upon making an affirmative finding, the Board shall direct the Zoning Administrator to issue a conditional use permit for such use which shall list all conditions and safeguards specified by the Board for approval.
2. Make a written finding that the application is deficient in information or is in need of modification and is being returned to the applicant. Such finding shall specify the information and/or modifications which are deemed necessary.
3. Make a written finding that the application is denied, such finding specifying the reason(s) for disapproval. If an application is disapproved by the Board, the applicant may seek relief through the Court of Common Pleas. Appeals from Board decisions shall be made in the manner specified in Section 1340.

Section 551

SUPPLEMENTARY CONDITIONS AND SAFEGUARDS

In granting approval for any conditional use, the Board may prescribe appropriate conditions and safeguards in conformance with this Resolution. Any violation of such conditions and safeguards, when made a part of the terms under which the conditional use is granted, shall be deemed a punishable violation of this Resolution.

Section 552

EXPIRATION OF CONDITIONAL USE PERMIT

A conditional use permit shall be deemed to authorize only one particular conditional use, and said permit shall automatically expire if such conditionally permitted use has not been instituted or utilized within one (1) year of the date on which the permit was issued, or if for any reason such use shall cease for more than one (1) year. All permits are non-transferable from one owner to another.

Section 560

PROCEDURE AND REQUIREMENTS TO DETERMINE THAT A USE IS SUBSTANTIALLY SIMILAR

Where a specific use is proposed that is not listed or provided for in this Resolution, the Board of Zoning Appeals may make a determination, upon appeal, that the proposed use is substantially similar to a specific use that is listed or provided for in this Resolution. If the Board finds that a use is substantially similar to a specific use listed in this Resolution, the substantially similar use is deemed to be a substantially similar permitted use in those districts where the specific use is a permitted use, and a substantially similar conditional use in those districts where the specific use is a conditionally permitted use.

In formulating a determination that a proposed use is a substantially similar use, the Board shall follow the procedures relating to appeals and variances as specified in Article 4 of this Resolution. Upon making a determination that a proposed use is substantially similar, the Board shall notify the Township Trustees of its decision and shall include in its written findings the reasoning upon which the decision is based. Unless the decision is rejected within thirty (30) days of its receipt by the Township Trustees, such substantially similar use determination by the Board shall become effective.

Section 561

REMEDY BY APPLICATION FOR AMENDMENT

If the Board determines that a proposed use is not substantially similar, such determination shall not be appealed to the Township Trustees, but remedy may be sought by the appellant through the submission of an application for amendment as prescribed in Article 6.

Section 562

STANDARDS FOR CONSIDERATION OF SUBSTANTIALLY SIMILAR USES

The following standards shall be considered by the Board when making a determination that a use is substantially similar to a permitted or a conditional use within a specific district:

1. The compatibility of the proposed use with the general use classification system as specified in this Resolution.
2. The nature, predominant characteristics, and intensity of the proposed use in relation to those uses specified by this Resolution as being permitted, or in the case of a conditional use, conditionally permitted, in that district.

3. The size, dimensional requirements, parking requirements, traffic generation potential, and other regulatory considerations normally associated with uses as specified in this Resolution.

Section 563

EFFECT OF DETERMINATION THAT A USE IS SUBSTANTIALLY SIMILAR

Should a use be determined to be substantially similar to a specific permitted or conditionally permitted use provided for in this Resolution, it shall then be permitted in the same manner and under the same conditions and procedures as the use is permitted to which it has been found to be substantially similar.

Section 564

RECORD OF SUBSTANTIALLY SIMILAR USES

The Zoning Administrator shall maintain as a public record a listing of all uses which have been determined to be substantially similar. For each such use the record shall include the use as listed in the Resolution, the use unlisted in the Resolution about which the determination of substantial similarity was made, and the dates of any actions thereupon by the Board of Zoning Appeals or the Board of Township Trustees. This record shall also contain the same information for all uses which have been determined not to be substantially similar. The Zoning Administrator shall consult this record in the process of issuing future permits.

Section 570

REGULATION OF ACCESSORY USES

The provisions of Sections 570 to 575 inclusive of this Resolution shall apply to the location and maintenance of accessory uses as herein defined.

Section 571

PURPOSE

It is the purpose of Sections 570 to 575 inclusive of this Resolution to regulate accessory uses in order to promote the public health, safety, and welfare. It is the intent of these Sections to permit such uses to be established and maintained in a manner which makes them compatible with principal uses and harmonious with uses upon adjacent properties.

Section 572

DEFINITION

"Accessory Use" means a use, object, or structure constructed or installed on, above, or below the surface of a parcel, which is located on the same lot as a principal use, object, or structure, and which is subordinate to or serves the principal use, object, or structure, is subordinate in area to the principal use, object, or structure, and is customarily incidental to the principal use, object, or structure. Among other things, "Accessory Use" includes anything of a subordinate nature attached to or disattached from a principal structure or use, such as fences, walls, sheds, garages, parking places, decks, poles, poster panels, and billboards. Except as otherwise required in this Resolution, an accessory use shall be a permitted use.

Section 573

GENERAL REQUIREMENTS

Except as otherwise provided in this Resolution, an accessory use or structure shall be permitted in association with a principal use or structure provided that:

1. It shall be thirty-five (35) percent or less of the gross floor area of the principal use or structure, except where additional space is needed to comply with off-street parking requirements.
2. It shall not contain or be used as a dwelling unit.
3. It shall not exceed thirty-five (35) feet in height.
4. It shall meet all yard requirements of the principal use unless otherwise specified in this Resolution.

Section 574

DWELLINGS AS ACCESSORY USES

Dwellings may be accessory uses in residential districts if located inside the principal home or if detached as a garage apartment, only if used as a residence by relatives or household servants and no rent is charged. Mobile home trailers shall not be permitted as accessory uses in any district.

Section 575

ACCESSORY ELDERLY DWELLING UNIT

Notwithstanding the provisions of Subsection 2 of Section 901 of this Resolution, an owner-occupied single-family dwelling unit may be converted to allow the incorporation of one additional dwelling unit for the exclusive occupancy of an elderly household, a member of which shall be an elderly person related to the owner of the single-family dwelling unit. Such accessory elderly dwelling unit shall be wholly contained within the existing principal building or shall be attached to it by a common wall, floor or ceiling. The application for the zoning permit for such conversion shall be accompanied by an affidavit attesting to the owner's present occupancy of the dwelling unit and to the age and relationship of the elderly person.

Section 576

RETAIL SALES AND SERVICES AS ACCESSORY USES

Retail sales and services are permitted as accessory uses when clearly incidental to the principal use. With the exception of restaurants in conjunction with a motel, such uses shall be conducted wholly within the principal building, and without exterior advertising or display. These activities shall be conducted solely for the convenience of the employees, patients, patrons, students, or visitors and not for the general retail public. In hospitals and clinics these accessory uses may include drug stores, florists, gift and book shops, and cafeterias. In institutional settings, office buildings, hotels, country club houses, and airports, such activities may include gift and book shops, restaurants, cafeterias and coffee shops, lounges, pro shops, and beauty and barber shops.

ARTICLE 6
AMENDMENT

Section 600

PROCEDURE FOR AMENDMENT OR DISTRICT CHANGES

This Resolution may be amended utilizing the procedures specified in Sections 601-614, inclusive, of this Resolution.

Section 601

GENERAL

Whenever the public necessity, convenience, general welfare, or good zoning practices require, Township Trustees may by resolution, after receipt of recommendation thereon from the Zoning Commission, and subject to procedures provided by law, amend, supplement, change or repeal the regulations, restrictions, and boundaries or classification of property.

Section 602

INITIATION OF ZONING AMENDMENTS

Amendments to this Resolution may be initiated in one of the following ways:

1. By the adoption of a motion by the Zoning Commission;
2. By the adoption of a resolution by the Township Trustees;
3. By the filing of an application by at least one (1) owner or lessee of property within the area proposed to be changed or affected by said amendment.

Section 603

CONTENTS OF APPLICATION FOR ZONING MAP AMENDMENT

Applications for amendments to the Official Zoning Map adopted as part of this Resolution by Article 7 shall contain at least the following information:

1. The name, address, and telephone number of the applicant;
2. The proposed amending resolution, approved as to form by the County Prosecutor;
3. A statement of the reason(s) for the proposed amendment;
4. Present use;
5. Present zoning district;
6. Proposed use;
7. Proposed zoning district;
8. A vicinity map at a scale approved by the Zoning Administrator showing property lines, thoroughfares, existing and proposed zoning, and such other items as the Zoning Administrator may require;
9. A list of all property owners and their mailing addresses who are within, contiguous to, or directly across the street from the parcel(s) proposed to be rezoned and others that may have a substantial interest in the case, except that addresses need not be included where more than ten (10) parcels are to be rezoned;
10. A statement on the ways in which the proposed amendment relates to the comprehensive plan;

11. A fee as established by Resolution of the Board of Township Trustees;
12. Legal description of property and proof of ownership.

Section 604

CONTENTS OF APPLICATION FOR ZONING TEXT AMENDMENT

Applications for amendments proposing to change, supplement, amend, or repeal any portion(s) of this Resolution, other than the Official Zoning Map, shall contain at least the following information:

1. The name, address, and telephone number of the applicant;
2. The proposed amending resolution, approved as to form by the County Prosecutor;
3. A statement of the reason(s) for the proposed amendment;
4. A statement explaining the ways in which the proposed amendment relates to the comprehensive plan;
5. A fee as established by Resolution of the Board of Township Trustees.

Section 605

TRANSMITTAL TO ZONING COMMISSION

Immediately after the adoption of a resolution by the Township Trustees or the filing of an application by at least one (1) owner or lessee of property, said resolution or application shall be transmitted to the Commission.

Section 606

SUBMISSION TO COUNTY PLANNING COMMISSION

Within five (5) days after the adoption of a motion by the Commission, transmittal of a resolution by the Board of Township Trustees or the filing of an application by at least one (1) owner or lessee, the Zoning Commission shall transmit a copy of such motion, resolution, or application, together with the text and map pertaining to the case in question, to the County Planning Commission. The County Planning Commission shall recommend the approval or denial of the proposed amendment or the approval of some modification thereof and shall submit such recommendation to the Zoning Commission. Such recommendation shall be considered at the public hearing held by the Zoning Commission.

Section 607

SUBMISSION TO DIRECTOR OF TRANSPORTATION

Before any zoning amendment is approved affecting any land within three hundred (300) feet of the centerline of a proposed new highway or highway for which changes are proposed as described in the certification to local officials by the Director of Transportation, or within a radius of five hundred (500) feet from the point of intersection of said centerline with any public road or highway, the Commission shall give notice, by registered or certified mail, to the Director of Transportation. The Commission may proceed as required by law; however, the Board of Township Trustees shall not approve the amendment for one hundred twenty (120) days from the date the notice is received by the Director of Transportation. If the Director of Transportation notifies the Board of Township Trustees that he shall proceed to acquire the land needed, then the Board of Township Trustees shall refuse to approve the rezoning. If the Director of Transportation notifies the Board of Township Trustees that acquisition at this time is not in the public interest, or upon the expiration of the one hundred twenty (120) day period or any extension thereof agreed upon by the Director of Transportation and the property owner, the Board of Township Trustees shall proceed as required by law.

Section 608

PUBLIC HEARING BY ZONING COMMISSION

The Zoning Commission shall schedule a public hearing after the adoption of their motion, the transmittal of a resolution from the Board of Township Trustees, or the filing of an application for zoning amendment. Said hearing shall be not less than twenty (20) or more than forty (40) days from the date of adoption of such motion, transmittal of such resolution, or the filing of such application.

Section 609

NOTICE OF PUBLIC HEARING IN NEWSPAPER

Before holding the public hearing required in Section 608, notice of such hearing shall be given by the Zoning Commission by at least one (1) publication in one (1) or more newspapers of general circulation in the Township at least ten (10) days before the date of said hearing. This notice shall set forth the time and place of the public hearing, the nature of the proposed amendment, and a statement that after the conclusion of such public hearing the matter will be referred to the Board of Township Trustees for further determination.

Section 610

NOTICE TO PROPERTY OWNERS BY ZONING COMMISSION

If the proposed amendment intends to rezone or redistrict ten (10) or less parcels of land, as listed on the tax duplicate, written notice of the hearing shall be mailed by the Zoning Commission, by first class mail, at least ten (10) days before the day of the public hearing to all owners of property within, contiguous to, and directly across the street from such area proposed to be rezoned or redistricted to the addresses of such owners appearing on the County Auditor's current tax list or the Treasurer's mailing list, and to such other list or lists that may be specified by the Board of Township Trustees. The failure to deliver the notification as provided in this section shall not invalidate any such amendment. The notice shall contain the same information as required of notices published in newspapers as specified in Section 609.

Section 611

RECOMMENDATION BY ZONING COMMISSION

Within thirty (30) days after the public hearing required by Section 608, the Zoning Commission shall recommend to the Board of Township Trustees that the amendment be granted as requested, or it may recommend a modification of the amendment requested, or it may recommend that the amendment be not granted. The written decision of the zoning commission shall indicate the specific reason(s) upon which the recommendation is based, to include the basis for their determination that the proposed amendment is or is not consistent with the comprehensive plan.

Section 612

PUBLIC HEARING BY BOARD OF TOWNSHIP TRUSTEES

Within thirty (30) days from the receipt of the recommendation of the Zoning Commission, the Board of Township Trustees shall hold a public hearing. Notice of such public hearing in a newspaper of general circulation shall be given by the Board of Township Trustees as specified in Section 609.

Section 613

ACTION BY BOARD OF TOWNSHIP TRUSTEES

Within twenty (20) days after the public hearing required by Section 612, the Board of Township Trustees shall either adopt or deny the recommendation of the Zoning Commission or adopt some modification thereof. in the event the Board of Township Trustees denies or modifies the recommendation of the Commission, the unanimous vote of the Board of Township Trustees is required.

Section 614

EFFECTIVE DATE AND REFERENDUM

Such amendment adopted by the Board of Township Trustees shall become effective thirty (30) days after the date of such adoption unless within thirty (30) days after the adoption of the amendment there is presented to the Board of Township Trustees a petition, signed by a number of qualified voters residing in the unincorporated area of the Township or part thereof included in the zoning plan equal to not less than eight (8) percent of the total vote cast for all candidates for Governor in such area at the last preceding general election at which a Governor was elected, requesting the Board of Township Trustees to submit the zoning amendment to the electors of such area, for approval or rejection, at the next primary or general election.

No amendment for which such referendum vote has been requested shall be put into effect unless a majority of the vote cast on the issue is in favor of the amendment. Upon certification by the Board of Elections that the voters have approved the amendment, it shall take immediate effect.

Section 615

FILE ZONING AMENDMENTS WITH COUNTY RECORDER AND COUNTY PLANNING COMMISSION

The Board of Township Trustees will file text amendments and map amendments with the County Recorder and County Planning Commission within five (5) working days after the effective date of the amendment.

ARTICLE 7

ESTABLISHMENT OF DISTRICTS

Section 700

PURPOSE

The purpose of this article is to establish zoning districts in order to realize the general purposes set forth in the preamble of this Resolution, to provide for orderly growth and development, and to protect the property rights of all individuals by assuring the compatibility of uses and practices within districts.

Section 710

ESTABLISHMENT OF DISTRICTS

The following zoning districts are hereby established for the Township of Lenox, Ohio:

R1	Single and Two Family Residential
R2	Multi-Family Residential
RC	Recreation Commercial
NC	Neighborhood Commercial
I/OP	Industrial/Office Park
PUD	Planned Unit Development District

Nothing in this Article shall be construed to require the actual location of any district on the Official Zoning Map, as it is the intent of this Resolution to provide the flexibility in its administration to allow future expansion and emendation.

Section 720

ZONING DISTRICT MAP

The districts established in Section 710, as shown on the Official Zoning Map, which, together with all data, references, explanatory material and notations thereon, are hereby officially adopted as part of this Resolution and hereby incorporated by reference herein, thereby having the same force and effect as if herein fully described in writing.

Section 721

ZONING MAP LEGEND

There shall be provided on the Official Zoning Map a legend which shall list the name of each zoning district and indicate the symbol for that district. A color, combination of colors, or black and white patterns may be used in place of symbols to identify the respective zoning districts in such legend. In addition to such legend, the Official Zoning Map shall provide sufficient space for compliance with Section 725.

Section 722

IDENTIFICATION OF OFFICIAL ZONING MAP

The Official Zoning Map shall be properly identified by the signature of the Chairman of the Board of Township Trustees, and attested by the Township Clerk. The Map shall be maintained by the Zoning Administrator, and shall remain on file in the office of the Clerk. The Official Zoning Map shall control whenever there is an apparent conflict between the district boundaries as shown on the Map and the description(s) as found in the text of this Resolution or any other resolution. The Official Zoning Map shall be a reproducible document, and copies shall be made available to the public upon request and upon payment of a fee as established by resolution. Not later than January 30 of each year, the Chairman and the Clerk shall recertify the map.

Section 723

INTERPRETATION OF DISTRICT BOUNDARIES

The following rules shall be used to determine the precise location of any zoning district boundary unless such boundary is specifically indicated on the Official Zoning Map:

1. Where district boundaries are so indicated as approximately following the center lines of thoroughfares or highways, street lines, or highway right-of-way lines, such center lines, street lines, or highway right-of-way lines shall be construed to be said boundaries;
2. Where district boundaries are so indicated that they approximately follow the lot lines, such lot lines shall be construed to be said boundaries;
3. Where district boundaries are so indicated that they are approximately parallel to the centerlines or street lines of streets, or the centerlines or right-of-way lines of highways, such district boundaries shall be construed as being parallel thereto and at such distance therefrom as indicated on the Official Zoning Map. If no distance is given, such dimensions shall be determined by the use of the scale shown on the Official Zoning Map;
4. Where the boundary of a district follows a railroad line, such boundary shall be deemed to be located in the middle of the main tracks of said railroad line;
5. Where the boundary of a district follows a stream, lake, or other body of water, said boundary line shall be deemed to be at the limit of the jurisdiction of the Township unless otherwise indicated;
6. Where district boundaries are so indicated that they follow or approximately follow the limits of any municipal corporation, such boundaries shall be construed as following such limits;
7. Whenever any street, alley, or other public way is vacated by official Board of Township Trustees action, the zoning district adjoining each side of such street, alley, or public way shall automatically be extended to the center of such vacation, and all areas within that vacation shall thenceforth be subject to all regulations appropriate to the respective extended districts.

The Board of Zoning Appeals shall resolve all questions and disputes concerning the exact location of zoning district boundaries.

Section 724

AGRICULTURAL

Any district not covered in Section 710 of this Resolution is considered an agricultural district. Nothing contained here, to the contrary, this Resolution shall in no way prohibit the use of any land for agricultural purposes or the construction or the use of buildings or structures incident to the use of agricultural purposes of the land on which such buildings or structures are located. All agricultural buildings or structures must conform to agricultural use. Agricultural use shall also include the cutting, sawing, and removal of timber and forestry from the immediate or

adjacent land parcel(s). See LOGGING SAWMILL definition in Article 2 of this resolution. COMMERCIAL SAWMILLS as defined In Article 2 of this resolution will require an amendment change as defined in Article 6 of this resolution.

Excepting, however, any building or structure used by a person or persons for a home or residence shall not be exempted from this regulation, and such structure or building used for a home or residence, which is located on or constructed upon land used for the purpose of agricultural, or any form thereof as set forth in the Ohio Revised Code Section 519.01, shall be subject to the regulations contained in this zoning plan, as not being a structure or building incident to, or necessary for the purpose of agricultural use.

Section 725

ZONING MAP AMENDMENTS

Within fifteen (15) days of the effective date of any change of a zoning district classification or boundary, the Zoning Administrator shall amend the Official Zoning Map to reflect such change, and shall note the effective date of such change, together with appropriate reference to the resolution authorizing such change. The Official Zoning Map shall then be signed by the Chairman and attested to by the Clerk.

Section 726

FILE ZONING MAP WITH COUNTY RECORDER AND COUNTY PLANNING COMMISSION

The Board of Township Trustees will file amendments to the zoning map with the County Recorder and County Planning Commission within five (5) working days after the effective date of the amendment.

ARTICLE 8

DISTRICT REGULATIONS

Section 800

COMPLIANCE WITH REGULATIONS

The regulations for each district set forth by this Resolution shall be minimum regulations and shall apply uniformly to each class or kind of structure or land, except as hereinafter provided:

1. No building, structure, or land shall be used or occupied and no building or structure or part thereof shall be erected, constructed, reconstructed, moved, or structurally altered except in conformity with all of the regulations herein specified for the district in which it is located;
2. No building or other structure shall be erected or altered:
 - a. to provide for greater height or bulk;
 - b. to accommodate or house a greater number of families;
 - c. to occupy a greater percentage of lot area;
 - d. to have narrower or smaller rear yards, front yards, side yards, or other open space; than herein required, or in any other manner be contrary to the provisions of this Resolution;
3. No yard or lot existing at the time of passage of this Resolution shall be reduced in dimension or area below the minimum requirements set forth herein. Yards or lots created after the effective date of this Resolution shall meet at least the minimum requirements set forth herein.
4. The purpose of the Official Schedule of Permitted Uses and Dimensional Requirements is to list different land uses and specify what districts within the community allow those uses. **Any uses not listed in the Schedule are prohibited.** Specifically prohibited uses are junkyards, automotive wrecking, sanitary landfills, chemical landfills or incinerators, disposal of manufacturing waste or byproducts, housing or keeping in captivity dangerous animals and manufactured home parks. Recreational Vehicle trailers, and mobile homes as primary use are prohibited in all districts except Recreational Residential (RC).

Section 810

OFFICIAL SCHEDULE OF PERMITTED USES AND DIMENSIONAL REQUIREMENTS

District regulations shall be as set forth in the Official Schedule of Permitted Uses and Dimensional Requirements hereby adopted and declared to be a part of this Resolution and in Article 9 and 10 of this Resolution, "Supplementary District Regulations" and "Special Regulations".

TOWNSHIP OF LENOX

OFFICIAL SCHEDULE OF PERMITTED USES AND DIMENSIONAL REQUIREMENTS

Zoning District: R1

Purpose:

The purpose of the R-1 (Single and Two Family) District is to permit the development of rural and near rural areas which may not have the public facilities in the near future. This district allows single and two family dwelling units which may be site built, modular, or manufactured housing conforming to Article 10, Section 1000.90-96. The continued economic viability and neighborhood compatibility of agricultural uses are encouraged in this district.

Note: Planned Unit Developments are allowed as an overlay district.

Permitted Uses:

1. Accessory uses and structures (Principal building constructed first)
2. Assembly Halls, gymnasiums and similar structures when part of a school or place of worship
3. Churches and other places of worship
4. Dwellings, detached single-family (See Art.10, Section 1000.90-96)
5. Dwellings, two family
6. Fire and police stations
7. Group home, Class I Type B (See Art. 10, Section 1000.80-84)
8. Libraries
9. Oil/Gas Wells (See Article 16)
10. Pavilion
11. Parks
12. Playgrounds (principal use)
13. Playground (tot-lot)
14. Satellite Dish (Art 10, Section 1000.10-15)
15. Schools, public and private
16. Swimming pools, accessory use (private use only)
17. Tennis courts, private

Conditional Uses:

1. Beauty/Barber shops (Art. 10, Section 1000.70)
2. Cemetery
3. Day Care Center (Type A)
4. Home Occupation (Art 10, Section 1000.73)
5. Kennel
6. Recreation and Community Center Building
7. Signs, off-premise, (See Article 12)
8. Group Home, Class I type B (See art. 10, Sections 1000.80 - 84)
9. Dangerous Pets. (See Art. 5, Section 530)
10. Antennas or other transmission facilities (See Art. 10, Sections 1000.40 - 45)
11. Accessory buildings

Principal Structure Use	Minimum Lot Width	Minimum Lot Area	Minimum Building Setbacks			Minimum Floor area Per D. U.	Maximum Building Height
			Front**	Sides	Rear		
1 family	200	108,900*	100	20	40	1200	35
2 family	400*	217,800*	100	20	40	1200	35

Notes: *Where central water and sewer systems are available and used, single family dwelling minimum lot width line shall be two hundred (200) feet and minimum lot area of 87,300 square feet. Two-family minimum lot width shall be three hundred (300) feet and minimum lot area of 108,900 square feet. ** Front setback line from centerline of roadway.

TOWNSHIP OF LENOX

OFFICIAL SCHEDULE OF PERMITTED USES AND DIMENSIONAL REQUIREMENTS

Zoning District: R2

Purpose:

The purpose of the R-2 (Multi-Family) District is to permit the development of multi-family in groups of not less than 3 or more than 12 dwelling units per building in areas which have the necessary public utilities. Single and two-family housing is permitted, but not encouraged unless part of a Planned Unit Development as described in Article 15.

Note: Planned Unit Developments are allowed as an overlay district.

Permitted Uses:

1. Accessory uses and structures incidental to a permitted use which will not create a nuisance or hazard.
2. Assembly Halls, gymnasiums and similar structures when part of a school or place of worship.
3. Churches and other places of worship
4. Dwellings, detached single-family (See Art.10, Section 1000.90-96)
5. Dwellings, attached single family such as apartment buildings, row or town houses in groups of not less than 3 nor more than 12 units.
6. Dwellings, two family.
7. Fire and police stations
8. Group home, Class 1 Type B (See Art. 10, Section 1000.80-84)
9. Libraries
10. Oil/Gas Wells
11. Pavilions
12. Parks
13. Playgrounds (principal use)
14. Playground (tot-lot)
15. Satellite Dish (Art 10, Section 1000.10-15)
16. Schools, public and private
17. Swimming pools, accessory use (private use only)
18. Tennis courts, private

Conditional Uses:

1. Beauty/Barber shops (Art. 10, Section 1000.70)
2. Signs, (See Article 12)
3. Day Care Center (Type A)
4. Home Occupation (Art 10, Section 1000.73)
5. Recreation and Community Center Building
6. Group Homes, Class I Type A, Class II, Type A, B

Principal Structure	Minimum Lot	Minimum Lot	Minimum Building Setbacks			Minimum Floor area Per D. U.	Maximum Building Height
			Front**	Sides	Rear		
Multi-family	200	108,900*	100	20	40	1 Bedroom = 900	35
						2 Bedroom = 1000	
						3 Bedroom = 1200	

Notes: * Maximum building density shall be 12 units per acre. Central water and sewer shall be required. ** Front setback line measured from centerline of roadway.

TOWNSHIP OF LENOX

OFFICIAL SCHEDULE OF PERMITTED USES AND DIMENSIONAL REQUIREMENTS

Zoning District: RC

Purpose:

The RC District (Recreation Commercial) allows the development of commercial and club related recreational land uses that will contribute to the local economy without significantly diminishing the rural character of the Township.

Permitted Uses:

1. Accessory uses and structures incidental to a permitted use which will not create a nuisance or hazard.
2. Home occupation (Art. 10, Section 1000.72)
3. Campgrounds, recreation
4. Dwellings, detached single-family (See Art.10, Section 1000.90-96)
5. Firearm ranges and/or target shooting buildings
6. Commercial or club related recreational facilities for sports such as archery, basketball, football/soccer, miniature golf, softball/baseball, tennis, volleyball
7. Gases or liquified petroleum gases in approved portable metal cylinders for storage or sale
8. Golf courses, driving ranges, pitch and putt, par three courses
9. Grounds and facilities for recreation and community center buildings, country clubs, lakes and other similar facilities operated on a non-profit basis
10. Group Homes, Class I, Type B (See Article 10, section 1000.80)
11. Oil/Gas Wells (See Article 16)
12. Pavilion
13. Parks
14. Playgrounds (principal use)
15. Playground (tot-lot)
16. Satellite Dish (Art 10, Section 1000.10-15)
17. Swimming pools, public and private (Article 10, 1000.52-52)
18. Tennis courts, private
19. Horse riding club, riding stables
20. Retail accessory uses wholly within the principal building and without exterior advertising display

Conditional Uses:

- | | |
|---|----------------------|
| 1. Amusement Arcade (See Article 10, 1000.20) | 5. Bed and Breakfast |
| 2. Signs, (See Article 12) | 6. Airports |
| 3. Group Homes, Class I Type A, Class II, Type A, B | 7. Heliports |
| 4. Home Occupation (Art 10, Section 1000.73) | |

Principal Structure Use	Minimum Lot Width	Minimum Lot Depth	Minimum Building Setbacks**			Minimum Floor area Per Prin. D. U.	Maximum Building Height
			Front	Sides	Rear		
Recreation	200*	*	100	20	40	1200	35

Notes: * Recreation area district shall be 50 acres minimum.

** No parking, loading or maneuvering area shall be located in the required yard areas.

TOWNSHIP OF LENOX

OFFICIAL SCHEDULE OF PERMITTED USES AND DIMENSIONAL REQUIREMENTS

Zoning District: NC

Purpose:

The NC District (Neighborhood Commercial) is to encourage renewal in the historic core business area of the community by promoting historical character while providing best compliance to modern commercial needs. A mix of single family residential uses, cultural, public, quasi-public, and commercial uses which tend to meet the daily needs of the community is encouraged. Marginal strip development is prohibited.

Permitted Uses:

1. Accessory uses and structures incidental to a permitted use which will not create a nuisance or hazard. Primary structure shall be constructed first.
2. Home occupation (Art. 10, Section 1000.72)
3. Assembly halls, gymnasiums and similar structures when part of a school or place of worship.
4. Dwellings, detached single-family (See Art. 10, Section 1000.90-96)
5. Agencies or offices rendering specialized services in the professions, real estate and brokerage, including service agencies not involving on-premises retail trade nor wholesale trade on-premises, nor maintenance of stock of goods for the sale to the general public
6. Alcoholic beverage package retail shops
7. Bakery shops and confectioneries operating both wholesale and retail business provided such operations are limited to 1,500 square feet of manufacturing area and to the use of non-smoke producing types of furnaces
8. Banks, finance, savings and loan companies
9. Beauty, barber and other personal services
10. Beauty, barber equipment sales and supply
11. Bicycle sales and repair
12. Charitable institutions
13. Churches and other places of worship
14. Custodial and diagnostic centers
15. Playgrounds (principal use)
16. Playground (tot-lot)
17. Satellite Dish (Art 10, Section 1000.10-15)
18. Swimming pools, private only
19. Tennis courts, private
20. Colleges, universities, business colleges, trade schools, music conservatories, dancing schools, and similar organizations offering training in specific fields
21. Dairy bars for retail sales on the premises only
22. Dental laboratory

Principal Structure Use	Minimum Lot Width	Minimum Lot Area	Minimum Building Setbacks			Minimum Floor area Per Prin. Bldg.	Maximum Building Height
			Front	Sides	Rear		
Mixed Commercial and residential	200*	108,900*	80#	15@	15	1200	35

Notes:

* See footnote "*" under R1 districts for lot requirements for central water and sewer users.

No parking, loading or maneuvering area less than 15 feet from the road right-of-way line.

@ No parking, loading or maneuvering area less than 5 feet from any lot line.

TOWNSHIP OF LENOX

OFFICIAL SCHEDULE OF PERMITTED USES AND DIMENSIONAL REQUIREMENTS

Zoning District: NC

Purpose:

The NC District (Neighborhood Commercial) is to encourage renewal in the historic core business area of the community by promoting historical character while providing best compliance to modern commercial needs. A mix of single family residential uses, cultural, public, quasi-public, and commercial uses which tend to meet the daily needs of the community is encouraged. Marginal strip development is prohibited.

Permitted Uses:

23. Dwellings, two-family
24. Eating and drinking establishments
25. Electrical repair
26. Feed sales and storage
27. Fertilizer, whole and retail sales and blending
28. Fire and police stations
29. Flour and other grain products, milling and storage
29. Food processing, for sale on-premises, but excluding the killing and dressing of any fish, flesh or fowl
30. Food stores (retail only), grocery, delicatessen, meat and fish, but excluding the killing and dressing of any fish, flesh or fowl
31. Fraternity and sorority houses
32. Fur storage
33. Grounds and facilities for recreational and community buildings, country clubs, lakes, and other similar facilities operated on a non-profit basis
34. Government buildings: used exclusively by the Federal, State, County, Township Government for public purposes except for garages, repair or storage yard, warehouse and buildings used or intended to used as correctional or penal institutions
35. Group home, Class I Type B (See Art. 10. 1000.80)
36. Retail accessory uses wholly within the principal building and without exterior advertising display
37. Jewelry and watch sales and repair
38. Laundry pick up stations
39. Libraries
40. Lock and gunsmith
41. Lodges, fraternal and social organizations
42. Lumber yards, building materials storage and sales
43. Museums and art galleries
44. Musical instrument store, sales of and musical instruction

Principal Structure Use	Minimum Lot Width	Minimum Lot Area	Minimum Building Setbacks			Minimum Floor area Per Prin. Bldg.	Maximum Building Height
			Front	Sides	Rear		
Mixed Commercial and residential	200*	108,900*	80#	15@	15	1200	35

Notes:

- * See footnote "*" under R1 districts for lot requirements for central water and sewer users.
- # No parking, loading or maneuvering area less than 15 feet from the road right-of-way line.
- @ No parking, loading or maneuvering area less than 5 feet from any lot line.

TOWNSHIP OF LENOX

OFFICIAL SCHEDULE OF PERMITTED USES AND DIMENSIONAL REQUIREMENT:

Zoning District: NC

Purpose:

The NC District (Neighborhood Commercial) is to encourage renewal in the historic core business area of the community by promoting historical character while providing best compliance to modern commercial needs. A mix of single family residential uses, cultural, public, quasi-public, and commercial uses which tend to meet the daily needs of the community is encouraged. Marginal strip development is prohibited.

Permitted Uses:

45. Nursery (plants)
46. Office buildings; government and private, including professional office buildings
47. Office equipment and sales and services
48. Oil/gas wells (See Article 16).
49. Pavilion
50. Parks
51. Playgrounds, principal use
52. Playgrounds, tot-lot
53. Plumbing shop and yard
54. Postal facilities, privately or publicly owned
55. Repair and servicing of office and household equipment
56. Retail stores, including, but not limited to art supply, book and stationery, camera, florists, footwear, furniture and floor covering, furrier, gifts and cards, hardware and appliances, music, optical, paint, sporting goods, upholstery, paper hanging and decorator, variety and other similar retail sales
57. Schools, public and private
58. Shoe repair
59. Storage, under cover, of goods intended for retail sale on the premises, but not including combustibles
60. Tailors, dressmakers, milliners
61. Taverns, bars, and nightclubs
62. Taxi stand
63. Theaters, housed in a permanent indoor structure, exhibition halls and other similar structures
64. Automobile service station
65. Automobile (new and used) and accessory sales
66. Automobile and truck leasing
67. Automobile, automatic car wash
68. Automobile repair shops
69. Farm machinery sales and repair

Principal Structure Use	Minimum Lot Width	Minimum Lot Area	Minimum Building Setbacks			Minimum Floor area Per Prin. Bldg.	Maximum Building Height
			Front	Sides	Rear		
Mixed Commercial and residential	200*	108,900*	80#	15@	15	1200	35

Notes:

- * See footnote "*" under R1 districts for lot requirements for central water and sewer users.
 # No parking, loading or maneuvering area less than 15 feet from the road right-of-way line.
 @ No parking, loading or maneuvering area less than 5 feet from any lot line.

TOWNSHIP OF LENOX

OFFICIAL SCHEDULE OF PERMITTED USES AND DIMENSIONAL REQUIREMENTS

Zoning District: NC

Purpose:

The NC District (Neighborhood Commercial) is to encourage renewal in the historic core business area of the community by promoting historical character while providing best compliance to modern commercial needs. A mix of single family residential uses, cultural, public, quasi-public, and commercial uses which tend to meet the daily needs of the community is encouraged. Marginal strip development is prohibited.

Permitted Uses:

- 70. Launderette services: where individual, or family sized equipment is rented for use by the customer
- 71. Pet shops, bird stores, taxidermists
- 72. Photographic studios and camera supply stores
- 73. Shoe repair

Conditional Uses:

- 1. Airports and landing fields
- 2. Amusement Arcade
- 3. Amusement enterprises
- 4. Animal Hospital
- 5. Antique sales
- 6. Bed and Breakfast
- 7. Clubs and places of entertainment
- 8. Convalescent/nursing homes
- 9. Day nurseries, Kindergartens
- 10. Drive-in food dispensary
- 11. Firearm ranges
- 12. Heliport
- 13. Home Occupation (Art 10., 1000.73)
- 14. Funeral Homes
- 15. Miniature golf, tennis, archery, baseball/softball, basketball, volleyball, football/soccer facilities that are commercial or club related
- 17. Radio and television studios and towers
- 18. Signs (See Article 12)

Principal Structure Use	Minimum Lot Width	Minimum Lot Area	Minimum Building Setbacks			Minimum Floor area Per Prin. Bldg.	Maximum Building Height
			Front	Sides	Rear		
Mixed Commercial and residential	200*	108,900*	80#	15@	15	1200	35

Notes:

- * See footnote "*" under R1 districts for lot requirements for central water and sewer users.
- # No parking, loading or maneuvering area less than 15 feet from the road right-of-way line.
- @ No parking, loading or maneuvering area less than 5 feet from any lot line.

TOWNSHIP OF LENOX

OFFICIAL SCHEDULE OF PERMITTED USES AND DIMENSIONAL REQUIREMENTS

Zoning District: NC

Purpose:

The NC District (Neighborhood Commercial) is to encourage renewal in the historic core business area of the community by promoting historical character while providing best compliance to modern commercial needs. A mix of single family residential uses, cultural, public, quasi-public, and commercial uses which tend to meet the daily needs of the community is encouraged. Marginal strip development is prohibited.

Conditional Uses:

- 19. Retail stores conducting incidental light manufacturing or processing of goods above the first floor or in the basement to be sold exclusively on the premises and employing not more than ten (10) operatives
- 20. Signs, off-premises (See Article 12)
- 21. Automobile, commercial parking enterprises

Principal Structure Use	Minimum Lot Width	Minimum Lot Area	Minimum Building Setbacks			Minimum Floor area Per Prin. Bldg.	Maximum Building Height
			Front	Sides	Rear		
Mixed Commercial and residential	200*	108,900*	80#	15@	15	1200	35

Notes:

- * See footnote "*" under R1 districts for lot requirements for central water and sewer users.
- # No parking, loading or maneuvering area less than 15 feet from the road right-of-way line.
- @ No parking, loading or maneuvering area less than 5 feet from any lot line.

TOWNSHIP OF LENOX

OFFICIAL SCHEDULE OF PERMITTED USES AND DIMENSIONAL REQUIREMENTS

Zoning District: IOP

Purpose:

The purpose of the I/OP District (Industrial/Office Park) is to provide a protective zone for a park-like development of industry, warehousing, distributing and office buildings. These regulations have been established so as to provide a healthful operating environment for industrial, distribution and office uses and to protect these uses from encroachment from residential and retail commercial uses. The regulations for this district are intended to minimize the impact of the allowable uses on surrounding non-industrial land uses; to lessen traffic congestion; to protect the health and safety of the residents and workers in the area; to prevent detrimental effects to the use of development of adjacent properties or the general neighborhood.

Permitted Uses:

1. Accessory uses and structures incidental to a permitted use which will not create a nuisance or hazard.
2. Agencies or offices rendering specialized services in the professions, real estate and brokerage, including service agencies not involving on-premises retail trade nor wholesale trade on-premises, nor maintenance of stock of goods for the sale to the general public
3. Appliance distributors for wholesale
4. Assembly of machines and appliances from previously prepared parts
5. Automotive commercial parking enterprises
6. Automotive and truck assembly
7. Bakeries or baking plants
8. Blueprinting and photostating establishments
9. Bookbindery
10. Bottling works for soft drinks
11. Cold storage plants, food
12. Contractors plants/office or storage yards
13. Dairy products processing, bottling and distribution, manufacture, all on a wholesale basis
14. Distribution facilities for wholesale basis
15. Electronic units assembly plant
16. Farm machinery assembly
17. Flammable liquids; handling and storage in bulk plants
18. Flour and other grain products, milling and storage
19. Food processing in wholesale quantities, except meat, fish, poultry, vinegar, and yeast
20. Frozen food lockers
21. Governmental buildings: used exclusively by the Federal, State, County, or Township government for public purposes except for buildings used or intended to be used as correctional or penal institutions

Principal Structure Use	Minimum Lot Width	Minimum Lot Area	Minimum Building Setbacks**			Minimum Floor area Per Prin. Bldg.	Maximum Building Height
			Front	Sides	Rear		
Light Industrial and Office	200*	60,000*	80#@	20#@	20#@	5,000	35

Notes: # No parking, loading or maneuvering area less than 5 feet from any lot line.
 * For Industrial Parks, individual lot size shall be one acre minimum with central sewer and water.
 @ No principal or accessory building, parking, loading, or maneuvering area less than 5 feet from any lot line, 60 ft. from any Residential Zone. ** Includes principal and accessory buildings, parking, loading areas.

TOWNSHIP OF LENOX

OFFICIAL SCHEDULE OF PERMITTED USES AND DIMENSIONAL REQUIREMENTS

Zoning District: IOP (continued)

Purpose:

The purpose of the I/OP District (Industrial/Office Park) is to provide a protective zone for a park-like development of industry, warehousing, distributing and office buildings. These regulations have been established so as to provide a healthful operating environment for industrial, distribution and office uses and to protect these uses from encroachment from residential and retail commercial uses. The regulations for this district are intended to minimize the impact of the allowable uses on surrounding non-industrial land uses; to lessen traffic congestion; to protect the health and safety of the residents and workers in the area; to prevent detrimental effects to the use of development of adjacent properties or the general neighborhood.

Permitted Uses:

22. Retail accessory uses wholly within the principal building and without advertising display
23. Industry not otherwise listed provided the industry is similar to other industries permitted in an industrial district and such industry shall comply with the design control of a similar industry
24. Laboratories for research and testing
25. Machine shops
26. Manufacturing and storage of: abrasives, bedding, carpet and pillow (cleaning and renovating), candy products, canvas and burlap products, clothing, construction materials, cosmetics and perfume, footwear, glass, hosiery, ice, jewelry, watch, clocks, leather goods, (tanning prohibited), machine tools, machinery, motor vehicles and equipment, optical scientific and musical instruments, pharmaceutical products, plastics, pottery porcelain and vitreous china, signs, stonecutting and monuments, textiles, textile machinery
27. Meat processing
28. Metal fabrication plants using plate and structural shapes
29. Metal stamping plants
30. Office buildings: government, private and professional offices
31. Oil/gas wells (See Article 16)
32. Planing or saw works (other than temporary)
33. Plating works
34. Prefabricating buildings and structural members
35. Printing, publishing and reproduction establishments
36. Repair and servicing of industrial equipment and machinery except railroad equipment
37. Satellite dish (See Section 1000.10)
38. Sheet metal shops
39. Storage warehousing and yards
40. Truck terminals, repair shops, hauling and storage yards

Principal Structure Use	Minimum Lot Width	Minimum Lot Area	Minimum Building Setbacks**			Minimum Floor area Per Prin. Bldg.	Maximum Building Height
			Front	Sides	Rear		
Light Industrial and Office	200*	60,000*	80#@	20#@	20#@	5,000	35

Notes: # No parking, loading or maneuvering area less than 5 feet from any lot line.

* For Industrial Parks, individual lot size shall be one acre minimum with central sewer and water.

@ No principal or accessory building, parking, loading, or maneuvering area less than 5 feet from any lot line, 60 ft. from any Residential Zone. ** Includes principal and accessory buildings, parking, loading areas.

TOWNSHIP OF LENOX

OFFICIAL SCHEDULE OF PERMITTED USES AND DIMENSIONAL REQUIREMENTS

Zoning District: IOP (continued)

Purpose:

The purpose of the I/OP District (Industrial/Office Park) is to provide a protective zone for a park-like development of industry, warehousing, distributing and office buildings. These regulations have been established so as to provide a healthful operating environment for industrial, distribution and office uses and to protect these uses from encroachment from residential and retail commercial uses. The regulations for this district are intended to minimize the impact of the allowable uses on surrounding non-industrial land uses; to lessen traffic congestion; to protect the health and safety of the residents and workers in the area; to prevent detrimental effects to the use of development of adjacent properties or the general neighborhood.

Permitted Uses:

- 41. Wholesale and jobbing establishments including incidental retail
- 42. Woodworking shops, mill work

Conditional Uses:

- 1. Signs, off premise. (See Article 12)
- 2. Airports and landing fields
- 3. Heliports
- 4. Radio and television studios and towers

Principal Structure Use	Minimum Lot Width	Minimum Lot Area	Minimum Building Setbacks**			Minimum Floor area Per Prin. Bldg.	Maximum Building Height
			Front	Sides	Rear		
Light Industrial and Office	200*	60,000*	80#@	20#@	20#@	5,000	35

Notes: # No parking, loading or maneuvering area less than 5 feet from any lot line.
 * For Industrial Parks, individual lot size shall be one acre minimum with central sewer and water.
 @ No principal or accessory building, parking, loading, or maneuvering area less than 5 feet from any lot line, 60 ft. from any Residential Zone. ** Includes principal and accessory buildings, parking, loading areas.

ARTICLE 9

SUPPLEMENTARY DISTRICT REGULATIONS

Section 900

GENERAL

The purpose of supplementary district regulations is to set specific conditions for various uses, classifications of uses, or areas wherein problems may occur, in order to alleviate or preclude such problems, and to promote the harmonious exercise of property rights without conflict.

Section 901

CONVERSIONS OF DWELLINGS TO MORE THAN ONE UNIT

A residence may not be converted to accommodate an increased number of dwelling units unless all of the following conditions are met:

1. The conversion is in compliance with all other local codes and ordinances, and any applicable State or Federal regulations;
2. The district within which the residence is located is so regulated as to allow such an increase in dwelling units;
3. The yard dimensions still meet the yard dimensions required by the zoning regulations for new structures in that district;
4. The lot area per family equals the lot area requirements for new structures in that district;
5. The floor area per dwelling unit is not reduced to less than that which is required for new construction in that district;
6. The conversion is in compliance with all other relevant codes and ordinances.

Section 902

PRINCIPAL BUILDING PER LOT

No more than one principal building or structure may be constructed upon any one lot for the purposes of this Resolution. Rear dwellings shall be prohibited and shall be considered non-conforming uses subject to the requirements of Article 3 of this Resolution.

Section 903

REDUCTION OF AREA OR SPACE

No lot, yard, parking area, or other space shall be reduced in area or dimension if such reduction has the effect of making the lot, yard, parking area, or other space less than the minimum required by this Resolution. Furthermore, any lot, yard, parking area, or other space which is already less than the required minimum shall not be reduced further. However, nothing in this section shall be interpreted to limit the power of the Board of Zoning Appeals in the granting of variances under this Resolution.

Section 904

CONSTRUCTION IN EASEMENTS

Easements for installation, operation and maintenance of utilities and drainage facilities are reserved as shown on each plat when recorded or otherwise established. Within these easements, no permanent building or structure shall be placed or permitted which may damage or which may interfere with the installation, operation, and maintenance of such utilities or which may change the normal direction of flow of drainage channels within the easement. The owner of the lot, except for those improvements for which a public authority or a utility is responsible, shall maintain the easement area of each lot, and any improvements within it, continuously.

Section 905

PARKING AND STORAGE OF VEHICLES AND TRAILERS

1. The parking of a disabled vehicle as defined in Article 2 for a period of more than two (2) weeks shall be prohibited in all districts, unless such a vehicle is stored in an enclosed garage or accessory building.
2. A maximum of one boat over 18 feet in length and two boats less than 18 feet and one unoccupied recreational vehicle with current license may be stored in the rear yard or the side yard behind the principle building front foundation line on any residentially zoned property if they are not disabled and meet the requirements of this Resolution for accessory structures.
3. No commercial vehicles, to include commercial tractors, automobiles, trucks, buses, house trailers, semi-trailers, shall be parked or stored on any property within a residential zoning district other than in a completely enclosed building, except:
 - a. Those commercial vehicles conveying the necessary tools, materials, and equipment to a premises where labor using such tools, materials, and equipment is to be performed during the actual time of parking;
 - b. One commercial vehicle with current license owned by a resident of said property not to exceed two tons in capacity.

Section 906

REQUIRED REFUSE COLLECTION AREAS

The refuse collection areas provided by all commercial, industrial, and multifamily residential uses for the collection of trash, garbage, and other refuse shall be enclosed on three sides by a solid wall or fence of at least four (4) feet in height, unless within an enclosed building or structure. Provisions shall be made for regular and adequate vehicular access to such areas for collection purposes, as determined necessary by the Zoning Administrator. In addition, the following requirements shall be met:

1. The storage of hazardous or toxic materials or wastes shall not be permitted without documented approval of the Ohio Environmental Protection Agency;
2. Materials or wastes which might cause fumes or dust or otherwise constitute a fire hazard, or which may attract rodents or insects, shall be stored only in closed containers constructed of impervious materials;
3. Storage areas in residential districts shall utilize such additional screening as required in this Resolution.

Section 907

JUNK

The accumulation or storage of junk, junk vehicles, disabled or inoperative machinery or equipment, vehicles or machinery parts, rags, or any other discarded objects or debris defined as junk in the Ohio Revised Code shall be prohibited, outside of an approved junk yard, in order to protect residents from conditions conducive to the infestation and breeding of vermin, insects, and rodents, and to preserve property values.

Section 908

OUTSIDE STORAGE AND REFUSE COLLECTION

1. Business and Commercial

- a. The refuse collection areas provided by all non-residential uses in the B District to temporarily store trash, garbage, scrap or other refuse shall be enclosed on three sides by a solid wall or fence of at least four (4) feet in height unless the storage area is within an enclosed building or structure. Provisions shall be made for regular and adequate vehicular access to such areas for collection purposes, as determined necessary by the Zoning Administrator.
- b. All inventory, materials, equipment and machinery must be kept within buildings. Exceptions to this are:
 1. lumber, building supplies, gardening supplies & plants, and agricultural supplies commonly stored in fenced yards connected with allowable uses;
 2. vehicles used in the normal day to day operation of the establishment;
 3. yard sales no longer than three days;
 4. large machinery & equipment (i.e. tractors, trucks, and similar mobile equipment).

2. Industrial and Manufacturing

The refuse collection areas provided by all uses in this zone to temporarily store trash, garbage, scrap or other refuse shall be enclosed on three sides by a solid wall or fence of at least four (4) feet in height unless the storage area is within an enclosed building or structure. Provisions shall be made for regular and adequate vehicular access to such areas for collection purposes, as determined necessary by the Zoning Administrator;

Section 910

SUPPLEMENTAL YARD AND HEIGHT REGULATIONS

In addition to the regulations specified in Article 8 and in other sections of this Resolution, Sections 911 through 916 inclusive shall be used for clarification and interpretation.

Section 911

SETBACK REQUIREMENTS FOR BUILDINGS ON CORNER LOTS

The principal building and its accessory structures located on any corner lot shall be required to have the same setback distance from all street right-of-way lines as required for the front yard in the district in which such structures are located.

Section 912

FENCE AND WALL RESTRICTIONS IN FRONT YARDS

In any required front yard, no fence or wall shall be permitted which materially impedes vision across such yard above the height of two and a half (2 1/2) feet, and no hedge or other vegetation shall be permitted which materially impedes vision across such yard between the height of two and a half (2 1/2) feet and ten (10) feet.

Section 913

YARD REQUIREMENTS FOR MULTI-FAMILY DWELLINGS

Multi-family dwellings shall be considered as one (1) building for the purpose of determining front, side, and rear yard requirements. The entire group as a unit shall require one (1) front, one (1) rear, and two (2) side yards as specified for dwellings in the appropriate district. Each individual building shall meet all yard requirements for the appropriate district as though it were on an individual lot.

Section 914

SIDE AND REAR YARD REQUIREMENTS FOR NONRESIDENTIAL USES ABUTTING RESIDENTIAL DISTRICTS

Nonresidential buildings or uses shall not be located nor conducted closer than sixty (60) feet to any lot line of a residential district, except that the minimum yard requirements may be reduced to fifty (50) percent of the requirement if acceptable landscaping or screening approved by the Zoning Administrator is provided. Such screening shall be a masonry wall or solid fence between four (4) and eight (8) feet in height maintained in good condition and free of all advertising or other signs. Landscaping provided in lieu of such wall or fence shall consist of a strip of land not less than twenty (20) feet in width planted with an evergreen hedge or dense plantings of evergreen shrubs not less than four (4) feet in height at the time of planting. Neither type of screening shall obscure traffic visibility as required by Section 917 of this Resolution.

Section 915

EXCEPTIONS TO HEIGHT REGULATIONS

The height limitations contained in the Official Schedule of District Regulations do not apply to spires, belfries, cupolas, antennas, water tanks, ventilators, chimneys, or other appurtenances usually required to be placed above the roof level and not intended for human occupancy except where the height of such structures will constitute a hazard to the safe landing and take-off of aircraft at an established airport.

Section 916

ARCHITECTURAL PROJECTIONS

Open structures such as porches, canopies, balconies, platforms, carports, covered patios, and similar architectural projections shall be considered parts of the building to which attached and shall not project into the require minimum front, side or rear yard.

Section 917

VISIBILITY AT INTERSECTIONS

On a corner lot at the intersection of two streets in any district, nothing shall be installed, erected, placed, planted, or allowed to grow in such manner as to impede vision materially between a height of two and one half (2 1/2) feet and ten (10) feet above the center line grades of the intersecting streets in the area bounded by the right-of-way lines of such corner lot and a line joining points along said street lines fifty (50) feet from the point of intersection. On a corner lot at the intersection of two alleys, or at the intersection of an alley and a street within any district, nothing shall be installed, erected, placed, planted, or allowed to grow in such manner as to impede vision materially between a height of two and one half (2 1/2) feet and ten (10) feet above the center line grades of the intersecting alleys, or of the intersecting alley and street, in the area bounded by the right-of-way lines of such corner lot and a line joining points along said alley lines, or alley and street lines, twenty-five (25) feet from the point of intersection.

Section 920

OBJECTIONABLE, NOXIOUS, OR DANGEROUS USES, PRACTICES, OR CONDITIONS

No land or building in any district shall be occupied or used in any manner which creates or contributes to the existence of conditions which are dangerous, injurious, harmful, noxious, or objectionable, or which may otherwise adversely affect surrounding areas or adjoining premises, except that any use permitted by this Resolution may be undertaken or maintained if acceptable measures and safeguards to reduce any dangerous or objectionable conditions to acceptable limits, as established in this Section, are properly exercised. Specifically, the occupation or use of any land or building in any district shall be in violation of this Resolution if one or more of the following conditions is found to exist at any time:

1. The use or storage of flammable or explosive materials is not adequately protected by fire-fighting and fire-protection equipment or by such safety devices as are normally required for such activities;
2. Activities involving the use and storage of flammable and explosive materials are not removed from adjacent facilities or activities to a distance compatible with the potential danger involved;
3. Radioactivity or air pollution is present in violation of the regulations of the Ohio Environmental Protection Agency;
4. Hazardous wastes are present in violation of the regulations of the Ohio Environmental Protection Agency;
5. Objectionable noise as determined by the Zoning Administrator due to volume, frequency or beat is present;
6. Vibration discernible by the Zoning Administrator without instruments is present on an adjoining lot or property;
7. Direct or reflected glare is present which is visible from any street or from any property not within a manufacturing district;
8. Erosion caused by wind or water is carrying objectionable substances onto any adjacent lot or property;
9. Water pollution or contamination is present in violation of the regulation of the Ohio Environmental Protection Agency.
10. Conditions or operations which result in the creation of odors of such intensity and character as to be detrimental to the health and welfare of the public or which interferes unreasonably with the comfort of the public. If the odors start after operations, the activity shall be removed or modified to remove the odor.
11. Any planned or intentional source of electromagnetic radiation for such purposes as communication, experimentation, entertainment, broadcasting, heating, navigation, therapy,

vehicle velocity measurement, weather survey, aircraft detection, topographic survey, personal pleasure or associated uses which do not conform with the current Federal Communication's Commission's regulations.

12. Discharge at any point into any public or private sewage disposal system or stream, or into the ground, of any liquid or solid materials except in accordance with OEPA's, Ashtabula County Sanitary Engineer's Office and the Ashtabula County Health Department's regulations.

Section 921

ASSURANCE REQUIREMENTS AND PLANS

Prior to the issuance of a zoning permit, the Zoning Administrator may require the submission of written assurances and plans indicating the manner in which dangerous and objectionable aspects or elements of processes or operations entailed in certain uses or occupations are to be eliminated or reduced to acceptable limits and tolerances.

Section 922

ENFORCEMENT PROVISIONS

Any occupancy, use, conditions, or circumstances existing in violation of Section 920 and 921 of this Resolution shall constitute a violation of this Resolution and be subject to the enforcement procedures contained in Sections 1470-1473 of this Resolution.

Section 930

TEMPORARY USES

The following regulations are necessary to govern certain uses which are of a non-permanent nature. For such uses requiring temporary zoning permits, at least seven (7) days before the instigation of such use an application for a zoning permit shall be made to the Zoning Administrator, which shall contain a graphic description of the property to be used, a description of the proposed use, and a site plan, with sufficient information to determine the yard, setback, parking, and sanitary facility requirements for the proposed temporary use.

The following uses are deemed to be temporary uses and shall be subject to the specified regulations and time limits which follow, as well as the regulations of any district in which they are located:

1. Real estate sales offices, which shall contain no living accommodations, shall be permitted within any district for any new subdivision for a period of one year, except that two (2) six-month extensions may be granted if conditions warrant. Such offices shall be removed upon the completion of the sales of the lots therein, or upon the expiration of the zoning permit, whichever occurs first.
2. Temporary buildings, offices, and equipment and storage facilities required in conjunction with construction activities may be permitted within any district for a period of one year, except that six-month extensions may be granted if construction is substantially underway. Such uses shall be removed immediately upon completion of the construction, or upon expiration of the zoning permit, whichever occurs first.
3. Temporary retail sales of plants, flowers, and other farm produce, on lots or parking lots, including any lot on which an existing business is operating or on which a business is vacated, may be

permitted for any individuals or organizations in any commercial district. A zoning permit valid for a period not to exceed two (2) consecutive weeks shall only be issued three (3) separate times for any particular lot within any twelve-month period, and not more than one permit may be issued at the same time for any lot. This section shall not be interpreted to prohibit any such use in any case where a valid covenant or deed restriction specifically authorizes such use. In any case, the zoning permit shall be prominently displayed at the site. Temporary permits are not required for sales of agricultural produce on the zone lot on which said produce is grown.

4. Garage sales, which for the purpose of this section shall include yard sales, barn sales, and similar activities, may be permitted within any district in which dwellings are permitted.
 - a. Any individual, organization or family may conduct one (1) such sale within any twelve-month period upon the property at which he or they reside for a period not to exceed three (3) consecutive days without obtaining a zoning permit, so long as the provisions of this Resolution pertaining to signs and parking are observed;
 - b. Garage sale permits shall only be issued to neighborhood and community organizations two (2) times within any twelve (12) month period for a period not to exceed three (3) consecutive days, so long as the provisions of this Resolution pertaining to signs & parking are observed.

Section 940

SCREENING

Screening or buffering in compliance with the provisions of this Section shall be provided for any permitted or conditionally permitted non-residential uses which abut any residential district, in addition to setback and yard requirements provided elsewhere in the Resolution. Applicants for a zoning permit may request a variance from yard or setback requirements in conjunction with a plan for screening, which the Board of Zoning Appeals may consider by weighing the relationship of the proposed screening plan and the requested dimensional variance with respect to their joint impact upon neighboring properties. Such requested variance for a conditionally permitted use shall be incorporated in the conditional use procedure specified in Article 5 of this Resolution. The following provisions shall apply with respect to screening.

1. Screening shall be provided for one or more of the following purposes:
 - a. A visual barrier to partially or completely obstruct the view of structures or activities;
 - b. An acoustic screen to aid in absorbing or deflecting noise;
 - c. A physical barrier to contain debris and litter.
2. Screening may consist of one of the following, or a combination of two or more, as determined by the Zoning Administrator or Board of Zoning Appeals, in the event of an appeal, variance, or conditional use:
 - a. A solid masonry wall;
 - b. A solidly constructed decorative fence;
 - c. A louvered fence;
 - d. A dense vegetative plantings;
 - e. A landscaped mounding.
3. Height of screening shall be in accordance with the following:
 - a. Visual screening walls, fences, plantings, or mounds shall be a minimum of 5 1/2 feet high in order to accomplish the desired screening effect, except in required front yards where maximum height shall be not greater than 2 1/2 feet. Plantings shall be a minimum of 4 feet in height at the time of planting;
 - b. A dense vegetative planting with a minimum height of 4 feet at planting and a mature height of at least 5 1/2 feet or greater, or a solidly constructed decorative fence, shall be

permanently maintained along the mutual boundary of an accessory parking area and adjacent land zoned for residential uses, except for the portion of such boundary located within a required front yard.

4. Screening for purposes of absorbing or deflecting noise shall have a depth of at least 15 feet of dense planting or a solid masonry wall in combination with decorative plantings. The height shall be adequate to absorb noise as determined by the Zoning Administrator in relation to the nature of the use.
5. Whenever required screening is adjacent to parking areas or driveways, such screening shall be protected by bumper blocks, posts, or curbing to avoid damage by vehicles.
6. All screening shall be trimmed, maintained in good condition, and free of advertising or other signs, except for directional signs and other signs for the efficient flow of vehicles.

ARTICLE 10

SPECIAL REGULATIONS

Section 1000

GENERAL

It is the purpose of these special regulations to promote the public health, safety, and welfare and to establish regulations affecting uses and practices which, were they to be established and maintained without any guidance or restriction or control, tend to result in dangerous situations threatening the safety of citizens, to contribute to circumstances undermining the morals of the youth of the community, or to generate conflicts in uses or practices upsetting the harmony of the community and impinging upon the property rights of others.

Section 1000.10

REGULATION OF SATELLITE DISH ANTENNAS

Sections 1000.10 to 1000.15 inclusive shall apply to the location and construction of dish-type satellite signal receiving antennas as defined in Article 2.

Section 1000.11

PURPOSE

It is the purpose of Sections 1000.10 to 1000.15 inclusive to regulate the location and construction of dish-type satellite signal-receiving antennas within the Township in order to protect the public health, safety, and welfare of the residents, particularly with respect to the maintenance of utility easements and fire safety accesses, the prevention of the accumulation of noxious weeds and debris, the safety considerations associated with wind loads, and the reasonable accommodation of the aesthetic concerns of neighboring property owners.

Section 1000.12

ZONING PERMIT REQUIRED

No person, firm or corporation shall undertake the construction, erection or installation of any satellite dish without a zoning permit issued in accordance with the provisions of this Resolution. In addition to the requirements of Article 14 of this Resolution, the application for such permit shall include the following:

1. A description of the type of earth station proposed;
2. A plot plan of the lot, premises, or parcel of land showing the location of the proposed earth station and all other buildings thereon;
3. Plans depicting the specifications and elevations of the proposed location, to include satisfactory screening and landscaping for ground-mounted structures;
4. Details of the method of assembly and construction of the proposed earth station;
5. A fee as required according to Section 1351 for the review of plans and specifications and the inspection of construction.

Section 1000.13

GROUND-MOUNTED SATELLITE DISH ANTENNAS

Ground-mounted satellite dish antennas are considered as accessory structures, and are permitted as accessory uses in all districts. Ground-mounted dishes less than three (3) feet in diameter do not require a zoning permit. It is recommended, however, that installation and grounding procedures as outlined by the manufacturer be followed. In addition to the provisions of this Resolution pertaining to accessory structures, the following provisions shall apply to ground-mounted satellite dishes larger than three (3) feet in diameter:

1. The maximum diameter of any ground-mounted satellite dish shall not exceed twelve (12) feet;
2. The maximum height of any ground-mounted satellite dish shall not exceed fifteen (15) feet above the finished grade;
3. The "Dish" portion of the apparatus shall have a surface of open mesh construction, and shall not have a solid surface;
4. The satellite dish apparatus shall be painted a color which complements its environment, and shall bear no advertisement, lettering, picture, or visual image;
5. The apparatus shall not be located in a side yard or a front yard;
6. The site of the apparatus shall be screened with shrubbery and/or landscaped as proposed in the zoning permit application;
7. The apparatus shall be mounted upon a solid concrete slab or other suitable structure, and shall be constructed in such manner that it will withstand wind forces of up to 75 miles per hour;
8. Only metal supports of galvanized construction shall be used;
9. Any guy wires attached to a satellite dish apparatus shall be enclosed by an approved fence;
10. Any driving motor shall be limited to 110 volt maximum power and shall be encased in a protective guard;
11. All wiring between the apparatus and any other structure shall be placed underground in approved conduit;
12. The apparatus shall be bonded to an approved eight (8) foot grounding rod.

Section 1000.14

ROOF-MOUNTED SATELLITE DISH ANTENNAS

Roof-mounted satellite dish antennas are considered as accessory structures, and are permitted as accessory uses in all districts. Roof-mounted dishes less than two (2) feet in diameter do not require a zoning permit. It is recommended, however, that installation and grounding procedures as outlined by the manufacturer be followed. In addition to the provisions of this Resolution pertaining to accessory structures, the following provisions shall apply to roof-mounted satellite dishes larger than two (2) feet in diameter:

1. The maximum diameter of any roof-mounted satellite dish shall not exceed three (3) feet;
2. The height of any roof-mounted satellite dish shall not exceed the roof height of the building upon which it is mounted by more than four (4) feet;
3. The "Dish" portion of the apparatus shall have a surface of open mesh construction, and shall not have a solid surface;

4. The apparatus shall be painted a color which complements its environment, and shall bear no advertisement, picture, lettering or visual image;
5. All wiring and grounding of the apparatus shall be in accordance with BOCA;
6. The apparatus, its mounting and all supporting devices shall be constructed and erected in accordance with Ashtabula County Building Department directly upon the roof of the principal building, and shall not be mounted upon a spire, tower, turret, chimney, pole, or any appurtenances thereto attached;
7. The satellite dish apparatus shall be so designed and installed as to withstand wind forces up to 75 miles per hour.

Section 1000.15

VARIANCES ON LOCATIONAL CHARACTERISTICS

An applicant may request a variance from the accessory building requirements and the required height restrictions in compliance with the procedures of Article 4 of this Resolution. In addition to all requirements of these sections, the applicant shall submit clear and convincing evidence that the requested variance is necessary in order for the satellite dish antenna to have a direct line of sight or unobstructed view to the satellite. In any case where this provision applies, the variance granted by the Board of Zoning Appeals shall be the minimum variance required to achieve the necessary direct line of sight to assure that the antenna can properly function.

Section 1000.20

REGULATION OF AMUSEMENT ARCADES

The following regulations shall apply to amusement arcades as defined in Article 2.

Section 1000.21

PURPOSE

The purpose of Sections 1000.20 to 1000.28 inclusive of this Resolution is to promote the public health, safety, and welfare by regulating amusement arcades where mechanically or electronically operated amusement devices are kept, operated, or maintained.

Section 1000.22

CONDITIONAL USE PERMIT REQUIRED

No amusement arcade shall be established, operated or maintained in any place of business or on any premises unless authorized by the issuance of a conditional use permit in accordance with the provisions of Article 5 of this Resolution. In addition to said provisions, amusement arcades shall comply with the following conditional use criteria:

1. Amusement arcades shall comply with the district regulations applicable to all properties in any zoning district in which they are located;
2. Amusement arcades shall have an adult who is 18 years of age or over on the premises and supervising the amusement arcade at all times during its hours of operation;
3. Amusement arcades shall have necessary security personnel as required by the appropriate law enforcement agency to police the interior and exterior of the premises;

4. The interior of the amusement arcades shall provide a minimum area per coin-operated amusement device equal to the size of the device plus two (2) feet of area on each side plus an area of four (4) feet in front of the device;
5. Prior to the issuance of a conditional use permit the applicant shall provide evidence that the structure meets the minimum requirements of the appropriate electrical and fire codes;
6. If the place of business or premises for which an amusement arcade is proposed is a free standing building, the application for the conditional use permit shall include an approved exterior lighting plan;
7. In establishments which serve alcoholic beverages, any area containing amusement devices shall be visually separated from that portion or portions of the establishment wherein alcoholic beverages are served or sold for carrying out of the premises;
8. No amusement arcade may be established, operated or maintained in any place of business or on any premises that is within 500 feet of any adult entertainment business.
9. The application for the conditional use permit shall be accompanied by a copy of the applicant's license to operate and exhibit amusement devices, and a notarized statement that the applicant shall not permit any person 14 years of age or younger to operate any devices on the premises before 4:00 P.M., on days when school is in session.

Section 1000.23

ZONING OF AMUSEMENT ARCADES

Amusement arcades shall be conditionally permitted uses only in the Neighborhood Commercial, and Recreation Commercial Districts.

Section 1000.24

MAINTENANCE OF A NUISANCE PROHIBITED

It shall be the obligation of the exhibitor of an amusement arcade to maintain peace and quiet and order in and about the premises. Failure to do so shall constitute a nuisance, which shall be a minor misdemeanor.

Section 1000.25

RESTRICTED ACCESS TO CERTAIN MINORS

No amusement arcade exhibitor shall permit, on days when school is in session, any person 14 years of age or younger to operate any mechanical or electrically operated amusement device or to be or remain in an amusement arcade before 4:00 p.m. This provision does not apply to juke boxes, mechanical musical instruments, or other mechanical amusement devices designed to be ridden, such as mechanical horses, automobiles, and carrouseles. Violation of this provision shall be a minor misdemeanor.

Section 1000.26

COMPLAINTS REGARDING AMUSEMENT ARCADES

Any resident of the Township may submit a written notice of complaint regarding the operation of any amusement arcade to the Zoning Administrator. The notice of complaint shall include the name and address of the complainant, the address of the location of the amusement arcade, and the specific reasons why the individual is complaining.

If the Zoning Administrator determines, after interviewing both the complainant and the amusement arcade exhibitor, that the specific reasons in the complaint appear to be proper grounds for suspension or revocation of the conditional use permit, he shall refer the matter to the Board of Zoning Appeals.

Section 1000.27

REVOCAION OF CONDITIONAL USE PERMIT

The Zoning Administrator shall revoke the conditional use permit for any amusement arcade in the event that the license to operate such amusement arcade is revoked. In addition, the Zoning Administrator shall revoke the conditional use permit for any amusement arcade if so determined pursuant to the action of the Board of Zoning Appeals, or to the final decision from appeal to the Township Board of Trustees according to the provisions of 1000.28.

Section 1000.28

PROCEDURE FOR REVOCATION

The Zoning Administrator shall notify in writing the Board of Zoning Appeals whenever he has reason to believe that the operation of an amusement arcade has resulted in a violation of any provision of this Resolution. Within ten (10) days from said notification the Board of Zoning Appeals shall hold a public hearing to determine whether the conditional use permit should be revoked. Notice of this hearing shall be served on the amusement arcade exhibitor and, if the Zoning Administrator referral to the Board of Zoning Appeals originated from a complaint by any resident, similar notice shall be served on the complainant at least five (5) days before the hearing. The Board of Zoning Appeals may also give such other notice, as it deems appropriate, including notice to property owners and notice in a newspaper of general circulation. The Board of Zoning Appeals shall make a decision within five (5) days after the hearing and shall notify the amusement arcade exhibitor and, if applicable, the complainant. The decision of the Board of Zoning Appeals may be appealed to Township Trustees within ten (10) days of its issuance of said decision. The Township Trustees shall hold a public hearing within twenty (20) days of its receipt of such appeal, after giving public notice of such hearing in a newspaper of general circulation at least five (5) days prior to the date of the hearing, and shall make a final determination on the revocation of the conditional use permit within a reasonable time.

Section 1000.30

REGULATION OF ADULT ENTERTAINMENT BUSINESSES

The following regulations shall apply to adult entertainment business as defined in Article 2.

Section 1000.31

PURPOSE

The purpose of Sections 1000.30 to 1000.33 inclusive of this Resolution is to promote the public health, safety and welfare through the regulation of adult entertainment businesses. It is the intent of these sections to regulate entertainment businesses, as defined in Article 2, in such a manner as to prevent the erosion of the character of the surrounding neighborhoods and to prohibit the establishment of such businesses within close proximity to existing adult entertainment businesses, residentially zoned areas, schools, churches, parks and playgrounds within the Township.

Section 1000.32

CONDITIONAL USE PERMIT REQUIRED

No building shall be erected, constructed, or developed, and no building or premises shall be reconstructed, remodeled, arranged for use or used for any adult entertainment business unless authorized by the issuance of a conditional use permit in accordance with the provisions of Article 5 of this Resolution. In addition to said provisions, an adult entertainment business shall comply with the following conditional use criteria:

1. Adult entertainment businesses shall comply with the district regulations applicable to all properties in any district in which they are located;
2. No adult entertainment business shall be permitted in a location which is within 1,500 feet of another adult entertainment business;
3. No adult entertainment business shall be permitted in a location which is within 1,000 feet of any church, any public or private school, any park, any playground, or any social services facility or neighborhood center;
4. No adult entertainment business shall be permitted in a location which is within 500 feet of any residence or boundary of any residential district;
5. No adult entertainment business shall be permitted in a location which is within 200 feet of any boundary of any residential district in a local unit of government abutting the Township.

Section 1000.33

ZONING OF ADULT ENTERTAINMENT BUSINESSES

Adult entertainment businesses shall be conditionally permitted in accordance with the following schedule:

<u>Conditionally Permitted Use</u>	<u>Districts Wherein Permitted</u>
Adult Book Store	Neighborhood Commercial
Adult Motion Picture Theater	Neighborhood Commercial
Adult Motion Picture Drive-In Theater	Neighborhood Commercial
Adult Only Entertainment Establishment	Neighborhood Commercial

Section 1000.34

MAINTENANCE OF A NUISANCE PROHIBITED

It shall be the obligation of the adult entertainment business to maintain peace and quiet and order in and about the premises. Failure to do so shall constitute a nuisance, which shall be a minor misdemeanor.

Section 1000.35

COMPLAINTS REGARDING ADULT ENTERTAINMENT BUSINESSES

Any resident of the Township may submit a written notice of complaint regarding the operation of any adult entertainment business to the Zoning Administrator. The notice of complaint shall include the name and address of the complainant, the address of the location of the adult entertainment business, and the specific reasons why the individual is complaining.

If the Zoning Administrator determines, after interviewing both the complainant and the adult entertainment business, that the specific reasons in the complaint appear to be proper grounds for suspension or revocation of the conditional use permit, he shall refer the matter to the Board of Zoning Appeals.

Section 1000.36

REVOCATION OF CONDITIONAL USE PERMIT

The Zoning Administrator shall revoke the conditional use permit for any adult entertainment business in the event that the license to operate such adult entertainment business is revoked. In addition, the Zoning Administrator shall revoke the conditional use permit for any adult entertainment business if so determined pursuant to the action of the Board of Zoning Appeals, or to the final decision from appeal to the Township Board of Trustees according to the provisions of 1000.37.

Section 1000.37

PROCEDURE FOR REVOCATION

The Zoning Administrator shall notify in writing the Board of Zoning Appeals whenever he has reason to believe that the operation of an adult entertainment business has resulted in a violation of any provision of this Resolution. Within ten (10) days from said notification the Board of Zoning Appeals shall hold a public hearing to determine whether the conditional use permit should be revoked. Notice of this hearing shall be served on the adult entertainment business and, if the Zoning Administrator referral to the Board of Zoning Appeals originated from a complaint by any resident, similar notice shall be served on the complainant at least five (5) days before the hearing.

The Board of Zoning Appeals may also give such other notice as it deems appropriate, including notice to property owners and notice in a newspaper of general circulation. The Board of Zoning Appeals shall make a decision within five (5) days after the hearing and shall notify the adult entertainment business and, if applicable, the complainant. The decision of the Board of Zoning Appeals may be appealed to Township Trustees within ten (10) days of its issuance of said decision. The Township Trustees shall hold a public hearing within twenty (20) days of its receipt of such appeal, after giving public notice of such hearing in a newspaper of general circulation at least five (5) days prior to the date of the hearing, and shall make a final determination on the revocation of the conditional use permit within a reasonable time.

Section 1000.40

REGULATION OF TELEVISION, RADIO, AND MICROWAVE TOWER AND TELE COMMUNICATIONS EQUIPMENT SITING IN ALL RESIDENTIAL DISTRICTS.

Sections 1000.40 to 1000.45 inclusive shall apply to the location and maintenance of TV, radio, microwave tower and telecommunications equipment in residential districts.

Section 1000.41

PURPOSE

1. To minimize adverse visual effects of towers through careful design, siting, and vegetative screening;
2. To avoid potential damage to adjacent properties from tower failure and falling ice through engineering and careful siting of tower structures;
3. To lessen traffic impacts on surrounding residential areas;

4. To limit radiation emitted by telecommunications equipment so that it will not adversely affect human health;
5. To maximize use of any new transmission tower to reduce the number of towers needed; and
6. To allow new transmission towers in residential areas only if a comparable site is not available outside residential areas.

Section 1000.42

ZONING PERMIT REQUIRED

No person, firm or corporation shall undertake the construction, erection or installation of the following in Residential (R-Type) districts without a permit:

1. VHF and UHF television towers and transmission facilities;
2. FM and AM radio towers and accessory facilities;
3. Two-way radio towers;
4. Common carriers;
5. Cellular telephone, and
6. Fixed-point microwave.

Section 1000.43

APPROVAL STANDARDS FOR A NEW TRANSMISSION FACILITY

All uses listed in 1000.42 **must** meet **all** of the following standards:

1. Existing or approved towers cannot accommodate the telecommunications equipment for the proposed tower.
2. The site of existing and approved towers cannot practicably accommodate the proposed tower.
3. Structures will be set back from abutting residential district parcels, public property, or road right-of-ways a sufficient distance to:
 - a. Contain on-site substantially all ice-fall or debris from tower failure;
 - b. Protect the general public from non-ionizing electromagnetic radiation (NIER) at levels generally found to be dangerous;
 - c. Preserve the privacy of adjoining residential property by assuring that accessory structures comply with the district regulations and that sufficient vegetative screening is planted (with earthen mounds if necessary) to screen structures to a height of eight feet;
 - d. Maintaining a setback of tower bases from abutting residential parcels, public property or road right-of-ways by a distance of 20 percent (20%) of the tower height or the distance between the tower base and guy wire anchors, whichever is greater;
 - e. Maintain tower setbacks from abutting land in other districts by the rear and side yard setback required in that district, and
 - f. Restrict placement of guy wire anchors to setback 25 feet from abutting residential district property lines, public property or road right-of-ways and the rear yard setback from abutting land in other districts.
4. The tower is set back from other on-and off-site towers and supporting structures far enough so one tower will not strike another tower or support structure if a tower or support structure fails.
5. At least two off-street parking spaces must be provided.
6. Existing on-site vegetation shall be preserved to the maximum extent practicable,

7. Fencing necessary for safety or security shall be developed in conjunction with the landscaping and screening and shall be constructed to be unobtrusive in color and design.
8. Accessory facilities in a residential district may not include offices, long term vehicle storage, other outdoor storage, or broadcast studios, except for emergency purposes, or other uses that are not needed to send or receive transmissions, and in no event may exceed 25 percent of the floor area used for transmission equipment and functions.

Section 1000.44

ZONING PERMIT REQUIRED

An antenna, tower and supporting structure for the following uses are permitted in any district if accessory to a permitted use and if they comply with applicable regulations of the district in which situated:

1. Ham radio;
2. Citizens band radio;
3. A telecommunication device that only receives a Radio Frequency (RF) signal, and;
4. A sole-source emitter with more than one kilowatt average output.

Section 1000.45

ZONING PERMIT NOT REQUIRED

The following uses are exempt from this resolution:

1. Portable, handheld, and vehicular transmissions;
2. Industrial, scientific, and medical equipment operating at frequencies designated for that purpose by the FCC;
3. A source of non-ionizing electromagnetic radiation with an effective radiated power of seven watts or less;
4. A sole-source emitter with an average output of one kilowatt or less if used for amateur purposes;
5. Marketed consumer products, such as microwave ovens, citizen band radios, and remote control toys; and
6. Goods in storage or shipment or on display for sale, provided the goods are not operated, except for occasional testing or demonstration.

Section 1000.46

ZONING PERMIT REQUIRED

No person shall commence to construct an economically significant wind farm in this state without first having a certificate from the power siting board. An economically significant wind farm with respect to which such certificate is required shall be constructed, operated, and maintained in conformity with that certificate and with any terms, conditions, and modifications it contains. A certificate shall be issued only pursuant to this section. The certificate may be transferred, subject to the approval of the board, to a person that agrees to comply with those conditions and modifications.

Section 1000.50

REGULATION OF SWIMMING POOLS AS ACCESSORY USES

Sections 1000.50 to 1000.53 inclusive shall apply to the location and maintenance of swimming pools.

Section 1000.51

PURPOSE

It is the purpose of sections 1000.50 to 1000.53 inclusive to promote the public health, safety, and welfare through the regulation of swimming pool facilities which are constructed, operated or maintained as an accessory use.

Section 1000.52

PRIVATE SWIMMING POOLS

No private swimming pool, exclusive of portable swimming pools with a diameter of less than twelve (12) feet or with an area of less than one hundred (100) square feet, or of a farm pond, shall be allowed in any residential district or commercial district except as an accessory use, and shall comply with the following requirements:

1. The pool is intended to be used and is used solely for the enjoyment of the occupants of the property on which it is located and their guests;
2. The pool may be located anywhere on the premises except in required front yards, provided that it shall not be located closer than twelve (12) feet to any property line or easement;
3. The swimming pool, or the entire property upon which it is located, shall be walled or fenced in such a manner as to prevent uncontrolled access by children from the street and from adjacent properties. No such fence shall be less than six (6) feet in height, and it shall be maintained in good condition with a gate and lock.

Section 1000.53

COMMUNITY OR CLUB SWIMMING POOLS

A community or club swimming pool shall be any pool constructed by an association of property owners, or by a private club or association, for use and enjoyment by members and their families. Such swimming pools shall comply with the following requirements:

1. The pool is intended solely for and is used solely for the enjoyment of the members and families and guests of members of the association or club under whose ownership or jurisdiction the pool is operated;
2. The pool and accessory structures thereto, including the area used by the bathers, shall not be located closer than seventy-five (75) feet to any property line or easement;
3. The swimming pool, its accessory facilities, and all of the area used by the bathers shall be so walled or fenced as to prevent uncontrolled access by children from the street or adjacent properties. The said fence or wall shall not be less than six (6) feet in height and maintained in good condition with a gate and lock. The area surrounding the enclosure, except for the parking spaces, shall be suitably landscaped with grass, hardy shrubs, and trees and maintained in good condition;
4. Exterior lighting shall be so shaded or directed that it does not cast light directly upon adjacent properties;
5. Such pool facilities shall not be operated prior to 9:00 a.m. in the morning or after 10:00 p.m. in the evening.

Section 1000.60

REGULATION OF LONG-TERM PARKING FACILITIES

Sections 1000.60 to 1000.63 inclusive shall apply to the location and operation of any long-term parking facility.

Section 1000.61

PURPOSE

It is the purpose of Sections 1000.60 to 1000.63 inclusive to regulate long-term parking facilities constructed, operated, or maintained in order to promote the public health, safety, and welfare.

Section 1000.62

CONDITIONAL USE PERMIT REQUIRED

No person shall establish, operate or maintain on any premises as a principal or an accessory use a parking facility where any vehicles, to include tractors, trailers, boats, campers, recreational vehicles, buses, trucks, or automobiles, are to be parked for a continuous period exceeding six (6) days without obtaining a conditional use permit for such use.

Section 1000.63

PERMIT REQUIREMENTS

In addition to complying with all other provisions of this Resolution, particularly the requirements of Articles 5 and 11, the applicant for the conditional use permit shall give evidence that the premises proposed for such use complies with the following conditions:

1. That no boundary of the proposed parking area is within fifty (50) feet of a residential district boundary;
2. That the proposed parking area will not prevent access to adjacent properties by fire safety equipment;
3. That the proposed parking area will be screened in such a manner that the vehicles thereon parked will not be visible from the ground level of any adjacent residential properties;
4. That fencing and lighting of the facility will be sufficient to provide for its reasonable security;
5. That no service work, maintenance work, repair work, painting work, or other vehicular work shall take place on the premises.

Section 1000.70

REGULATION OF HOME OCCUPATIONS

Sections 1000.70 to 1000.74 inclusive shall apply to the location, operation, and maintenance of home occupations.

Section 1000.71

PURPOSE

It is the purpose of Sections 1000.70 to 1000.74 inclusive of this Resolution to promote the public health, safety, and welfare through the regulation of home occupations. It is further the intent of these Sections to allow limited non-residential uses in residential structures that are compatible with the residential character of their surroundings.

Section 1000.73

HOME OCCUPATION AS A CONDITIONALLY PERMITTED USE

A person may apply for a conditional use permit for a home occupation as long as an owner occupied home is present at the location. The criteria for the issuance of such a permit for a home occupation are as follows:

1. There shall be no more than two (2) non-residential employees or volunteers to be engaged in the proposed use;
2. Sales of commodities not produced on the premises may be permitted, provided that the commodities are specified in the application and are related to the home occupation;
3. The home occupation may be permitted to be conducted in a structure accessory to the residence, provided the application so specifies;
4. Outside storage shall only be permitted with the issuance of a conditional use permit. All outdoor storage shall comply with the following requirements of this zoning resolution.
 - a. Outside storage shall be related to the conditionally permitted use.
 - b. Outside storage may be permitted only on parcels of property consisting of 25 acres or more.
 - c. Outside storage shall not occur within 300 feet of any public right-of-way or 200 feet of any abutting property.
 - d. Outside storage shall not exceed 500 tons or occupy an area greater than 2.0% of the gross acreage/square footage of the property.
 - e. Outside storage materials shall not exceed 12 feet in height, unless completely enclosed in a building complying with applicable zoning regulations.
 - f. Any outside storage shall comply with all applicable public health regulations.
 - g. No hazardous materials shall be stored on the property under any circumstances.
 - h. Outside storage shall be subject to any additional restrictions that the Board of Zoning Appeals may deem necessary for the health, safety, and welfare of the Township, and
 - i. When the requirements of this Section differ from other provisions of the Zoning Resolution or other local ordinances, rules, and regulations, the more stringent standard(s) shall apply.
5. Not more than thirty (30) percent of the gross floor area of any residence shall be devoted to the proposed home occupation;
6. The external appearance of the structure in which the use is to be conducted shall not be altered, and not more than one sign no larger than four (4) square feet shall be mounted flush to the wall of the structure;
7. Minor or moderate alterations in accordance with Ashtabula County Building Department regulations may be permitted to accommodate the proposed use, but there shall be no substantial construction or reconstruction;
8. No equipment, process, materials or chemicals shall be used which create offensive noise, vibration, smoke, dust, odor, heat, glare, x-rays, radiation, or electrical disturbances;
9. No more than two (2) additional parking places may be proposed in conjunction with the home occupation, which shall not be located in a front yard;

Section 1000.74

INVALIDATION OF HOME OCCUPATION CONDITIONAL USE PERMIT

For the purposes of this Resolution, a conditional use permit issued for a home occupation shall cease to be valid at such time as the premises for which it was issued is no longer occupied by the holder of said permit. Such conditional use permit shall also be immediately invalidated upon the conduct of the home occupation in any manner not approved by the Board of Zoning Appeals.

Section 1000.80

REGULATION OF GROUP RESIDENTIAL FACILITIES

Sections 1000.80 to 1000.84 inclusive shall apply to the location, operation, and maintenance of group residential facilities.

Section 1000.81

PURPOSE

It is the purpose of Sections 1000.80 to 1000.84 inclusive of this Resolution to regulate the location, operation, and maintenance of group residential facilities in order to promote the public health, safety, and welfare. It is the intent of these Sections to provide for the assimilation of these facilities in stable and suitable neighborhoods so that the living environments of their residents are conducive to their rehabilitation.

Section 1000.82

CONDITIONAL USE PERMIT REQUIRED

A Class I Type B group residential facility is permitted by right in any residential district. No other group residential facility shall be established, operated or maintained on any premises unless authorized by the issuance of a conditional use permit in accordance with the provisions of Article 5 of this Resolution. In addition to said provisions, such group residential facilities shall comply with the following conditional use criteria:

1. Evidence is presented that the proposed facility meets the certification, licensing, or approval requirements of the appropriate state agency;
2. Evidence is presented that the proposed facility meets local fire safety requirements for the proposed use and level of occupancy;
3. Evidence is presented that the proposed facility will not generate an unreasonable increase in traffic volume or requires special off-street parking;
4. Such facilities shall comply with the district regulations applicable to other properties in the zoning district in which they are located;
5. No such facility may be located within 600 feet of another such facility;
6. No signs shall be erected by such facility for purposes of identification except a permitted street address sign;
7. The exterior of all such facilities shall not be altered in character but shall be compatible with other residential dwellings. However, any improvement required by code or necessitated by licensing requirements shall not be deemed incompatible;
8. Such facility shall be reasonably accessible, by virtue of its location or transportation provided by the applicant, to medical, recreational, and retail services required by its residents, and to employment opportunities, if applicable, and shall be in a relatively safe and stable neighborhood;
9. The applicant shall provide a plan indicating the manner in which the facility will maintain contact with neighborhood residents, to include a structured procedure whereby their grievances may be filed and resolved;
10. The applicant shall provide documentation indicating the need for the facility, the specific clientele it will serve, and the location and type of similar facilities operated by the applicant.

Section 1000.83

ZONING OF GROUP RESIDENTIAL FACILITIES

Group residential facilities shall be conditionally permitted uses as follows:

Class I Type A	R2, NC,
Class I Type B	R1, R2, NC, RC
Class II Type A	R2, NC,
Class II Type B	R2, NC,

Section 1000.84

VARIANCE TO DISTANCING REQUIREMENT

The Board of Zoning Appeals may grant a variance with respect to the distancing requirement contained in 1000.82 (5) if the applicant clearly demonstrates that the proposed location has unique advantages with respect to proximity to employment opportunities, social services, public transportation, or similar amenities.

Section 1000.85

UNIFORMITY WITH RESPECT TO GRANTING OF CONDITIONAL USE PERMITS

The granting of conditional use permits for the establishment of Group Residential Facilities shall be uniformly and equitably done, irrespective of considerations beyond the scope of these regulations.

Section 1000.90

APPEARANCE AND DESIGN STANDARDS FOR SINGLE FAMILY HOUSING

Sections 1000.90 to 1000.92 inclusive of this Resolution shall apply to the location, construction, and maintenance of all single family housing in all districts.

Section 1000.91

PURPOSE

These standards are created to ensure the health, safety, and general welfare of the Township. They will further the equitable treatment of all housing construction types and provide affordable housing for a larger segment of the Township population. Additionally, these regulations will improve the overall appearance of the housing stock and ensure more durable and safer homes for all residents.

Section 1000.92

STANDARDS

These regulations apply to all single family housing units in all districts including Manufactured Homes, Modular Homes and Site Built Homes.

1. The minimum floor area of the single family dwelling unit shall be at least 1200 square feet of living area. The garage portion of the structure is **not** included in the living area total calculation.
2. The minimum width of all single family dwelling units shall be at least 20 feet.

3. All dwelling units shall have a minimum roof overhang of at least twelve (12) inches, excluding gutters.
4. All dwelling units shall be double pitched and have a pitch of at least 3 in 12.
5. All dwelling units shall have roof material that is generally used in residential construction including: approved wood, clay, slate, metal, asphalt composition shingles, and fiberglass compositions shingles. Materials excluded are corrugated aluminum, corrugated fiberglass roof materials. The materials are applicable to all primary buildings, accessory buildings, garages and carports.
6. Exterior siding of all dwelling units cannot have a high-gloss finish and must be residential in appearance. including but not limited to, clapboards, simulated clapboards such as conventional vinyl or metal siding, wood shingles, shakes, or similar material, but excluding smooth, ribbed or corrugated metal or plastic panels.
7. The home must be placed on a permanent foundation that complies with the BOCA Basic Building Code and be inspected by the Ashtabula county Department of Building Regulations.
8. The hitch, axles and wheels of any manufactured home must be removed.
9. The dwelling unit must be oriented on the lot so that its long axis is parallel with the road right-of-way. A perpendicular or diagonal placement may be permitted if there is a building addition or substantial landscaping so that the narrow dimension of the unit, as so modified and facing the street is no less than 50 percent of the unit's long dimension.
10. The lot must be landscaped to ensure compatibility with the surrounding properties.
11. All fuel oil supply systems shall be constructed and installed within the foundation wall, underground, or within a fence or other screened enclosure so as not to be clearly visible from the street or abutting properties. Liquefied gas storage tanks may be also enclosed within a screened enclosure and shall meet all applicable building and safety codes.
12. Other fuel types such as wood or coal shall be stored within an enclosure so as not be clearly visible from the street or abutting properties.
13. All dwelling units shall have a frost wall around the perimeter of the unit. The frost wall shall be either a 6" X 14" footer with a minimum 6" thick concrete block wall or shall be poured to grade trench footer, with a minimum width of 6". Footers shall be a minimum of 36" below grade or placed on solid rock. The crawl space created shall be ventilated on all 4 sides, treated with an approved vapor barrier material and a minimum 2" concrete mud slab installed and leveled with a broom or trowel finish.

Section 1000.96

UNIFORMITY WITH RESPECT TO GRANTING OF VARIANCES

The granting of variances from the requirements of this Resolution with respect to the location of single-family housing, their design or appearance, shall be uniformly and equitably done, irrespective of the fact that the structure proposed for such location is a site-built structure, modular or manufactured home, and shall be guided by the provisions of Article 4 of this Resolution.

ARTICLE 11

OFF-STREET PARKING AND LOADING FACILITIES

Section 1100

GENERAL PARKING REQUIREMENTS

In all districts, at any time any building, structure or use of land is erected, enlarged, increased in capacity, or used, there shall be provided for every use off-street parking spaces for automobiles in accordance with the provisions of Section 1100 to 1141 of this Article. A parking plan shall be required for all uses except for single or two-family residential uses. The parking plan shall be submitted to the Zoning Administrator as a part of the application for a zoning permit. The plan shall show the boundaries of the property, parking spaces, access driveways, circulation patterns, drainage and construction plans, and boundary walls, fences and a screening plan, as appropriate.

Whenever a building or use constructed or established after the effective date of this Resolution is changed in floor area, number of employees, number of dwelling units, seating capacity, or otherwise to create a need for an increase of ten (10) percent or more in the number of existing parking spaces, such spaces shall be provided on the basis of the enlargement or change. Whenever a building or use existing prior to the effective date of this Resolution is enlarged to the extent of fifty (50) percent or more in floor area or in the area used, such building or use shall then and thereafter comply with the parking requirements set forth herein.

Section 1110

OFF-STREET PARKING DESIGN STANDARDS

All off-street parking facilities including entrances, exits, maneuvering areas, and parking spaces shall be in accordance with the following standards and specifications:

1. Parking Space Dimensions:
 - a. Each off-street parking space shall have an area of not less than 162 square feet exclusive of access drives or aisles, and shall be of usable shape and condition.
 - b. Parking spaces shall not be located closer than 5 feet to any lot line.
2. Access: There shall be adequate provision for ingress and egress to all parking spaces. Where the lot or parking spaces do not provide direct access to a public street or alley, an access drive shall be provided, with a dedicated easement of access, as follows:
 - a. For one single or two-family residential dwellings, the access drive shall be a minimum of nine (9) feet in width.
 - b. For all other residential uses and all other uses, the access drive shall be a minimum of ten (10) feet in width for one way traffic and sixteen (16) feet wide for two way traffic. For drives that will accommodate tractor trailers, the drive width minimum shall be twelve (12) feet for one way traffic and twenty (20) feet for two way traffic.
 - c. All parking spaces, except those required for single, two-, or three-family dwellings, shall have access to a public street or alley in such a manner that any vehicle leaving or entering the parking area from or into a public street or alley shall be traveling in a forward motion.
3. Setbacks: the location of off-street parking facilities for more than five (5) vehicles may be located in required yards as specified elsewhere in this Resolution notwithstanding the requirements specified in the Official and Supplementary Schedules of District Regulations and Dimensional Requirements. In no case, however, shall the parking area be located closer than three (3) feet to any street or alley.

4. Screening: In addition to the setback requirements specified in this Resolution for off-street parking facilities for more than five (5) vehicles, screening shall be provided on each side of a parking area that abuts any Residential District. Screening shall comply with the requirements of Section 940 of this Resolution.
5. Paving: All required parking spaces, together with driveways, and other circulation areas, shall be improved with such material to provide a durable and dust free surface.
6. Drainage: All parking spaces, together with driveways, aisles, and other circulation areas shall be graded and drained so as to dispose of surface water which might accumulate within or upon such area, and shall be designed to prevent the excess drainage of surface water on to adjacent properties, walkways, or onto the public streets. Adequate arrangements shall be made to insure acceptable diversion to an adequate storm water drainage system.
7. Barriers: Wherever a parking lot extends to a property line, fencing, wheel stops, curbs, or other suitable barriers shall be provided in order to prevent any part of a parked vehicle from extending beyond the property line.
8. Visibility: Access of driveways for parking areas shall be located in such a way that any vehicle entering or leaving such parking area shall be clearly visible for a reasonable distance by any pedestrian or motorist approaching the access or driveway from a public or private street or alley.
9. Marking: All parking areas for twenty (20) or more spaces shall be marked with paint lines, curb stones, or in some other manner approved by the Zoning Administrator, and shall be maintained in a clearly visible condition.
10. Maintenance: Any owner of property used for parking areas shall maintain such areas in good condition without holes and free of all dust, trash, or other debris.
11. Signs: Where necessary due to multiple curb cuts, the entrances, exits, and the intended circulation pattern of the parking area shall be clearly marked in compliance with Article 12.
12. Lighting: Any lights used to illuminate a parking lot shall be so arranged as to direct the light away from the adjoining property in any residential district.

Section 1120

DETERMINATION OF REQUIRED SPACES

In computing the number of parking spaces required by this Resolution, the following rules shall apply:

1. Where floor area is designated as the standard for determining parking space requirements, floor area shall be the sum of the gross horizontal area of all the floors of a non-residential building measured from the faces of the exterior walls, excluding only stairs, washrooms, elevator shafts, and similar nonusable areas.
2. Where seating capacity is the standard for determining parking space requirements, the capacity shall mean the number of seating units installed or indicated or each twenty-four (24) lineal inches of benches, or pews, except where occupancy standards are set by the fire marshal.
3. Fractional numbers shall be increased to the next whole number.

Section 1121

JOINT OR COLLECTIVE PARKING FACILITIES

The joint or collective provision of required off-street parking areas, where permitted, shall comply with the following standards and requirements:

1. All required parking spaces shall be located on the same lot with the building or use served, except that where an increase in the number of spaces is required by a change or enlargement of use, or where such spaces are provided collectively or used jointly by two (2) or more buildings or establishments, the required spaces may be located not farther than 500 feet from the building served.
2. Not more than fifty (50) percent of the parking spaces required for theaters, bowling alleys, dance halls, night clubs, taverns and similar uses, and up to one hundred percent (100) of the parking spaces required for churches, schools, auditoriums and similar uses may be provided and jointly used by banks, offices, retail stores, repair shops, service establishments and similar uses that are not normally open, used, or operated during the same hours as the uses with which such spaces are jointly or collectively used.
3. In any case where the required parking spaces are not located on the same lot with the building or use served, or where such spaces are collectively or jointly provided and used, a written agreement thereby assuring their retention for such purposes shall be properly drawn and executed by the parties concerned, approved as to form by legal counsel, and filed with the application for a zoning permit.

Section 1122

OFF-STREET STORAGE AREAS FOR DRIVE-IN SERVICES

Establishments, which by their nature create lines of customers waiting to be served within automobiles, shall provide off-street storage areas in accordance with the following requirements:

1. Photo pickups, restaurants, drive-thru beverage docks, and other similar commercial establishments that can normally serve customers in 3 minutes or less shall provide no less than five (5) storage spaces per window. Drive-in restaurants and other similar use which require an additional stopping point for ordering shall provide a minimum of three (3) additional storage spaces for each such stopping point.
2. Other commercial establishments such as banks, savings and loan offices, or other similar facilities with service or money windows shall provide no less than four (4) storage spaces per window.
3. Self-serve automobile washing facilities shall provide no less than three (3) storage spaces per stall. All other automobiles washing facilities shall provide a minimum of six (6) storage spaces per entrance.
4. Motor vehicle service stations shall provide no less than two (2) storage spaces for each accessible side of a gasoline pump island. Gasoline pumps shall not be located closer than fifteen (15) feet to any street right-of-way line.

Section 1123

PARKING OF DISABLED VEHICLES

The parking of a disabled vehicle as defined in Article 2 for a period of more than two (2) weeks shall be prohibited in all districts, except that such vehicle may be stored in an enclosed garage or other accessory building, provided that no business shall be conducted in connection therewith while such vehicle is parked or stored.

Section 1130

PARKING SPACE REQUIREMENTS

For the purposes of this Resolution the following parking space requirements shall apply:

- I. Residential uses
 - a. Single-family or two family dwellings -- Two for each unit.
 - b. Apartments, Townhouses or multi-family dwellings -- Two for each unit.
2. Business Related uses
 - a. Animal hospitals and kennels -- One for each 400 square feet of floor area and one for each two employees.
 - b. Motor Vehicle repair station -- One for each 400 square feet of floor area and one for each employee.
 - c. Motor Vehicle salesroom -- One for each 400 square feet of floor area and one for each employee.
 - d. Motor Vehicle service stations -- Two for each service bay and one for every two gasoline pumps.
 - e. Car washing facilities -- One for each employee.
 - f. Banks, financial institutions, post offices, and similar uses -- One for each 250 square feet of floor area and one for each employee.
 - g. Barber and Beauty shops -- Three for each barber or beauty operator.
 - h. Carry-out restaurants -- One for each 200 square feet of floor area one and one for each two employees.
 - i. Drive-in restaurants -- One for each 125 square feet of floor area and one per each two employees.
 - j. Hotels, motels -- One for each sleeping room plus one space for each two employees.
 - k. Bed/Breakfast Home -- One for each sleeping room.
 - l. Furniture, appliance, hardware, machinery or equipment sales and service, and wholesale establishments -- Two plus one additional space for each 200 square feet of floor area over 1000 square feet.
 - m. Consumer and trade service uses not otherwise specified -- One for each employee.
 - n. Funeral homes, mortuaries and similar type uses -- One for each 50 square feet of floor area in slumber rooms, parlors, or service rooms.
 - o. Laundromats -- One for every two washing machines.
 - p. Administrative business and professional office uses -- One for each 200 square feet of floor area.
 - q. Sit-down restaurants, tavern, night clubs, and similar uses -- One for each three persons of capacity.
 - r. Retail stores -- One for each 150 square feet of floor area.

- s. All other types of business or commercial uses permitted in any business district -- One for each 150 square feet of floor area.
3. Recreational and Entertainment Uses
 - a. Bowling alleys -- Four for each alley or lane; one for each three persons of capacity of the area used for restaurant, cocktail lounge, or similar use; and one for each three employees.
 - b. Dance halls, skating rinks -- One for each 100 square feet of floor area used for the activity; one for each three persons of capacity in a restaurant, snack bar, or cocktail lounge; and one for each three employees.
 - c. Outdoor swimming pools: public, community or club -- One for each ten persons of capacity, and one for each three persons of capacity for a restaurant.
 - d. Auditoriums, sport arenas, theaters, and similar uses -- One for each four seats.
 - e. Miniature golf courses -- Two for each hole and one for each employee.
 - f. Private clubs and lodges -- One for each ten members.
 - g. Tennis facilities, racquetball facilities or similar uses -- Two for each playing area; one for each employee; and one for each 100 square feet of other activity area.
 4. Institutional Uses
 - a. Churches and other places of religious assembly -- One for each eight (8) seats in main assembly room, or one for each classroom, whichever is greater.
 - b. Hospitals -- One for each three beds.
 - c. Sanitariums, homes for the aged, nursing homes, rest homes, similar uses -- One for each 3 beds.
 - d. Medical and dental clinics -- One for every 100 square feet floor area.
 - e. Libraries, museums, and art galleries -- Ten, and one for each 300 square feet floor area in excess of 2,000 square feet.
 5. Educational Institution (Public, Parochial, or Private) Uses
 - a. Elementary schools, and kindergartens -- Four for each classroom; one for every four seats in auditoriums or assembly halls; and one for each additional non-teaching employee.
 - b. High schools and middle schools -- One for every ten students, or one for each teacher and employee, or one for every four seats in auditoriums, assembly areas or sports fields, whichever is greater.
 - c. Business, technical and trade schools -- One for each two students.
 - d. Child care centers, nursery schools, and similar uses -- Four for each classroom.
 6. Manufacturing Uses
 - a. All types of manufacturing, storage, and wholesale uses permitted in any manufacturing district -- One for every employee (on the largest shift for which the building is designed), and one for each motor vehicle used in the business.
 - b. Cartage, express, parcel delivery, and freight terminals -- One and one half for every one employee (on the largest shift for which the building is designed) and one for each motor vehicle maintained on the premises.

Section 1131

HANDICAPPED PARKING

Parking facilities serving buildings and facilities required to be accessible to the physical handicapped shall have conveniently located designated spaces provided as follows:

<u>Total spaces in Lot/Structure</u>	<u>No. of Designated Accessible Spaces</u>
Up to 100	One space per 25 parking spaces
101 to 200	4 spaces, plus one per 50 spaces over 100
201 to 500	6 spaces, plus one per 75 spaces over 200
Over 500	10 spaces, plus one per 100 spaces over 500

Section 1140

OFF-STREET LOADING SPACE REQUIREMENTS

In any district, every building or part thereof hereafter erected and having a gross floor area of 3,000 square feet or more, which is to be occupied by manufacturing, storage, warehouse, goods display, retail store, wholesale store, hotel, hospital, mortuary, laundry, dry cleaning, or other uses similarly requiring the receipt or distribution by vehicles of material or merchandise, there shall be provided and maintained, on the same lot with the building, at least one off-street loading space, and one additional loading space for each 10,000 square feet or fraction thereof of gross floor area so used in excess of 3,000 square feet.

Section 1141

OFF-STREET LOADING DESIGN STANDARDS

All off-street loading spaces shall be in accordance with the following standards and specifications:

1. Loading Space Dimensions: Each loading space shall have minimum dimensions not less than 12 feet in width, 65 feet in length, and a vertical clearance of not less than 14 feet.
2. Setbacks: Notwithstanding other provisions of this regulation and the Official and Supplementary Schedules of Permitted Used and Dimensional Requirements, off-street loading spaces may be located in the required rear or side yard of any IOP, RC, or NC district provided that not more than 90% of the required rear or side yard is occupied, and no part of any loading space shall be permitted closer than 50 feet to any Residential District nor closer than 5 feet from any street, alley or lot line.
3. Screening: In addition to the setback requirements specified above, screening shall be provided on each side of an off-street loading space that abuts any Residential District. Screening shall comply with the requirements of Section 940 of this Resolution.
4. Access: All required off-street loading spaces shall have access from a public street or alley in such a manner that any vehicle leaving the premises shall be traveling in a forward motion.
5. Paving: All required off-street loading spaces, together with driveways, aisles, and other circulation areas, shall be improved with such material to provide a durable and dust free surface.
6. Drainage: All loading spaces, together with driveways, aisles, and other circulation areas, shall be designed to prevent the excess drainage of surface water on to adjacent properties, walkways or onto the public streets. Arrangements shall be made to insure acceptable diversion to an adequate storm water drainage system.

7. Lighting: Any lights used to illuminate a loading area shall be so arranged as to reflect the light away from adjoining property.

ARTICLE 12

SIGNS

Section 1200

GENERAL

The purpose of this Article is to promote and protect the public health, welfare, and safety by regulating existing and proposed outdoor advertising, outdoor advertising signs, and outdoor signs of all types. It is intended to protect property values, create a more visually attractive economic and business climate, enhance and protect the physical appearance of the community, and preserve the scenic and natural beauty of designated areas. It is further intended to reduce sign or advertising clutter, distraction, and obstructions that may contribute to traffic accidents, reduce hazards that may be caused by signs overhanging or projecting over public rights-of-way, provide more open space, curb the deterioration of the natural environment. It is further intended to enhance community development by permitting signs which are compatible with their surroundings, and by providing for the uniform and eventual elimination of all signs not in conformance with this Resolution or a variance thereof.

Section 1201

GOVERNMENTAL SIGNS EXCLUDED

For the purpose of this Resolution "sign" does not include signs erected and maintained pursuant to and in discharge of any governmental function, or required by any law, ordinance, or governmental regulation.

Section 1202

GENERAL REQUIREMENTS FOR ALL SIGNS AND DISTRICTS

The regulations contained in this section shall apply to all signs and all use districts.

1. Any illuminated sign or lighting device shall employ only light emitting a light of constant intensity, and no sign shall be illuminated by or contain flashing, intermittent, rotating, or moving light or lights. In no event shall an illuminated sign or lighting device be placed or directed so as to permit the beams and illumination therefrom to be directed or beamed upon a public thoroughfare, highway, sidewalk, or adjacent premises so as to cause glare or reflection that may constitute a traffic hazard or nuisance;
2. No sign shall employ any parts or elements which revolve, rotate, whirl, spin or otherwise make use of motion to attract attention. Subsections (1) and (2) of this section shall not apply to any sign performing a public service function indicating time, temperature, stock market quotations or similar services;
3. All wiring, fittings, and materials used in the construction, connection, and operation of electrically illuminated signs shall be in accordance with the provisions of the local electric code in effect, if any;
4. No projecting sign shall be erected or maintained from the front or face of a building a distance of more than two (2) feet, including those projecting from the face of any theater, hotel, or motel marquee;
5. No sign shall be placed on the roof or any building, except those signs whose supporting structure is screened so the sign appears to be a continuation of the face of the building;
6. No portable or temporary sign shall be placed on the front or face of a building or on any premises, except as provided in Section 1220 herein;

7. No sign or part thereof shall contain or consist of banners, posters, ribbons, streamers, spinners, or other similar moving devices. Such devices, as well as strings of lights, shall not be used for the purpose of advertising or attracting attention when not part of a sign. The exception is pennants in districts where specifically permitted;
8. No sign erected or maintained in the window of a building, visible from any public or private street or highway, shall occupy more than twenty (20) percent of the window surface;
9. No sign of any classification shall be installed, erected, or attached in any form, shape, or manner to a fire escape or any door or window giving access to any fire escape;
10. All signs hung and erected shall be plainly marked with the name and telephone number of the person, firm, or corporation responsible for maintaining the sign;
11. Should any sign be or become unsafe or be in danger of falling, the owner thereof or the person maintaining the same shall, upon receipt of written notice from the Zoning Administrator, proceed at once to put such sign in a safe and secure condition or remove the sign;
12. No sign shall be placed in any public right-of-way except publicly-owned signs, such as traffic control signs and directional signs. Signs directing and guiding traffic and parking on private property but bearing no advertising matter shall be permitted on any property;
13. All signs shall be so designed and supported as to carry the weight of the sign, and shall comply with the local building code in effect;
14. All signs shall be secured in such a manner as to prevent significant movement due to wind;
15. No advertising signs shall be attached to or supported by a tree, utility pole, trash receptacle, bench, vending machine, or public shelter;
16. No sign shall contain words, images, or graphic illustrations of an obscene or indecent nature;
17. No sign shall be attached in such manner that it may interfere with any required ventilation openings;
18. No sign shall be located on a vacant lot, except for the purpose of advertising the lot for sale or lease, or for such purpose as the notification of present danger or the prohibition of trespassing. Off-premises outdoor advertising signs larger than 300 sq. ft. and regulated as conditional uses excepted;
19. No sign shall be located nearer than eight (8) feet vertically or four (4) feet horizontally from any overhead electrical wires, conductors, or guy wires;
20. No vehicle or trailer may be parked on a business premises or a lot for the purpose of advertising a business, product, service, event, object, location, organization, or the like.
21. From any public or private driveway exiting onto a dedicated road, no sign shall be placed as to materially impede vision across such driveway or road between the height of 2 1/2 and 10 feet.

Section 1203

MEASUREMENT OF SIGN AREA AND SIGN HEIGHT (Flags as defined in Article 2 of this Resolution excepted)

1. Computation of Area of Individual Signs: The area of a sign face (which is also the sign area of a wall sign or other sign with only one face) shall be computed by means of the smallest square, circle, rectangle, triangle, or combination thereof that will encompass the extreme limits of the writing, representation, emblem, or other display, together with any material or color forming an integral part of the background of the display or used to differentiate the sign from the backdrop or structure against which it is placed, but not including any supporting framework, bracing, or decorative fence or wall when such fence or wall otherwise meets zoning resolution regulations and is clearly incidental to the display itself.
2. Computation of Area of Multifaced Signs: The sign area for a sign with more than one face shall be computed by adding together the area of all sign faces visible from any one point. When two identical sign faces are placed back to back, so that both faces cannot be viewed from any point at

the same time, and when such sign faces are part of the same sign structure and are not more than 42 inches apart, the sign area shall be computed by the measurement of one of the faces.

3. Computation of Height: The height of a sign shall be computed as the distance from the base of the sign at normal grade to the top of the highest attached component of the sign. Normal grade shall be construed to be the lower of (1) existing grade prior to construction or, (2) the newly established grade after construction, exclusive of any filling, berming, mounding, or excavating solely for the purpose of locating the sign. In cases in which the normal grade cannot reasonably be determined, sign height shall be computed on the assumption that the elevation of the normal grade at the base of the sign is equal to the elevation of the nearest point of the crown of a public street or the grade of the land at the principal entrance to the principal structure on the zone lot, whichever is lower.

Section 1210

PERMIT REQUIRED

1. No person shall locate or maintain any sign, or cause a sign to be located or maintained, unless all provisions of this Article have been met. To assure compliance with these regulations, a sign permit issued pursuant to this Resolution shall be required for each sign unless specifically exempted in this Article.
2. A sign initially approved for which a permit has been issued shall not be modified, altered or replaced, nor shall design elements of any building or lot upon which such sign is maintained be modified, altered or replaced if any such design element constituted a basis for approval of such sign unless a new or amended permit is obtained consistent with these regulations.
3. The repainting, changing of parts and preventive maintenance of signs shall not be deemed alterations requiring a sign permit.

Section 1211

SIGNS PERMITTED IN ALL DISTRICTS NOT REQUIRING A PERMIT

1. Signs advertising the sale, lease or rental of the premises upon which the sign is located. Such signs shall not exceed 32 square feet in area, except in Residential Districts where the sign shall not exceed 8 square feet;
2. Signs denoting the name and address of the occupants of the premises, not to exceed two (2) square feet in area;
3. Commemorative plaques placed by historical agencies recognized by the Township Lenox, County of Ashtabula, or State of Ohio not to exceed two (2) square feet in area;
4. Membership signs for agencies recognized by the Township of Lenox, County of Ashtabula, or State of Ohio including but not limited to Farm Bureau, 4-H Club, Soil and Water Conservation District, not to exceed two (2) square feet in area;
5. Incidental signs as defined in Article 2 of this Resolution, freestanding signs not to exceed eight (8) square feet in area and wall signs not to exceed four (4) square feet in area;
6. One wall sign on one barn (as defined in Article 2 of this Resolution) per zone lot not to exceed 64 square feet in area.
7. Flags as defined in Article 2 of this Resolution;
8. Political Signs, Sect. 1230 to apply.

Section 1212

SIGNS PERMITTED IN ANY DISTRICT REQUIRING A PERMIT

Signs or bulletin boards customarily incidental to places of worship, libraries, museums, social clubs, or societies, which signs or bulletin boards shall not exceed 15 square feet in area and which shall be located on the premises of such institution.

Section 1213

SIGNS PERMITTED IN THE R1 DISTRICT

1. No on-premise sign shall exceed 25 feet in height. No off-premise sign shall exceed 35 feet in height.
2. Signs not requiring a permit:
 - a. One freestanding Residential Sign as defined in Article 2 not to exceed six (6) square feet in area;
 - b. One wall Residential Sign not to exceed four (4) square feet.
3. Signs requiring a permit:
 - a. One freestanding sign not to exceed 32 square feet in area per exclusive entrance to a subdivision or tract, such signs restricted to the subdivision or tract name.
 - b. One off-premise sign per zone lot, not to exceed 100 square feet, sections 1240-1250 to apply.

Section 1214

SIGNS PERMITTED IN THE R2 DISTRICT

1. No sign shall exceed 25 feet in height.
2. Signs not requiring a permit:
 - a. One freestanding Residential Sign not to exceed 6 square feet in area;
 - b. One wall Residential sign not to exceed 4 square feet;
3. Signs requiring a permit:
 - a. One freestanding sign not to exceed 32 square feet in area per exclusive entrance to a subdivision, tract, or multi-family housing complex, such signs restricted to the subdivision, tract, or complex name.

Section 1215

SIGNS PERMITTED IN THE RECREATION COMMERCIAL (RC) DISTRICT

1. No sign shall exceed 25 feet in height.
2. Signs requiring a permit:
 - a. One freestanding on-premise sign not over 64 square feet;
 - b. Temporary signs according to Section 1220;
 - c. Banner according to Section 1220;
 - d. One wall sign not to exceed 32 square feet.

Section 1216

SIGNS PERMITTED IN THE NEIGHBORHOOD COMMERCIAL (NC) DISTRICT

1. No on-premises sign shall exceed 25 feet in height. No off-premise sign shall exceed 35 feet in height.
2. The total square footage of all wall and window signs shall not exceed 100 square feet.
3. Signs not requiring a permit:
 - a. One wall Residential Sign not to exceed four (4) square feet;
 - b. Pennants not less than 10 feet from road right-of-way;
 - c. Window signs (included in total square footage, see this section, number 2).
4. Signs requiring a permit:
 - a. One freestanding on-premise sign not to exceed 64 square feet. There shall be only one freestanding on-premises sign per zone lot regardless of the number of businesses conducted on said zone lot;
 - b. One off-premise sign not to exceed 100 square feet per zone lot. Sections 1240-1250 to apply;
 - c. Temporary sign, Section 1220 to apply;
 - d. Banner, Section 1220 to apply;
 - e. One wall sign for each business not to exceed an area equivalent to one and one half square feet of sign area for each lineal foot of building width, or part of building, occupied by said business but shall not exceed a maximum area of 100 square feet.

Section 1218

SIGNS PERMITTED IN THE INDUSTRIAL/OFFICE PARK (IOP) DISTRICT

1. No on-premise sign shall exceed 25 feet in height. No off-premise sign shall exceed 35 feet in height.
2. Exterior spot lighting is permissible, but only if shielded so as to direct the light to the sign only.
3. Signs requiring a permit:
 - a. One freestanding sign per zone lot regardless of how many businesses are conducted on said zone lot, identifying the building occupation, establishment or use not exceeding 32 square feet in area;
 - b. One wall sign for each business not to exceed 32 square feet in area;
 - c. One freestanding off-premise sign to exceed 100 square feet per zone lot. Section 1240-1250 shall apply.

Section 1220

TEMPORARY SIGNS AND BANNERS

1. All temporary signs shall conform to the general requirements listed in Section 1202, the setback requirements in Sections 1240-1244, and in addition such other standards deemed necessary to accomplish the intent of this Article as stated in Section 1200.
2. Signs permitted in any district not requiring a permit:
 - a. Temporary signs not exceeding 50 square feet in area announcing the erection of a building. the architect, the builders, or contractors may be erected for a period of 60 days plus the construction period.
3. Signs permitted in the Recreational Commercial and Neighborhood Commercial Districts requiring a permit:

- a. One temporary sign or banner not exceeding 50 square feet in area may be permitted for a specified 60 day period.
 - b. No more than two temporary sign permits shall be issued to the same business license holder on the same zone lot in any calendar year.
- test

Section 1240

SIGN SETBACK REQUIREMENTS

Except as modified in Sections 1241-1244, on-premise signs where permitted shall be set back from the established right-of-way line of any thoroughfare at least ten (10) feet. No off-premises sign shall be erected in front of the required setback line for the appropriate zoning district.

Section 1241

SETBACKS FOR OFF-PREMISE SIGNS NOT EXCEEDING 100 SQUARE FEET

If a setback line is not established for the appropriate zoning district, off-premise signs shall be set back a minimum of 20 feet from the right-of-way line.

Section 1242

OFF-PREMISE SIGNS EXCEEDING 100 SQUARE FEET

Off-premise signs more than 100 square feet in area but not to exceed 1200 square feet shall be conditionally permitted in the R1, NC, and I/OP Districts. See Article 5 for applicable regulations.

Section 1243

SETBACKS FOR PUBLIC AND QUASIPUBLIC SIGNS

Real estate signs and bulletin boards for a church, school, or any other public, religious or educational institution may be erected not less than 10 feet from the established right-of-way line of any street or highway provided such sign or bulletin board does not obstruct traffic visibility at street or highway intersections or driveways.

Section 1244

SPECIAL YARD PROVISIONS

- 1. On-premise signs where permitted shall be erected or placed in conformity with the side and rear yard requirements of the district in which located, except that in any residential district, on premise signs shall not be erected or placed within 12 feet of a side or rear lot line. If the requirement for a single side yard in the appropriate zoning district is more than 12 feet, the latter shall apply.
- 2. Off-premise signs where permitted shall be erected or placed in conformity with the side and rear yard requirements of the district in which located, except that in any residential district, on premise signs shall not be erected or placed within 20 feet of a side or rear lot line. If the requirement for a single side yard in the appropriate zoning district is more than 20 feet, the latter shall apply.

Section 1250

LIMITATION

For the purpose of this Article, outdoor advertising off-premises signs shall be classified as a business use and be conditionally permitted in all districts zoned for manufacturing or business or lands used for agricultural purposes. In addition, regulation of signs along interstate and primary highways shall conform to the requirements of the Ohio Revised Code Chapter 5516 and the regulations adopted pursuant thereto.

Section 1260

MAINTENANCE

1. All signs shall be maintained in safe and sound structural condition at all times and shall be presentable.
2. No person shall maintain or permit to be maintained on any premises owned or controlled by him any sign which is in a dangerous or defective condition. Any such sign shall be removed or repaired by the owner of the sign, or, if the owner of the sign cannot reasonably be determined or located, by the owner of the premises.
3. The Zoning Administrator shall remove any off-premise advertising sign or structure found to be unsafe or structurally unsound within 30 days of issuing a written notification to the owner of the sign or the property owner.
4. The Zoning Administrator shall remove any on-premise sign which is determined to be unsafe or structurally unsound within 10 days of issuance of written notification to the property owner.

Section 1261

ABANDONED SIGNS (AND ADVERTISING STRUCTURES) PROHIBITED

An abandoned sign is declared to be nuisance, is prohibited, and shall be removed by the owner of the sign, or, if the owner of the sign cannot be reasonably determined, by the owner of the property.

1. Any on-premise sign which is located on property which becomes vacant or unoccupied for a period of three months or more, or any on-premise sign which pertains to a time, event, or purpose which no longer applies, shall be deemed to be abandoned. On-premise signs applicable to a business temporarily suspended because of a change of ownership or management of such business shall not be deemed abandoned unless the property remains vacant for a period of six months or more.
2. Any off-premise sign which pertains to a time, event, or purpose which no longer applies; or which no longer and for a period of three consecutive months advertises goods, products, services, or facilities available to the public; or which directs persons to a different location where such goods, products, services, or facilities are not for a period of three consecutive months available; shall be deemed to be abandoned.

Section 1262

NON-CONFORMING SIGNS AND STRUCTURES

Advertising signs and structures in existence prior to the effective date of this Resolution and for which a permit or variance has been granted which violate or are otherwise not in conformance with the provisions of this Article shall be deemed non-conforming. All such legal non-conforming signs and structures shall be maintained in accordance with this Article. The burden of establishing the legal non-conforming status of any advertising sign or structure shall be upon the owner of the sign or structure.

Section 1263

LOSS OF LEGAL NON-CONFORMING STATUS

- I. A legal non-conforming sign shall immediately lose its legal non-conforming status, and therefore must be brought into compliance with this Article or removed if it meets any one of the following criteria:
 - a. It is altered in copy (except changeable copy signs);
 - b. It is altered in structure;
 - c. It is enlarged;
 - d. It is relocated or replaced;
 - e. It is structurally damaged to an extent greater than one-half of its estimated replacement value;
 - f. It is abandoned as defined in Section 1261;
 - g. It is in violation of Section 1202.

Section 1270

VIOLATIONS

In case any sign shall be installed, erected, constructed, or maintained in violation of any of the terms of this Resolution, the Zoning Administrator shall notify in writing the owner or lessee thereof to alter such sign so as to comply with this Resolution. Failure to comply with any of the provisions of this Article shall be deemed a violation and shall be punishable under Article 14 of this Resolution. Political signs posted in violation of Section 1230 of this Resolution are subject to removal by the Zoning Administrator five (5) days after written notice of violations of Sections 1230 has been given.

ARTICLE 13

ADMINISTRATION

Section 1300

PURPOSE

This article sets forth the powers and duties of the Zoning Commission, Board of Zoning Appeals, Board of Township Trustees, and the Zoning Administrator with respect to the administration of the provisions of this Resolution.

Section 1301

GENERAL PROVISIONS

The formulation, administration and enforcement of this Zoning Resolution is hereby vested in the following offices and bodies within the Township of Lenox government:

1. Zoning Administrator
2. Zoning Commission
3. Board of Zoning Appeals
4. Township Trustees
5. County Prosecutor

Section 1310

ZONING ADMINISTRATOR

A Zoning Administrator designated by the Board of Township Trustees shall administer and enforce this Resolution. He may be provided with the assistance of such other persons as the Board of Township Trustees may direct.

Section 1311

RESPONSIBILITIES OF ZONING ADMINISTRATOR

For the purpose of this Resolution, the Zoning Administrator shall have the following duties:

1. Enforce the provisions of this Resolution and interpret the meaning and application of its provisions.
2. Respond to questions concerning applications for amendments to the Zoning Resolution text and the Official Zoning District Map.
3. Issue zoning permits and certificates of occupancy as provided by this Resolution, and keep a record of same with a notification of any special conditions involved.
4. Act on all applications upon which he is authorized to act by the provisions of this Resolution within the specified time or notify the applicant in writing of his refusal or disapproval of such application and the reasons therefore. Failure to notify the applicant in case of such refusal or disapproval within the specified time shall entitle the applicant to submit his request to the Board of Zoning Appeals.
5. Conduct inspections of buildings and uses of land to determine compliance with this Resolution, and, in case of any violation, to notify in writing the person(s) responsible, specifying the nature of the violation and ordering corrective action

6. Maintain in current status the Official Zoning District Map that shall be kept on permanent display in the Township offices.
7. Maintain permanent and current records required by this Resolution, including but not limited to zoning permits, zoning certificates, inspection documents, and records of all variances, amendments and special uses.
8. Make such records available for the use of the Township Trustees, the Zoning Commission, the Board of Zoning Appeals, and the public.
9. Review and approve site plans pursuant to this Resolution.
10. Determine the existence of any violations of this Resolution, and cause such notifications, revocation notices, stop orders, or tickets to be issued, or initiate such other administrative or legal action as needed, to address such violations.
11. Prepare and submit an annual report to the Township Trustees and Zoning Commission on the administration of this Resolution, setting forth such information as may be of interest and value in advancing and furthering the purpose of this Resolution. Such report shall include recommendations concerning the schedule of fees.

Section 1320

ZONING COMMISSION

The Zoning Commission is hereby created, which shall consist of five (5) members to be appointed by the Board of Township Trustees, each for a term of five (5) years, except that the initial appointment shall be one (1) member for one (1), two (2), three (3), four (4), and five (5) year terms. Each member shall be a resident of Lenox Township. Members of the Commission may be removed from office by the Board of Township Trustees for cause upon written charges and after public hearing. Vacancies shall be filled by appointment by the Board of Township Trustees for the unexpired term of the member affected.

Section 1321

PROCEEDINGS OF ZONING COMMISSION

The Commission shall adopt rules necessary to the conduct of its affairs in keeping with the provisions of this Resolution. An annual organizational meeting shall be held each year in the month of January. Commission meetings shall be held at the call of the chairman and at such other times as the Commission may determine. All meetings shall be open to the public. The Commission shall keep minutes of its proceedings showing the vote of each member upon each question, or if absent or failing to vote, indicating such fact, and shall keep records of its examinations and other official actions all of which shall be a public record and be immediately filed in the office of the Commission and Trustees.

Section 1322

DUTIES OF ZONING COMMISSION

For the purpose of this Resolution the Commission shall have the following duties:

1. Recommend the proposed Zoning Resolution, including text and Official Zoning District Map to the Township Trustees for formal adoption.
2. Initiate advisable Official Zoning District Map changes, or changes in the text of the Zoning Resolution where same will promote the best interest of the public in general through recommendation to the Township Trustees.
3. Review all proposed amendments to the text of this Resolution and the Official Zoning District Map and make recommendations to the Township Trustees as specified in Article 6.

4. Review all Planned Unit Development Applications and make recommendations to the Township Trustees as provided in this Resolution.
5. Carry on a continuous review of the effectiveness and appropriateness of this Resolution and recommend such changes or amendments as it feels would be appropriate.

Section 1330

BOARD OF ZONING APPEALS

A Board of Zoning Appeals is hereby created, which shall consist of five (5) members to be appointed by the Board of Township Trustees each for a term of five (5) years, except that the initial appointments shall be one (1) member each for one (1), two (2), three (3), four (4) and five (5) year terms. Each member shall be a resident of the Township. Members of the Board may be removed from office by the Board of Township Trustees for cause upon written charges and after public hearing. Vacancies shall be filled by appointment by the Board of Township Trustees for the unexpired term of the member affected.

Section 1331

PROCEEDINGS OF THE BOARD OF ZONING APPEALS

The Board shall adopt rules necessary to the conduct of its affairs in keeping with the provisions of this Resolution. An annual organizational meeting will be held each year in the month of January. Meetings shall be held at the call of the chairman and at such times as the Board may determine. The chairman, or in his absence the acting chairman, may administer oaths and compel the attendance of witnesses. All meetings shall be open to the public. The Board shall keep minutes of its proceedings, showing the vote of each member upon each question, or if absent or failing to vote, indicating such fact, and shall keep records of its examinations and other official actions, all of which shall be a public record and be immediately filed in the office of the Board of Appeals and also with the Township Clerk.

Section 1332

DUTIES OF THE BOARD OF ZONING APPEALS

The Township Board of Zoning Appeals may:

1. Hear and decide appeals where it is alleged there is an error in any order, requirement, decision, interpretation or determination made by the Zoning Administrator;
2. Authorize, upon appeal, in specific cases, such variances from the terms of this Resolution as will not be contrary to the public interest, where, owing to the special conditions, a literal enforcement of this Resolution will result in unnecessary hardship, and so that the spirit of this Resolution shall be observed and substantial justice done;
3. Grant conditional zoning certificates for the use of land, buildings, or other structures if such certificates for specific uses are provided for in the zoning resolution;
4. Revoke an authorized variance or conditional zoning certificate granted for the extraction of minerals, if any condition of the variance or certificate is violated.

The Board shall notify the holder of the variance or certificate by certified mail of its intent to revoke the variance or certificate under item 4 of this section and of his right to a hearing before the Board, within thirty days of the mailing of the notice, if he so requests. If the holder requests a hearing, the Board shall set a time and place for the hearing, and notify the holder. At the hearing, the holder may appear in person, by his attorney or he may present his position in writing. He may present evidence and examine witnesses appearing for or against him. If no hearing is

requested, the Board may revoke the variance or certificate without a hearing. The authority to revoke a variance or certificate is in addition to any other means of zoning enforcement provided by law.

In exercising the above-mentioned powers, such Board may, in conformity with such sections, reverse or affirm, wholly or partly, or may modify the order, requirement, decision, or determination appealed from, and may make such order, requirement, decision, or determination as ought to be made, and to that end has all powers of the officer from whom the appeal is taken.

Section 1340

DUTIES OF ZONING ADMINISTRATOR, BOARD OF ZONING APPEALS, LEGISLATIVE AUTHORITY AND COURTS ON MATTERS OF APPEAL

It is the intent of this Resolution that all questions of interpretation and enforcement shall be first presented to the Zoning Administrator, and that such questions shall be presented to the Board only on appeal from the decision of the Zoning Administrator, and that recourse from the decisions of the Board shall be to the courts as provided by law.

It is further the intent of this Resolution that the duties of the Township Trustees in connection with this Resolution shall not include hearing and deciding questions of interpretation and enforcement that may arise. The procedure for deciding such questions shall be as stated in this section and this Resolution. Under this Resolution the Township Trustees shall only have the duties of considering and adopting or rejecting proposed amendments or the repeal of this Resolution as provided by law, and of establishing a schedule of fees and charges as stated in Section 1351 of this Resolution. Nothing in this Resolution shall be interpreted to prevent any official of the Township from appealing a decision of the Board to the courts as provided in Chapters 2505 and 2506 of the Ohio Revised Code. Any such appeal shall be made within ten (10) days of the Board's written decision.

Section 1350

BOARD OF TOWNSHIP TRUSTEES

The powers and duties of the Board of Township Trustees pertaining to the Zoning Resolution are as follows:

1. Appoint a Zoning Administrator.
2. Approve the appointments of members to the Zoning Commission.
3. Approve the appointments of members to the Zoning Board of Appeals.
4. Initiate or act upon suggested amendments to the Zoning Resolution text or Official Zoning District Map. Final action upon a suggested zoning amendment shall be undertaken at a public hearing.
5. Override a written recommendation of the Zoning Commission on a text or map amendment provided that such legislative action is passed by an unanimous vote of the Township Trustees.

Section 1351

SCHEDULE OF FEES

The Board of Township Trustees shall by Resolution establish a schedule of fees for zoning permits, amendments, appeals, variances, conditional use permits, plan approvals, and other procedures and services pertaining to the administration and enforcement of this Resolution, after considering the recommendations of the Zoning Administrator with respect to actual administrative costs, both direct and indirect. The schedule of fees shall be posted in the office of the Zoning Administrator, and may be altered or amended only by the Board of Township Trustees. Until all such appropriate fees, charges, and expenses have been paid in full, no action shall be taken on any application, appeal, or administrative procedure.

ARTICLE 14

ENFORCEMENT

Section 1400

GENERAL

This article stipulates the procedures to be followed in obtaining permits, certifications, and other legal or administrative approvals under this Resolution.

Section 1401

ZONING PERMITS REQUIRED

No building or other structure shall be erected, moved, added to, structurally altered, nor shall any building, structure, or land be established or changed in use without a permit therefor, issued by the Zoning Administrator. Zoning permits shall be issued only in conformity with the provisions of this Resolution unless the Zoning Administrator receives a written order from the Board of Zoning Appeals deciding an appeal, conditional use, or variance, or from Board of Township Trustees approving a Planned Unit Development District, as provided by this Resolution.

Section 1402

CONTENTS OF APPLICATION FOR ZONING PERMIT

The application for zoning permit shall be made in writing and be signed by the owner or applicant attesting to the truth and exactness of all information supplied on the application. Each application shall clearly state that the permit shall expire and may be revoked if work has not begun within one (1) year of substantially completed within two (2) years. At a minimum, the application shall contain the following information and be accompanied by all required fees:

1. Name, address, and telephone number of applicant;
2. Legal description of property;
3. Existing use;
4. Proposed use;
5. Zoning district;
6. Plans in triplicate drawn to scale, showing the actual dimensions and the shape of the lot to be built upon; the exact size and location of existing buildings on the lot, if any; and the location and dimensions of the proposed building(s) or alteration;
7. Building heights;
8. Number of off-street parking spaces or loading berths, and their layout;
9. Location and design of access drives;
10. Number of dwelling units;
11. If applicable, application for a sign permit or a conditional special, or temporary use permit, unless previously submitted;
12. Such other documentation as may be necessary to determine conformance with, and to provide for the enforcement of, this Resolution.

Section 1403

APPROVAL OF ZONING PERMIT

Within thirty (30) days after the receipt of an application, the Zoning Administrator shall either approve or disapprove the application in conformance with the provisions of this Resolution. All zoning permits shall, however, be conditional upon the commencement of work within one year. One copy of the plans shall be returned to the applicant by the Zoning Administrator, after the Zoning Administrator shall have marked such copy either as approved or disapproved and attested to same by his signature on such copy. One copy of plans, similarly marked, shall be retained by the Zoning Administrator. The Zoning Administrator shall issue a placard, to be posted in a conspicuous place on the property in question, attesting to the fact that the activity is in conformance with the provisions of this Resolution.

Section 1404

SUBMISSION TO DIRECTOR OF TRANSPORTATION

Before any zoning permit is issued affecting any land within three-hundred (300) feet of the centerline of a proposed new highway or a highway for which changes are proposed as described in the certification to local officials by the Director of Transportation or any land within a radius of five-hundred (500) feet from the point of intersection of said centerline with any public road or highway, the Zoning Administrator shall give notice, by registered mail, to the Director of Transportation that he shall not issue a zoning permit for one-hundred twenty (120) days from the date the notice is received by the Director of Transportation. If the Director of Transportation notifies the Zoning Administrator that he shall proceed to acquire the land needed, then the Zoning Administrator shall refuse to issue the zoning permit. If the Director of Transportation notifies the Zoning Administrator that acquisition at this time is not in the public interest, or upon the expiration of the one-hundred twenty (120) day period or of any extension thereof agreed upon by the Director of Transportation and the property owner, the Zoning Administrator shall, if the application is in conformance with all provisions of this Resolution, issue the zoning permit.

Section 1405

EXPIRATION OF ZONING PERMIT

If the work described in any zoning permit has not begun within one year from the date of issuance thereof, said permit shall expire; it shall be revoked by the Zoning Administrator; and written notice thereof shall be given to the persons affected. If the work described in any zoning permit has not been substantially completed within two (2) years of the date of issuance thereof, said permit shall expire and be revoked by the Zoning Administrator, and written notice thereof shall be given to the persons affected, together with notice that further work as described in the canceled permit shall not proceed unless and until a new zoning permit has been obtained or an extension granted.

Section 1412

RECORD OF ZONING PERMITS

The Zoning Administrator shall maintain a record of all zoning permits and copies shall be furnished, upon request and upon payment of the established fee, to any person.

Section 1420

FAILURE TO OBTAIN A ZONING PERMIT

Failure to obtain a zoning permit shall be a punishable violation of this Resolution.

Section 1430

CONSTRUCTION AND USE TO BE AS PROVIDED IN APPLICATIONS, PLANS, PERMITS, AND CERTIFICATES

Zoning permits issued on the basis of plans and applications approved by the Zoning Administrator authorize only the use, and arrangement, set forth in such approved plans and applications or amendments thereto, and any other use, arrangement, or construction contrary to that authorized shall be deemed a punishable violation of this Resolution.

Section 1440

COMPLAINTS REGARDING VIOLATIONS

Whenever a violation of this Resolution occurs, or is alleged to have occurred, any person may file a written complaint. Such complaint stating fully the causes and basis thereof shall be filed with the Zoning Administrator. The Zoning Administrator shall record properly such complaint, immediately investigate it, and take action thereon as provided by this Resolution.

Section 1441

ENTRY AND INSPECTION OF PROPERTY

The Zoning Administrator is authorized to make inspections of properties and structures in order to examine and survey the same, at any reasonable hour, for the purpose of enforcing the provisions of this Resolution. Prior to seeking entry to any property or structure for such examination or survey, the Zoning Administrator shall attempt to obtain the permission of the owner or occupant to inspect. If such permission is denied or cannot be obtained, the Zoning Administrator shall request the assistance of the County Prosecutor in securing a valid search warrant prior to entry.

Section 1450

STOP WORK ORDER

Subsequent to his determination that work is being done contrary to this Resolution, the Zoning Administrator shall write a stop work order and post it on the premises involved. Removal of a stop work order, except by the order of the Zoning Administrator, shall constitute a punishable violation of this Resolution.

Section 1460

ZONING PERMIT REVOCATION

The Zoning Administrator may issue a revocation notice to revoke a permit or administrative approval which was issued contrary to this Resolution or based upon false information or misrepresentation in the application.

Section 1470

NOTICE OF VIOLATION

Whenever the Zoning Administrator or his agent determines that there is a violation of any provision of this Resolution, a warning tag shall be issued and shall serve as a notice of violation. Such order shall:

1. Be in writing;
2. Identify the violation;
3. Include a statement of the reason or reasons why it is being issued and refer to the sections of this Resolution being violated;
4. State the time by which the violation shall be corrected.

Service of notice of violation shall be as follows:

1. By personal delivery to the person or persons responsible, or by leaving the notice at the usual place of residence by the owner with a person of suitable age and discretion; or
2. By certified mail deposited in the United States Post Office addressed to the person or persons responsible at a last known address. If a certified mail envelope is returned with endorsement showing that the envelope is unclaimed, then service shall be sent by ordinary mail, and the mailing shall be evidenced by a certificate of mailing which shall be filed by the Zoning Administrator. Service shall be deemed complete when the fact of mailing is entered of record, provided that the ordinary mail envelope is not returned by the postal authorities with an endorsement showing failure of delivery; or
3. By posting a copy of the notice form in a conspicuous place on the premises found in violation.

Section 1471

TICKETING PROCEDURE

If, upon re-inspection following the issuance of a notice of violation, the condition has not been corrected, the person or persons responsible shall be issued a ticket. Such ticket shall:

1. Be served personally;
2. Be in writing;
3. Identify the violation;
4. State the time, date, and place for appearance in court;
5. State the amount of the fine payable in lieu of a court appearance.

If the ticket cannot be served personally, the Zoning Administrator shall request that a summons be issued by the Court.

Section 1472

PENALTIES AND FINES

It shall be unlawful to erect, establish, locate, construct, reconstruct, enlarge, change, convert, move, repair, maintain, or structurally alter any building, structure or land in violation of any provision of this Resolution or any amendment thereto. Any person, firm or corporation who violates this Resolution or fails to comply with any of its requirements shall upon conviction thereof be fined not more than one-hundred (100) dollars and in addition shall pay all costs and expenses involved in the case. Each day such violation continues after receipt of a violation notice shall be considered a separate offense. The owner or tenant of any building, structure, premises, or part thereof, and any architect, builder, contractor, agent, or other person who commits, participates in, assists in, or maintains such violation may each be found guilty of a separate offense and suffer the penalties herein provided.

Section 1473

ADDITIONAL REMEDIES

Nothing in this Resolution shall be deemed to abolish, impair or prevent other additional remedies as provided by law. In the event of a violation of any provision or requirement of this Resolution, or in the case of an imminent threat of such a violation, the Zoning Administrator, the County Prosecutor, or the owner of any neighboring property who would be especially damaged by such violation, may, in addition to other recourse provided by law, institute mandamus, injunction, abatement, or other appropriate actions to prevent, remove, abate, enjoin, or terminate such violation.

ARTICLE 15

TOWNSHIP ZONING FOR ALTERNATIVE ENERGY SYSTEMS AND SMALL WIND ENERGY SYSTEMS

Section 1500

PURPOSE

As mandated by Substitute Ohio House Bill No. 562 and signed into law on 24 June 2008, local zoning agencies will authorize any residential small wind farm or small wind energy systems with a capacity of less than 5 megawatts. The Ohio Power Siting Board (OPSB) will certify any wind farm or wind energy system greater than 5 megawatts. Upon receipt of notification from the chairman of the OPSB that a certificate application is accepted and in compliance with the appropriate sections(s) of the Revised code, the applicant shall serve a copy of the accepted, complete application to the Township Zoning Administrator, the Chairman of the Township Zoning Commission, the Chairman of the Township Board of Zoning Appeals, and the Chairman of the Township Board of Trustees.

Section 1510

Definitions. (Also see Article 2 of this Resolution).

A small wind farm is defined as a wind turbine or wind turbines and associated facilities with a single connection to the electrical grid and designed for, or capable of, operation at an aggregate capacity of less than 5 megawatts. (See standards in Section 1520).

A small wind energy system is a single-towered wind energy system that is used to generate electricity with a rated capacity of 50 kilowatts or less. Equipment may include a base and/or foundation, blades, generator, nacelle, rotor, tower, transformer, vanes, wire, inverter, batteries, guy wires or other components used in the system. (See standards in Section 1530).

Section 1520

Standards for Conditional Use For A Small Wind Farm.

A residential small wind farm will be characterized by the following:

1. Each wind tower shall be set back a distance equal to its total height plus 25 feet from:
 - a. All property lines;
 - b. Any overhead utility lines; and
 - c. Any public or private road right-of-way.
2. Total height means the vertical distance from finished grade ground level to the tip of a wind generator blade when the tip is at its highest point.
3. There is no maximum total height for each wind energy system installed in accordance with these regulations except for those imposed by Federal Aviation Administration regulations, provided the applicant includes evidence that the proposed does not exceed the height recommended by the manufacturer or distributor of the system.
4. No part of the system, including guy wire anchors, may extend closer than 25 feet to the property boundary.
5. The tower shall be designed and installed so as not to provide climbing rungs from a level measured 15 feet from the finished grade ground level.
6. The only signs allowed on or near tower(s) or other apparatus shall be manufacturer instructions, appropriate warnings, and the owner's name and telephone number in case of emergency.

7. All intra-project power lines and the transmission lines leading up to the project site shall be underground.
8. A small wind farm shall comply with all applicable building and electrical codes.
9. A small wind farm shall comply with Federal Aviation Administration (FAA) regulations. (Note: this is required when the height of the tower plus one blade length exceeds 200 feet or when it's within 1 mile of an airport.)
10. A wind tower and generator shall not be artificially lighted unless the Federal Aviation Administration (FAA) requires such lighting.
11. No wind energy system shall be installed until evidence has been given that the utility company has been informed of the customer's intent to install an interconnected customer-owned generator.

Section 1530

Standards for Conditional Use For a Small Wind Energy System.

A small wind energy system is a permitted accessory use, subject to the following requirements:

1. A wind tower for a small wind energy farm shall be set back a distance equal to its total height plus 25 feet from all property lines. Total height means the vertical distance from finished grade ground level to the tip of a wind generator blade when the tip is at its highest point.
2. No part of the system, including guy wire anchors, may extend closer than 25 feet to the property boundary.
3. A wind tower and generator shall not be artificially lighted unless the Federal Aviation Administration (FAA) requires such lighting. (Note: This is required when the height of the tower plus one blade length exceeds 200 ft. or when it is within one mile of an airport.)
4. The tower shall be designed and installed so as not to provide climbing rungs from a level measured 15 feet from the finished grade ground level.
5. A small wind farm shall comply with all applicable building and electrical codes.
6. No wind energy system shall be installed until evidence has been given that the utility company has been informed of the customer's intent to install an interconnected customer-owned generator. Off-grid systems shall be exempt from this requirement.
7. The only signs allowed on or near tower(s) or other apparatus shall be manufacturer instructions, appropriate warnings, and the owner's name and telephone number in case of emergency.
8. Each property may have up to two small energy systems.
9. A small wind energy system that is out of service for a 2-year period will be deemed to have been abandoned. The Zoning Inspector shall notify the owner and the inoperable system shall be removed within 90 days.

ARTICLE 16

GAS AND OIL WELL REGULATIONS

Section 1600

PURPOSE

This section sets forth the requirements to ensure that any operation incidental to, and including the exploration, production, or storage of gas and oil takes place in a manner not endangering public health, safety, and welfare. In event of conflict between these regulations and state law, adopted pursuant to the Ohio Revised Code 1509, The Ohio Administrative Code and applicable regulations, the most stringent regulations shall apply.

Section 1601

REQUIREMENT FOR ZONING CERTIFICATE

A zoning certificate shall be required by this resolution for the drilling, operation, production, plugging, or abandonment of any oil, gas, or disposal well. The Zoning Administrator may inspect oil, gas, and disposal wells and storage facilities at any time to insure compliance with local regulations.

Section 1602

EXEMPTION FROM ACREAGE AND DISTANCE REQUIREMENTS

No minimum acreage requirements for drilling units, and minimum distances from which a new well may be drilled or an existing well deepened, plugged back, or reopened to a source of supply different from the existing pool from boundaries of tracts, drilling units, other wells and from streets, roads, highways, railroad tracks, or the restoration or plugging of an oil and gas well shall be required by this resolution.

Section 1604

HEALTH AND SAFETY STANDARDS

The health and safety standards for the exploration, drilling, production, and abandonment of oil, gas, and disposal wells as provided under Chapter 1509 of The Ohio Revised Code and chapter 1501 of The Administrative Code (Rules of Division of Oil and Gas of the Ohio Department of Natural Resources) are hereby incorporated into and made part of this resolution and shall be enforced by the Township Zoning Administrator.

Section 1605

NOTIFICATION OF COMMENCEMENT OF OPERATION

At least seven (7) days prior to the commencement of any operation to drill a new well, drilling an existing well deeper, re-open an well, convert a well to any use other than its original purpose or plug back a well to a different source of supply, the owner shall provide a copy of the information required by Section 1509.06 of The Ohio Revised Code to the Township Zoning Administrator. The driller or operator shall file with the Zoning Administrator the following:

1. A plat, drawn to scale showing:

- a. Ingress and egress points;
 - b. The well location;
 - c. The location of all known gas and oil wells, storage tanks and separators within fifteen hundred (1500) feet;
 - c. Proposed transmission lines, power shut-offs, oil and gas flow shut-offs;
 - e. Access roads;
 - f. Proposed storage tanks and separators;
 - g. All dikes and swales for erosion control and spill prevention; and
 - h. Proposed temporary pits;
2. The owner shall also provide the Zoning Administrator with the names of a person or persons and the telephone number of such person(s) authorized to act on behalf of the owner in the event of an emergency, including, but not limited to, fire, oil or brine spills, and damage to persons or property;
 3. A copy of the State Permits;
 4. A copy of the brine and waste disposal plat (to include handling of brine, frac water, sludge, and other oil field wastes);
 5. A statement schedule of the coverage for all operation related to drilling; and
 6. A statement of liability coverage for all operations related to drilling, production, storage and transmission of all products, and wastes.

Copies of the information required by this Section shall be distributed by the Zoning Administrator to the Board of Township Trustees and to the Chief of all fire departments serving Lenox Township.

Section 1606

DISTANCE OF WELLS FROM DWELLINGS AND PUBLIC BUILDINGS

The following distances from oil, gas, and disposal wells shall apply:

1. No oil, gas, or disposal well shall be drilled nearer than two hundred (200) feet to any building;
2. No dwelling shall be erected nearer than two hundred (200) feet to any active well;
3. No well shall be drilled nearer than two hundred (200) feet to any building or structure which may be used as a place of resort, assembly, education, entertainment, lodging, trade, manufacture, repair, storage, traffic, or occupancy by the public; and
4. No building or structure which may be used as a place of resort, assembly, education, entertainment, lodging, trade, manufacture, repair, storage, traffic, or occupancy by the public shall be erected nearer than two hundred (200) feet to any active well.

Section 1607

DISTANCE OF STORAGE TANKS FROM DWELLINGS AND PUBLIC BUILDINGS AND ROADS

The following distance requirements for storage tanks shall apply:

1. No permanent storage tanks or separator units shall be located nearer than two hundred and fifty (250) feet to any dwelling;
2. No dwelling shall be erected nearer than two hundred and fifty (250) feet to any permanent storage tanks or separator units;
3. No permanent storage tanks or separator units to any building or structure which may used as a place of resort, assembly, education, entertainment, lodging, trade, manufacturing, repair, storage, traffic, or occupancy by the public;
4. No building or structure which may used as a place of resort, assembly, education, entertainment, lodging, trade, manufacturing, repair storage, traffic, or occupancy by the public shall be located nearer than two hundred and fifty (250) feet to any permanent storage tanks or separator units; and

5. No permanent storage tanks or separator units shall be located nearer than eighty (80) feet to the centerline of any public or private road.

Section 1608

DIKING

Prior to production, any vessel, including tanks utilized for the accumulation or storage of oil or waste products at the well site, production, or storage areas shall be surrounded by an earthen dike with a capacity of two (2) times that of the storage container. The dike shall be constructed and compacted in such a manner as to contain any spillage. The Zoning Administrator shall require two (2) layers of lining with the second layer being lain in opposite direction to the first. The lining shall have a minimum thickness of six (6) mils and both layers shall be backed by sufficient earthen aggregate material to withstand one and one-half (1 1/2) times the pressure of the liquids within the dike. To ensure vessel integrity and prevent leakage, the Zoning Administrator shall require the creating of ditches or swales to divert or control storm water runoff.

Section 1609

OIL AND GAS LINES

All gas and oil lines located outside of fenced-in-areas shall be buried and at a minimum depth of thirty six (36) inches. All shut-off valves shall be painted a conspicuous color for ease of identification in emergencies. The owner and/or operator of all transmission lines shall provide the Zoning Administrator with a plat drawn to scale all transmission lines within one thousand (1000) feet of the well. All transmission lines shall be marked with permanent markers at each side of any right-of-way.

Section 1610

FENCING

Prior to the initiation of production, all permanent production and storage facilities shall be entirely enclosed by a chain link fence not less than six (6) feet in height. All gates shall be padlocked at all times. All storage tank manholes, discharge valves, fill valves and shut-off valves shall be included within the fenced area.

Section 1611

IDENTIFICATION

At all times, a sign shall be posted on storage tanks in no less than three (3) inch letters showing:

1. Owner;
2. Well Permit;
3. Permit Number; and
4. Emergency Phone Number.

Section 1612

MAINTENANCE

All production sites and equipment shall be painted and kept in a clean, neat, and orderly condition. The name and telephone number of the waste hauler, the method and location of disposal and statement of liability from the hauler shall be provided to the Zoning Administrator.

Section 1613

ACCESS DRIVES AND CULVERTS

The minimum width of all entrances to access drives to any well or permit or permanent production and storage facilities shall be forty (40) feet and require a culvert of sixty (60) feet minimum length and a minimum inside diameter of twelve (12) inches. Such access drives shall be properly graded and constructed with a gravel base and shall be maintained so as to be dust free and passable in all seasons and weather conditions. All truck loading and parking areas shall be located outside of any road right-of-way. Any mud, debris, or trash tracked or deposited on public roads or property shall be immediately removed and properly disposed of by the well owner or operator.

Section 1615

DRILLING, PRODUCTION, AND WASTE REMOVAL

No person shall conduct any well drilling, production, or transmission operation that contaminates or pollutes the land or any surface or ground water. All waste substances shall be held in completely enclosed, above-ground steel, fiberglass re-enforced plastic, or below ground concrete holding tanks. All temporary pits are to used only drilling operations and shall be filled and leveled prior to well production and/or sixty (60) days after drilling operations have ceased. No saltwater, brine, sludge, frac water, or other oil field wastes shall be deposited or discharged in the township for any purpose, except into an authorized injection well in accordance with Chapter 1509 of The Ohio Revised Code and Chapter 1501 of The Ohio Administrative Code (Rules of the Division of Oil and Gas of the Ohio Department of Natural Resources).



