

ARTICLE 1

TITLE, INTERPRETATION, AND ENACTMENT

- 100 TITLE.**
This resolution shall be known and may be cited to as the “Zoning Resolution of the Township of Rome”.
- 101 LAND USE POLICY STATEMENTS.**
OVERALL GOAL: To promote a community that is residential in character with a rural and historical identity balanced by a strong local economy that supports essential services.
- 1. SUBGOAL:** To maintain residential character by:
 - A. promoting quality housing units for all families and individual within an adequate range of geographic locations, price levels, and basic community services, facilities, and amenities.
 - B. establishing distinct commercial and industrial zones that will not encroach physically or visual on the rural economic base, rural beauty, identity, and aesthetic qualities of the Township.
 - 2. SUBGOAL:** To maintain and strengthen rural and historical identity by:
 - A. preserving rural character and beauty.
 1. Conserve and maintain agricultural land use base.
 2. Discourage premature, scattered development.
 3. Encourage innovation in neighborhood development.
 - 3. SUBGOAL:** To stimulate and encourage continued and future economic growth and development which is compatible within various land uses by encouraging adequate maintenance of all residential, commercial, industrial, and recreational property to keep neighborhoods blight free and provide a suitable living, working, and recreational environment for all citizens of the Township.
- 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 Rome; to protect the property rights of all individual 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, as provided for in, the Ohio Revised Code, or under common law rulings.

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 requirement, 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.

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.

140 REPEAL OF CONFLICTION 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.

150 EFFECTIVE DATE.

This resolution shall become effective thirty (30) days after the date of its approval and adoption, as provided by law. (See 614)

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 included 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" also includes "plot" or "parcel".

ACCESSORY STRUCTURE: A subordinate structure detached from, but located on the same lot as the principal structure, the use of which is incidental & accessory to that of the principal structure. See also Home Occupation (Sec. 1000.61-70.)

ACCESSORY USE: A use that: a) is clearly incidental to and customarily found in connection with a principal building or use; b) is subordinate to and serves a principal building or principal use; c) is subordinate in area, extent, or purpose to the principal building or principal use served; d) contributes to the comfort, convenience, or necessity of occupants, business, or industry in the principal building or principal use served; and e) among other things such as sheds, garages, parking places, decks, poster panels, and billboards. See also Home Occupation (Sec. 1000.61-70).

ADULT BOOK STORE: An establishment which utilizes any portion 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. (See also Adult Only).

ADULT ENTERTAINMENT BUSINESS: An adult book store, adult motion picture theater, adult drive-in motion picture theater, and/or adult only entertainment establishment. (See also Adult Only Entertainment Establishment).

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:

Article 2 Definitions

ADULT MATERIAL; (Cont.)

1. Which material is distinguished or characterized by an emphasis on sexual activity, masturbation, sexual excitement, nudity, bestiality, or human functions of elimination.
2. 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% 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. (See Adult Only Entertainment)

ADULT MOTION PICTURE DRIVE-IN-THEATER; An open air drive-in theater which is regularly used or utilizes 15% 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. (See Adult Only Entertainment)

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 topless, bottomless, or strippers, male or female impersonators or similar entertainment or services which constitute adult material.

AGRICULTURE; As used in section 519.02 to 519.25 of the Ohio Revised Code, "agriculture" includes farming; ranching; aquaculture; apiculture; horticulture; viticulture; animal husbandry, including, but not limited to, the care and raising of livestock, equine, kennel, 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; 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.

AIRPORT; Any runway, landing 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

Article 2 Definitions

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

AMUSEMENT ARCADE: A place of business within a building or any part of a building having more than six (6) mechanical or electronically operated amusement devices which are used for the purpose of public entertainment through the operation, use, or play of any table 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.

AMUSEMENT ENTERPRISES: A business venture or company that offers amusement or entertains. A temporary venture not to exceed 2 weeks.

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.

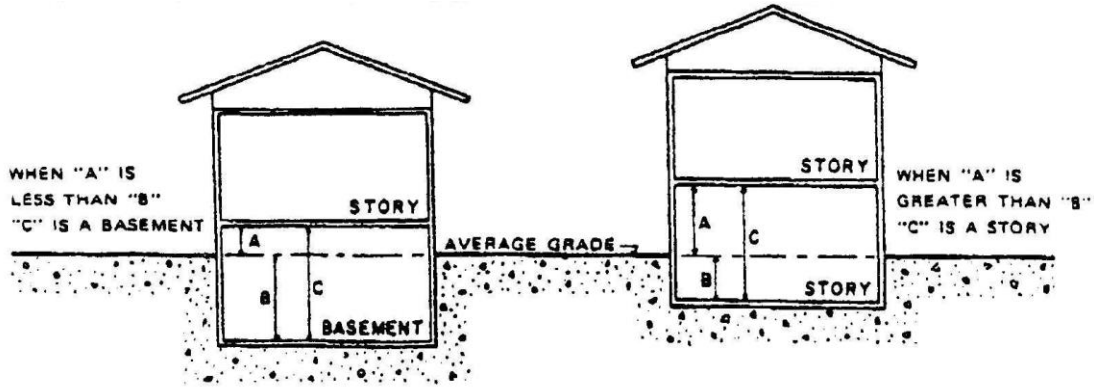
AUTOMOBILE GRAVEYARD: Means any establishment or place of business which is maintained, used or operated for storing, keeping, buying, or selling wrecked, scrapped, ruined, or dismantled motor vehicles or motor vehicle parts.

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. See figure on next page.

Article 2 Definitions

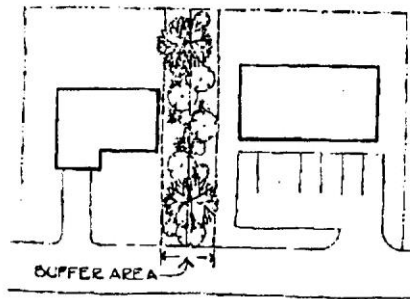


BASEMENT & STORY

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. See figure below.

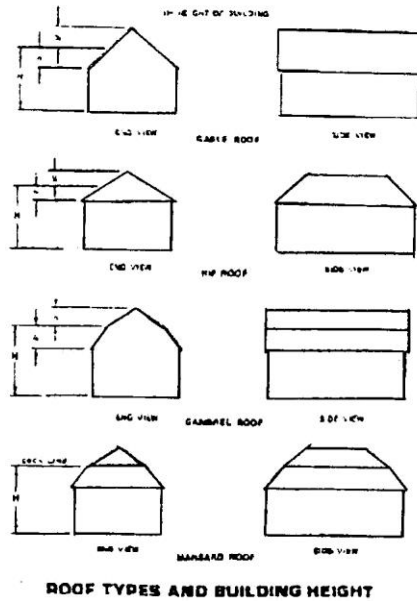


BUILDING; Any structure designed or intended for the support, enclosure, shelter, or protection of persons, animals, chattels or property.

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. See figure on the next page.

Article 2 Definitions



BUILDING LINE; See Setback Line

BUILDING, PRINCIPAL; Building in which 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, discount stores, and parking garages and parking lots.

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.

CAPTIVE DISPOSAL FACILITY; A facility owned and operated by a specific party, accepting only waste(s) generated by that party. Waste(s) are restricted to a specific waste or set of waste authorized by the Ohio EPA as contained in the PTI (Permit-To-Install).

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.

Article 2 Definitions

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.

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 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.

CLINIC; A place used for the care, diagnosis and treatment of sick, ailing, infirmed, 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.

Article 2 Definitions

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. This definition is meant to exclude any form of Adult Entertainment as defined in Article 2.

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. This definition is meant to exclude any form of Adult Entertainment as defined in Article 2.

COMMERCIAL PARKING ENTERPRISES: A business providing storage for any customer's vehicle(s) including but not limited to tractors trailers, boats, campers, recreational vehicles, buses, trucks, or automobiles parked for a period for more than six (6) consecutive days. This excludes vehicles on display for sale or trade.

COMMERCIAL VEHICLE: Any vehicle requiring commercial license plates.

COMMUNITY CENTER (NEIGHBORHOOD): A structure in a neighborhood and designated as a meeting place or recreational place. This structure can be part of a picnic area. The center shall be administered by a unit of local government, a not-for-profit organization, or by a homeowner's association for the neighborhood or subdivision in which it is located.

COMPATIBLE: Capable of living together harmoniously or getting along well together -- in agreement. That which can work well together, get along well together, combine well, etc.

COMPREHENSIVE LAND USE DEVELOPMENT PLAN: A plan, or any portion thereof, adopted by the Zoning Commission and the legislative authority of the Township, 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 Inspector upon approval by the Board of Zoning Appeals to allow a use other than a principally permitted use to be established within the district.

Article 2 Definitions

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. Condominium development(s) must meet all requirements of the Ohio Revised Code.

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.

CREMATORY A furnace for cremating dead bodies. A building with such a furnace in it. Also crematorium of or for cremation.

CUL-DE-SAC; See Thoroughfare.

CULVERT; A drainage pipe placed in ditch to gain access to property. Commonly called a drainage pipe or driveway pipe.

DANGEROUS PETS; Dangerous pets are defined as;

Predatory - any animal, reptile, fish, bird, or insect which either bites, claws, injects venom, strangles, or constricts prey in manners which could cause serious injury or death to humans.

Nuisance - Predatory or non-native animals, birds, or reptiles which emit noises or odors of an offensive nature beyond the property of the owner.

Nature - Any non-native animal, bird, reptile, fish or insect which if released or escaped, could create a threat to local ecology or proliferate to nuisance proportions.

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

DEAD-END-STREET; See Thoroughfare.

DEAD STORAGE; A collective term given to the property or merchandise, deposited or removed from a Self-Service Storage Facility. Examples are; excess household items, seasonal goods, and inventories for small commercial businesses.

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

Gross Density - the number of dwelling units per acre of the total land to be developed.

Net Density - the number of dwelling units per acre of land when the acreage involved includes only the land devoted to residential uses.

Article 2 Definitions

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 mechanically inoperable.
3. Is extensively damaged (i.e. missing wheels, motor, tires or transmission).

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

DRIVE-IN; See Restaurant; also Restaurant, Drive Through.

DRIVE THROUGH; An establishment that provides goods, beverages, and / or food stuffs to customers in passenger vehicles.

DWELLING; Any building or structure (except a recreational vehicle or mobile home as defined by Ohio Revised Code 4501) 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 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.

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

Article 2 Definitions

ELDERLY HOUSING FACILITY: A building or buildings containing twelve (12) or more dwelling units where occupancy is restricted to elderly persons or house-holds. Such facilities may include emergency first air 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.

ELECTROMAGNETIC SPECTRUM: The range of all electromagnetic energy.

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.

Non-ionizing Electromagnetic Radiation (NIER) The lower portion of the electromagnetic spectrum, includes household electrical current, radio, television, and microwave communication, radar, and visible light. It is insufficient to ionize living tissue, causes thermal effects, may cause non-thermal effects.

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 as 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.

EXISTING BUILDING: An existing building means a building which is under construction or completed at the time or adoption of this resolution.

FACTORY: A factory is a structure, plant or building where something is made or manufactured from raw or partly wrought materials into forms suitable for use and includes any mill, workshop or other manufacturing or business establishment where one or more persons are employed at labor, but does not include uses of a different general character than those named such as a hotel, restaurant, grocery store or other commercial establishments.

Article 2 Definitions

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 1 Type B group residential facilities.

FARMING: See Agriculture.

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 livestock 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 nontransparent material, and maintained so as to obscure the junk from the ordinary view of persons passing upon township roads covered by Section 4737.05 to 4737.99 inclusive of the Ohio Revised Code.

FIREARM RANGES AND/OR TARGET SHOOTING BUILDINGS: A facility for the enjoyment of hand gun, rifle or shot gun 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. 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, REGIONAL: Large floods which have previously occurred or which may be expected to occur on a particular stream because of the 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.

Article 2 Definitions

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, washrooms, 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 wave, measured in hertz (Hz). 1 Hz= 1 cycle per second: 1 kilohertz (kHz) = 1,000 Hz: and 1 megahertz (MHz) = 1,000 kHz or 1,000,000 Hz.

FUNERAL HOME: A business establishment where the bodies of the dead are prepared for burial or cremation and where funeral services can be held.

GARAGE, PRIVATE: A detached or attached accessory building or portion or 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.

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 distributor parts.
2. Tire servicing and repair, but no recapping or re-grooving.
3. Replacement of mufflers and tail pipes, water hose, fan belt, brake fluid, light bulbs, fuses, floor mats, seat cover, windshield wipers and blades, grease retainers, wheel bearings, mirrors, and the like.

Article 2 Definitions

GARAGE, SERVICE STATION; (Cont.)

4. Radiator cleaning and flushing.
5. Washing, polishing, and sale of washing and polishing material.
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;

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 habilitative or habilitation 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 delinquent 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) to ten (10) 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 detoxification is expressly prohibited on such premises. A Class II Type A group residential facility contains six (6) to ten (10) residents, exclusive of staff. A Class II Type B group residential facility contains five (5) or less residents, exclusive of staff.

Article 2 Definitions

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 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: A home occupation is an accessory use, which is carried on in a dwelling unit by the occupant and is clearly incidental and secondary to the residential use of said dwelling. The home occupation shall be carried on entirely within the dwelling unit.

Not more than one (1) person other than the occupants of the dwelling unit shall be employed in such home occupation. A home occupation shall not generate more traffic than is generally found in a residential area. Articles sold or offered for sale shall be limited to those produced within the dwelling unit. Exterior displays, exterior signs, other than those permitted by the applicable district regulations, exterior storage of materials, commercial vehicles, trucks or other equipment, or other exterior indication of the home occupation or any variation of the residential character of the principal building are expressly prohibited. Offensive or annoying noise, vibration, smoke or other particulate matter, odorous matter, heat, humidity, glare or other objectionable effects are prohibited. Any occupation or use resulting in any of the foregoing conditions shall be deemed not included in the term "home occupation" and shall be expressly prohibited.

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.

HOSPITAL: A hospital is any building or structure containing beds for at least four (4) patients and devoted to the diagnosis, treatment, or other care of human ailments.

HOSPITAL, ANIMAL: An animal hospital is any building or structure providing accommodations for and devoted to the diagnosis and treatment of animals. It includes every type of similar establishment whether designated animal clinic, veterinary clinic, etc., but does not include and should be distinguished from the term "kennel" as defined under the term kennel.

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.

Article 2 Definitions

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 YARD: A junk yard is a lot with or without buildings where waste, discarded, or salvaged materials such as scrap metals, vehicle parts, used building materials, used lumber, used glass, paper, rags, cordage, barrels, machinery, vehicles, trash or other items or the same general nature are sold, bought, exchanged, baled, packed, sorted, stored, disassembled, buried or handled.

KENNEL: A kennel is any building, structure or use of land where household pets are boarded, cared for, bred or kept for purpose of sale. The term kennel does not include the term animal hospital as defined under animal hospital or any similar establishment limited to the diagnosis and treatment of animals.

LOCATION MAP: See vicinity Map

LODGING HOUSE: The term "lodging house" shall be synonymous with the term "boarding house" or "tourist house" and is a dwelling other than a hotel regularly offering lodging or living space with or without meals to three (3) or more boarders for compensation.

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 must consist of a single lot of record.

LOT AREA: Lot area is the horizontal area of the lot including streets, other public rights-of-way, private rights-of-way held open to public use and public or private easements. Except any dwelling that does not have frontage upon a public street shall provide a permanent easement for access over an unoccupied strip of land at least sixty (60) feet in width. Such strip of land shall not be used in computing the required lot width, yards or lot area. Such easement shall be executed according to the requirements provided by law and deed and shall be filed with the Ashtabula County Recorder.

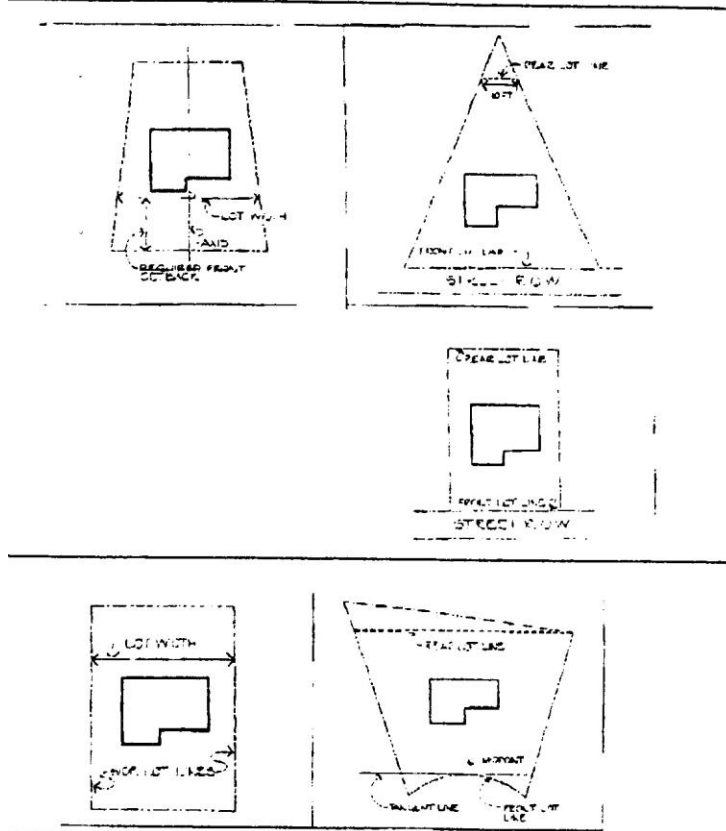
LOT COVERAGE: The ratio of enclosed ground floor area of all buildings on a lot to the horizontally projected area of the lot, expressed as a percentage.

Article 2 Definitions

LOT FRONTAGE: The front of a lot shall be construed to be the portion nearest the street. For the purposes of determining yard requirements of 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 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.
3. On **cul-de-sacs** and **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.

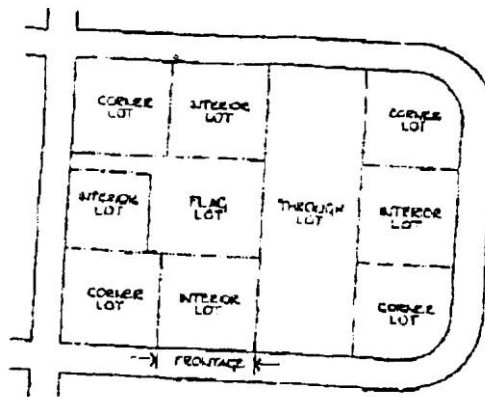


LOT OF RECORD: A lot which is part of a subdivision recorded in the office of the county Recorder, or a lot or parcel, the description of which has been so recorded.

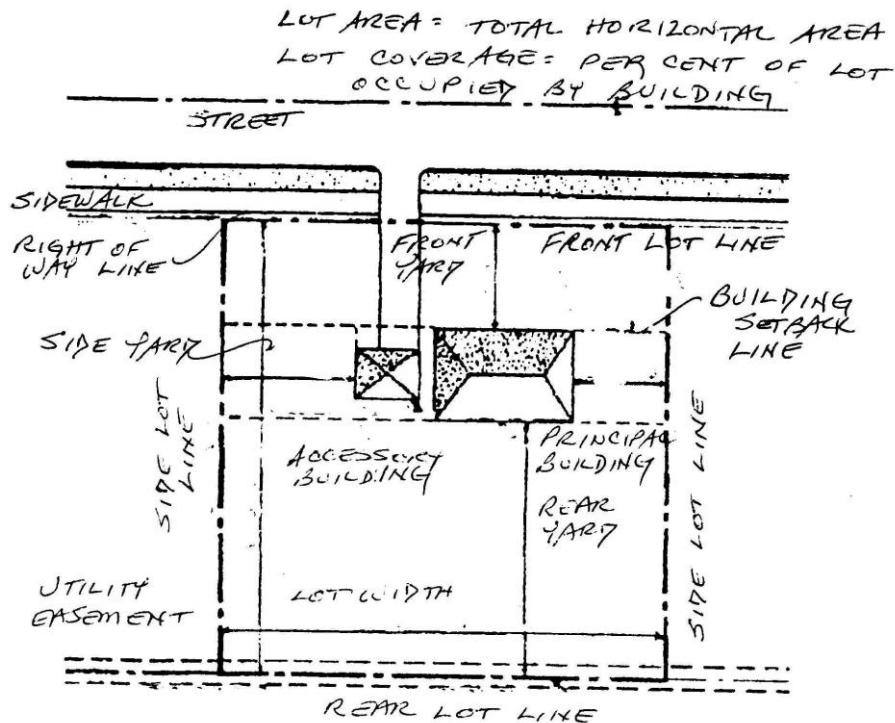
Article 2 Definitions

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 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 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:



Article 2 Definitions

MAJOR THROUGHFARE 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; Whether a manufactured home is taxed as real property or as a like-manufactured home is determined by the County Auditor. The auditor's office has informed the Building Department that the type of foundation is the only criteria that will be utilized in determining how a manufactured unit will be taxed. If the unit has a permanent frost wall, crawl space with a permanent exterior foundation or a basement, the manufactured home will be taxed as real property. If the unit has been built on piers with or without skirting, the manufactured home will be taxed as a like-manufactured home.

Before installing a manufactured home, property owners must be in compliance with all zoning regulations, Health Department regulations and/or County Planning regulations. On March 30, 1999 State Bill 142 became effective in the State of Ohio. The State Bill regulates the criteria for permanently sited manufactured homes. Property owners must be in compliance with all the following criteria, as modified, outlined in State Bill 142 for permanently sited manufactured homes:

- A. Structure (manufactured home) is affixed to a permanent foundation (masonry bearing wall type, extended from underside of manufactured home base down to frost depth, wall encloses full exterior periphery of home) and is connected to appropriate facilities meeting building code requirements;
- B. Structure (manufactured home), excluding any addition, has a width of at least 22 feet at one point, a length of at least 22 feet at one point and a total living area of at least 1,000 square feet, excluding garages, porches, or attachments;
- C. Single wide manufactured homes are not permitted due to the minimum dimension of 22'-0" (as stated above in B.) cannot be met.
- D. The structure (manufactured home) has a minimum 3:12 residential roof pitch, conventional residential siding, and a six inch minimum eave overhang, including appropriate guttering;
- E. The structure (manufactured home) was manufactured after January 1, 1995;
- F. The structure (manufactured home) is not located in a manufactured home park as defined by section 3733.01 of the Ohio Revised Code.

MANUFACTURED HOME PARK; Any site, or tract of 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.

Article 2 Definitions

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.

MARINA; A docking and storage facility for watercraft.

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-off and curbside programs, and can be designed to process separated materials or co-mingled recyclables.

MEAT, FISH, AND POULTRY PROCESSING; Includes slaughter, butchering, and / or processing, for wholesale or retail trade.

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 transmission.

Article 2 Definitions

MOBILE HOME; See Manufactured Home

MOBILE HOME PARK; See Manufactured Home Park

MODULAR HOMES; Factory-built housing certified as meeting the 2006 Residential Code of Ohio (RCO) and 2007 Ohio Building Code (OBC) 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.

MOTHER-IN-LAW SUITE; A dwelling unit; characteristically a non-income producing unit often with direct access to the main part of the dwelling. It does not have separate utilities.

NATURE PRESERVE; Any area distinguished to protect a geological feature(s) or biological species or fauna.

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, disabled, 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 County Building Department 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.

Article 2 Definitions

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 permissible. 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 special designations, more regulations and requirements apply in addition to those of the underlying districts to which such designation is added.

PARK TRAILER; A recreational vehicle that meets the following criteria: built on a single chassis mounted on wheels, primarily designed as temporary living quarters for seasonal or destination camping which may be connected to utilities necessary for operation of installed fixtures and appliances, having a gross trailer area not exceeding 400 square feet in the set up mode, having a gross trailer area not less than 240 square feet and certified by the manufacturer as complying with ANSI A119.5.

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.

PARTY OF INTEREST; Property owners who are within five hundred (500) feet, contiguous to, or directly across the street from a parcel(s) proposed to be rezoned.

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 SECURITY BOND FOR A SUBDIVISION;

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 or developer'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 some-times associated with Play Grounds and/or Swimming Pool areas.

Article 2 Definitions

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 sign principles, and landscaping plans.

PLACE OF WORSHIP; A building, edifice, or other type of legally sited establishment or structure on any parcel or premises of land where the free exercise of religion in accordance with all applicable laws. A Place of Worship shall include churches, Kingdom Halls, synagogues, mosques, temples, shrines, or other buildings.

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

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.

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 another 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; whether it be transmission of sound within short-wave, FM, AM, and land-mobile radio frequencies.

Article 2 Definitions

RECREATION CAMP; An area of land on which two or more recreational vehicles, tents, or other 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 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 feet six inches (8'6") and a length not exceeding forty-five (45) feet. Representative of this type of unit is **Travel Trailer:** (including Fifth Wheel Trailer); a non-self-propelled recreational vehicle not exceeding an overall length of forty (40) 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.

Motor Home; a self-propelled recreational vehicle constructed with permanently installed facilities for sleeping, cold storage, cooking and consumption of food.

Truck Camper; a non-self-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.

Park Trailer; as defined under Park Trailer

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.

RESIDENCE; A residence shall include a building or any part of a building which contains dwelling units for permanent occupancy, and shall include all one-family, two-family and multi-family dwellings.

Article 2 Definitions

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.

RESTAURANT; A business establishment whose principal business is the selling of unpackaged food and beverages to the customer in a ready-to-consume state, in individual servings, or in non-disposable containers, and where the customer consumes these foods while seated at tables or counters located within the building .

RESTAURANT, DRIVE-THROUGH; Any establishment whose principal business is the sale of foods, frozen desserts, or beverages in ready-to consume individual servings, for consumption either within the restaurant building or for carry-out, and where 1) foods, frozen desserts or beverages are usually served in paper, plastic or other disposable containers, and where customers are not served their food, frozen desserts, or beverages by a restaurant employee at the same table or counter where the item is consumed; and 2) the establishment includes a drive-up or drive-through service facility that delivers prepared food, frozen desserts, or beverages to customers in motor vehicles.

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.

SANITARY LANDFILL; Land waste disposal site that is located to minimize water pollution from runoff and leaching. Waste is spread in thin layers, compacted, and covered with a fresh layer of soil each day to minimize pests, to maintain an aesthetic appearance, disease, air pollution, and water pollution problems.

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

Article 2 Definitions

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.

SELF-SERVICE STORAGE FACILITY; A facility consisting of a building or a group of buildings housing separate individual, and private storage spaces of varying sizes. These spaces will be rented on an individual basis for varying periods of time.

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 of 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.

Article 2 Definitions

SIGN: Any visual communication display, object, devise, 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, Illuminated;** Any sign illuminated by electricity, gas, or other artificial light including reflecting or phosphorescent light
2. **Sign, Lighting Device;** Any light; string of lights, or group of light located or arranged so as to cast illumination on a sign.
3. **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-premises where such sign is located. All billboards are to be construed as off-premise signs.
4. **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.
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 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 extends out from the exterior of a building.
7. **Sign, Temporary:** Any sign that is used only temporarily and is not permanently mounted.
8. **Sign, Wall:** Any sign attached parallel to, but within six (6) 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 (1) sign surface.
9. **Sign, Window:** 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.

SITE-BUILT HOMES: Dwelling unit constructed on the lot in accordance to the 2006 Residential Code of Ohio (RCO) and 2007 Ohio Building Code (OBC) and inspected/approved by the Ashtabula County Department of Building Regulations.

SMALL WIND ENERGY SYSTEM (SWES) a.k.a. WIND ELECTRIC CONVERSION (WEC):

A wind energy conversion system consisting of a wind turbine, a tower, and associated control or conversion electronics, which has a rated capacity of not more than 100 kilowatts (kW) and which is intended to primarily reduce on-site consumption of utility power.

1. **Tower:** as used specifically for the “Small Wind Energy System”
2. **Tower Height:** The height above grade of the fixed portion of the tower, excluding the wind turbine itself.
3. **Total Extended Height:** The height above grade to a blade tip at its highest point of travel.

SOLID WASTE: Unwanted residual solid or semisolid material as results from residential, industrial, commercial, agricultural, and community mining, or demolition operations, or other waste material of the type that would normally be included in demolition debris, nontoxic fly ash, spent nontoxic foundry sand, and slag and other substances that are not harmful or contrary to public health, and non-combustible material, street dirt, and debris. Solid Waste does not include any material that is an infectious waste or hazardous waste.

SOLID WASTE COMPOST FACILITY: A compost facility for the controlled degradation of municipal solid waste. Included in this process is the removal of non-compostible inorganic materials.

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

STRUCTURAL ALTERATIONS: A structural alteration is a change which increases, extends or enlarges a building or converts the existing building into a different structure or form from the existing building or structural quality.

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)

Article 2 Definitions

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.

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 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 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 (1,000) 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)

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.

Article 2 Definitions

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 vehicle of the dolly type such as that commonly known as a trailer dolly, and a vehicle used to transport agricultural produce or materials between a local place of storage or supply and a farm when drawn or towed on a public road or highway at a speed greater than twenty-five (25) miles per hour

TRANSFER STATION; A facility where the solid waste from several small vehicles is placed into one relatively large vehicle before being hauled to a disposal site.

TRANSMISSION TOWER; The structure on which transmitting and/or receiving antennas are located. An AM radio tower is its own transmitting antenna.

TRANSMITTER; Equipment that generates radio signals for transmission via antenna.

TRANSPORTATION, DIRECTOR OF; The Director of the Ohio Department of Transportation.

TRUSTEES; Trustees shall mean the Board of Township Trustees of Rome Township.

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, infirmed, 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. This may 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.

Article 2 Definitions

WASTE RECYCLING CENTER; A center which accepts solid waste that is otherwise destined for disposal although not necessarily on that location. The materials are collected, reprocessed or remanufactured, and ultimately reused.

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

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 around 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.

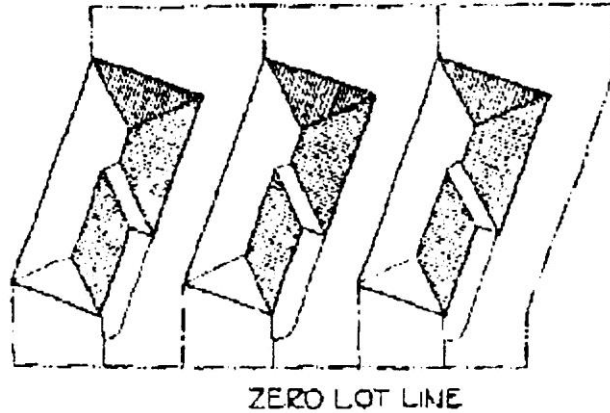
1. **Yard, Front;** A yard extending between side lot lines across the front of a lot and from the front lot line to the front of the principal building.
2. **Yard, Rear;** A yard extending between the side line to the rear of the principal building.
3. **Yard, Side;** a yard extending from the principal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

YARD WASTE COMPOST FACILITY; The controlled biological decomposition of Leaves, grass clippings, prunings, and other natural organic solid waste under aerobic conditions.

Article 2 Definitions

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 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

300 PURPOSE.

Within the districts established by this Resolution; lots, uses of land, structures, and uses of structures and land in combination will exist which were lawful but are no longer lawful when this Resolution takes effect. 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.

301 CONDITIONAL USE & NONCONFORMING PROVISIONS.

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

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.

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 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.

330 CERTIFICATES FOR NONCONFORMING USES.

The Zoning Administrator shall, upon the request of any owner, or at the request of the Trustees, issue a certificate for any lot, structure, use of land, use of structure, or use of land and structure in combination, which 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.

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.

341 NONCONFORMING 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.

350 NONCONFORMING 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 two (2) years or more (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 nonconforming use of land.

360 NONCONFORMING 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 continue 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;

370 COMBINATIONS OF STRUCTURES AND LAND USE.

If a lawful use involving individual structures, or if a structure and land in combination, exists at the effective date of adoption or amendment 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.

Article 3 Nonconformities

370 COMBINATIONS OF STRUCTURES AND LAND USE. (Cont.)

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, any, 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 two (2) years or more (except when government action impede 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.

380 TERMINATION OF NONCONFORMING USES.

381 TERMINATION OF USE THROUGH DISCONTINUANCE.

When any nonconforming use is discontinued or abandoned for two (2) years or more, 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.

382 DAMAGED OR DESTRUCTION.

In the event that any nonconforming building or structure is destroyed by any means, it may be rebuilt to an "as was" state and continue to operate as a non-conforming use by the same owner. The sale of the property to a new owner, or any additions or structural improvements would eliminate the nonconforming status and would make the new structure subject to the current zoning text.

If said structure is to be rebuilt or modified;

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

Article 3 Nonconformities

destruction.

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 walls, fixtures, wiring, or plumbing, provided that the dimensions of the existing structure, 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

400 GENERAL.

Appeals and variances shall conform to the procedures and requirements of Section 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.

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.

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 be stayed only upon due process of all applicable laws.

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 a literal enforcement of the provisions of this Resolution would result in practical difficulties. 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 practical difficulties.

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 of the township trustees;
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. 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.
 - c. 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.
 - d. 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.
 - e. The proposed variance will not 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.
 - f. 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.

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

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.

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.

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. A list containing the names and mailing addresses of all owners of property within five hundred (500) feet of the property in question.

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.

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.

418 AUTHORIZED VARIANCE.

Variances from the regulation of this Resolution shall not be granted unless the Board of Zoning Appeals 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:

- To permit any yard or setback less than the yard or setback required by the applicable regulations.
- 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.
- To permit the same off-street parking facility 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.
- 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.
- To increase the maximum distance that required parking spaces are permitted to be located from the use served.
- To increase the maximum allowable size or area of signs on a lot.
- To increase the maximum gross floor area of any use so limited by the applicable regulations.

ARTICLE 5

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

500 REGULATION OF CONDITIONAL USES.

The provisions of Sections 500 to 574 inclusive of this Resolution apply to the location and maintenance of any and all conditional uses.

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, 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.

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 obtaining it from the Zoning Administrator and filing it with 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;

Article 5 Procedures and Requirements For Conditional Use Permits; Substantially Similar Uses; Accessory Uses

510 CONTENTS OF CONDITIONAL USE PERMIT APPLICATION. (Cont.)

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 the applicable criteria contained in Section 520;

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 a conditional use as established under the provisions of Article 8 and is on the Schedule of District Regulations adopted for each zoning district involved;
2. Will be in accordance with the general objectives, or with any specific objective, of the Township's comprehensive plan 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 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. Will not require or install loud speakers which may cause an annoyance;
11. Will not require lighting which shall cause a nuisance or shall in no way impair safe movement of traffic on any street or highway, or shine directly on adjacent properties;
12. Will maintain all permitted installations in a neat and orderly condition so as to prevent injury to any property, or individual, or to the community in general;

Article 5 Procedures and Requirements For Conditional Use Permits; Substantially Similar Uses; Accessory Uses

520 GENERAL STANDARDS FOR ALL CONDITIONAL USES. (Cont.)

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.

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. (R, Rec-Rez)

1. Planned Unit Developments, including condominiums must comply with applicable standards set forth by (R, Rec-Rez, NC)
 - a. Ashtabula County Engineer
 - b. Ashtabula County Building Department
 - c. Ashtabula County Planning Department
 - d. And /or other state regulations.
2. Multiple dwellings or condominiums subject to the following regulations:
 - a. Minimum lot area, one (1) dwelling per two (2) acre density.
 - b. Minimum lot width, 300 feet at the building line.
 - c. Minimum front yard, 100 feet from the lot line.
 - d. Minimum side yard, 50 feet each, except for side yards fronting on a street in which case the side yard shall be not less than 100 feet measured from the right-of-way line.
 - e. Minimum rear yard, 50 feet.
 - f. Minimum building size, 1,000 square feet of habitable floor area per dwelling unit.
 - g. Maximum building size 2,000 square feet of habitable floor area.
 - h. Maximum building height, 35 feet.
 - i. Maximum number of dwelling units – 4 (four).
4. Private Fishing and Hunting Clubs shall secure and maintain required licenses (federal / state / county) from any governing board, fire marshal et al. / (R, Rec-Rez)
5. Private Golf Clubs shall secure and maintain required licenses (federal / state / county) from any governing board, fire marshal et al. (R, Rec-Rez)

Article 5 Procedures and Requirements For Conditional Use Permits; Substantially Similar
Uses; Accessory Uses

530 SPECIFIC CRITERIA FOR CONDITIONAL USES. (Cont.)

6. Cemetery / (NC)
 - 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 five (5) acres.
 - c. All buildings, including but not limited to mausoleums and maintenance buildings, shall not be located within 15 feet of any property line.
 - d. All graves or burial lots shall be set back not less than fifty (50) feet from front yard property line.

7. Child Day Care Center / (NC, C)
 - 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.
 - b. Must comply with Ohio Revised Code Section 5104.

8. Veterinary Clinic / (R, Rec-Rez, NC, C)
 - a. Outdoor pens and exercise runs shall be kept in clean and sanitary condition. When abutting a Residential district, 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. No dead animals shall be buried on the premises and incineration of dead animals shall not create odors or smoke.
 - d. Screenings and plantings to buffer any structures other than buildings from adjacent residential uses are required.
 - e. Concurrent services may be offered at this facility through an application of Conditional Use

9. Bed/Breakfast Home / (R, NC, C)
 - 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 contain not more than four (4) sleeping rooms for guests, unless the size and structure of the house will allow more.

Article 5 Procedures and Requirements For Conditional Use Permits; Substantially Similar Uses; Accessory Uses

530 SPECIFIC CRITERIA FOR CONDITIONAL USES. (Cont.)

9. Bed/Breakfast Home / (R, NC, C) (Cont.)
 - e. The external appearance of the structure in which the use is to be conducted shall not be altered, and not more than one (1) sign no larger than four (4) square feet shall be mounted flush to the wall of the structure, or a free standing sign no larger than four (4) square feet.
 - f. 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.
 - g. No equipment, process, materials, or chemicals shall be used which create harmful noise, vibration, smoke, dust, odor, heat, glare, x-rays, radiation, or electrical disturbances.
 - h. No more than one (1) additional parking space per room may be proposed in conjunction with the home occupation, which shall not be located in the required front yard unless adequate vegetative screening is provided.
 - i. No traffic shall be generated by a home occupation in greater volume than would normally be expected in a residential neighborhood, and any need for parking generated by the conduct of such home occupation shall meet the off-street parking requirements as specified in this resolution and shall not be located in a required front yard.

10. Signs, Off-Premise (101-1200 Sq. Ft.) / (R, Rec-Rez, NC, C, D)
 - a. Off-premise signs for the purpose of the message being read from the main highway, or an interstate, or other 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 state highways in the township
 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:

Article 5 Procedures and Requirements For Conditional Use Permits; Substantially Similar Uses; Accessory Uses

530 SPECIFIC CRITERIA FOR CONDITIONAL USES. (Cont.)

11. Airport / (NC)
 - a. Site locations should be preferred that offer natural or man-made barriers that would lessen intrusion into a residential area:
 - b. Such uses shall not be conducted closer than five hundred (500) feet from any structure used for human occupancy
 - c. The establishment and operation of an airport shall fully comply with all regulations of the Federal Aeronautics Administration.

12. Amusement Enterprises (Excluding Theater) / (C)
 - a. Structures shall have primary access to state highways.
 - b. Also, the following stipulations apply:
 1. Such structures should be located adjacent to parks and other non-residential uses such as schools and shopping facilities where use can 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.:
 4. A temporary venture not to exceed fourteen (14) consecutive days in any given year:

13. Convalescent / Nursing Homes/ (R, C)

A hospital, sanitarium, nursing, rest or convalescent home, all for humans, institutions for children and the aged that are not mental health, penal or correctional institutions may be constructed in a C or R District.

 - a. Screenings 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.

15. Firearm Ranges and/or Target Shooting Buildings / (Rec-Rez, I)
 - a. Site locations should be preferred that offer natural or man-made barriers that would lessen the effect of intrusion into a residential area.

Article 5 Procedures and Requirements For Conditional Use Permits; Substantially Similar Uses; Accessory Uses

530 SPECIFIC CRITERIA FOR CONDITIONAL USES. (Cont.)

15. Firearm Ranges and/or Target Shooting Buildings / (Rec-Rez, I)(Cont.)
 - 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..

16. Home Occupations / (R, Rec-Rez)
See Section 1000.70

17. Barber / Beauty Shops. / (R, Rec-Rez)
See Section 1000.70

18. Auction House / (NC, C)
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 unlicensed trucks, and truck parking shall be limited to no more than twenty-four (24) hours.

19. Heliport / (NC)
 - a. Site locations should be preferred that offer natural or man-made barriers that would lessen the effect of intrusion into a residential area: Such uses shall not be conducted closer than five hundred (500) ft. from any residential structure used for human occupancy.
 - b. All structures and activity areas should be located at least one hundred (100) feet from all property lines.
 - c. In cases of emergency, any large open grassy area may be used as a landing pad for rescue/emergency helicopters with notice to the property owner, when possible.

20. Miniature Golf, Tennis, Archery, Baseball/Softball, Basketball, Volleyball, Football/Soccer Facilities That Are Commercial Or Club Related. / (NC, C).
 - a. Structures shall have primary access to state or county thoroughfare:
 - b. The establishment shall not operate between the hours of midnight and 7:30 A.M.:
 - c. 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:
 - d. Screening and plantings to buffer any structures other than buildings from adjacent residential uses are required:

Article 5 Procedures and Requirements For Conditional Use Permits; Substantially Similar
Uses; Accessory Uses

530 SPECIFIC CRITERIA FOR CONDITIONAL USES. (Cont.)

21. Pet Shops, Bird Stores, Taxidermist / (C).
 - a. Outdoor pens and exercise runs shall be kept in a clean and sanitary. Where applicable, 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. No dead animals shall be buried or incinerated on the premises:

22. Radio & Television Studios and Towers / (C).
 1. Accessory Use
 - 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.
 2. Principal Use
Sections 1000.30 - 1000.33 to apply.

23. Retail Stores Conducting Incidental Light Manufacturing Or Processing of Goods To Be Sold Exclusively On The Premises And Employing Not More Than Ten (10) Operatives / (NC).
 - a. Truck parking areas, maneuvering lanes, and accessways 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.;

24. Storage Warehouse and Yards / (C, I).
 - a. Structures shall have primary access to state and/or county highways
 - b. Truck parking areas, maneuvering lanes, and accessways 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;

- 25 Residential Care Facilities (Group Homes) / (C).
Sections 1000.80 - 1000.82 to apply.

Article 5 Procedures and Requirements For Conditional Use Permits; Substantially Similar
Uses; Accessory Uses

530 SPECIFIC CRITERIA FOR CONDITIONAL USES. (Cont.)

26. Amusement Arcades / (C).
See Section 1000.10 - .16.
27. Adult Entertainment Businesses (I)
Adult Entertainment Businesses will secure and maintain required licenses (federal / state / county) from any governing board, fire marshal et al.
28. Clubs And Places Of Entertainment / (C)
A club and/or place of entertainment will secure and maintain required licenses (federal/state/county)from any governing board, fire marshal et al.
29. Commercial Parking Enterprise / See 1000.50-53 (C,I).
30. Temporary Concrete Plant Either Asphalt or Cement / (C).
 - a. Must comply with Section 520 General Standards for all Conditional Uses.
 - b. All structure and activity areas must be located at least two hundred (200) feet from all property lines and right-of-way lines.
 - c. Access must be on an arterial collector or other road meeting commercial subdivision road design standards.
 - d. Parking and drive areas must be kept in a dust and mud free condition.
 - e. The establishment shall not operate between the hours of 10 P.M. and 6 A. M.
 - f. Truck, parking areas, maneuvering lanes and accessways 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.
 - g. A National Pollutant Discharge Elimination System (NPDES) permit must be applied for, plans must be submitted and approved by the Soil and Water Conservation District Office.
 - h. Site restoration has to be in the form of complete ground cover - grass cover or paved with dust-free material, site must be returned to the original grade or a grade approved by the Soil & Water Conservation District Office.
 - i. Temporary is meant to mean a period of time not to exceed eight (8) months.
31. Community Center Buildings / (R, Rec-Rez, NC, C)
 - a. Screenings and plantings to buffer any structures other than buildings from adjacent residential uses are suggested.
32. Meat, fish, and poultry processing enterprises will secure and maintain required licenses (federal / state / county) from any governing board, fire marshal et al. / (I)

Article 5 Procedures and Requirements For Conditional Use Permits; Substantially Similar
Uses; Accessory Uses

530 SPECIFIC CRITERIA FOR CONDITIONAL USES. (Cont.)

33. Leather processors will secure and maintain required licenses (federal / state / county) from any governing board, fire marshal et al. / (I)
34. Vinegar and yeast processors will secure and maintain required licenses (federal / state / county) from any governing board, fire marshal et al. / (I)
35. Canoe livery / (R, Rec-Rez)
 - a. No more than twenty-four (24) canoes may be stored on the property except in enclosed buildings. If not enclosed, canoes must be stored on racks. Storage must follow any property line setbacks.
 - b. All additional equipment related to the business (including but not limited to life jackets, paddles, cushions) must be stored in enclosed buildings.
 - c. Canoes may be put in and taken out only at points of public access as defined by the Ohio Department of Natural Resources.
 - d. Conditions as listed in Sec 1000.60-63 (Home Occupation)
38. Recreational Facility (Rec-Rez, C)

A recreational facility will secure and maintain required licenses (federal / state / county) from any governing board, fire marshal et al.

 - a. Screenings and plantings to buffer any structures other than buildings from adjacent residential uses are suggested.

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

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.

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.

Article 5 Procedures and Requirements For Conditional Use Permits; Substantially Similar Uses; Accessory Uses

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 insignificant 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, 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.

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.

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.

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.

Article 5 Procedures and Requirements For Conditional Use Permits; Substantially Similar Uses; Accessory Uses

560 PROCEDURE AND REQUIREMENTS TO DETERMINE THAT A USE IS SUBSTANTIALLY SIMILAR. (Cont.)

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.

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.

562 DETERMINATION OF SIMILAR USES.

When a specific use is proposed that is not listed or provided for in this code, the Zoning Board of Appeals may make a determination that the proposed use is substantially similar to a specific use that is listed or provided for as a permitted or conditional use in the Code, or is determined to be consistent with the purpose statement for the district in which such use is proposed. If the Zoning Board of Appeals finds that a use is substantially similar to a specific use listed in this Code, such substantially similar use may be permitted in those districts which have a permitted or conditional use most similar. The initial determination of a similar use shall be approved in accordance with the conditional use permit procedures set forth in Section 530. At the time of an initial determination, the Zoning Board of Appeals shall refer such matter to the Zoning Commission for possible zoning text amendment. The Zoning Commission, upon request, will provide a non-binding opinion.

563 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 as specified in the Resolution.
2. The nature, predominant characteristics, and intensity of the proposed 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.

Article 5 Procedures and Requirements For Conditional Use Permits; Substantially Similar Uses; Accessory Uses

564 RECORD OF SUBSTANTIALLY SIMILAR USES.

The Zoning Administrator, Trustees, and ZBA 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. Zoning Administrator shall consult this record in the process of issuing future permits.

570 REGULATION OF ACCESSORY USES.

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

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.

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 not attached to a principal structure or use, such as sheds, garages, and billboards. Except as otherwise required in this Resolution, an accessory use shall be a permitted use.

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 not contain or be used as a dwelling unit.
2. It shall not exceed thirty-five (35) feet in height.
3. It shall meet all yard requirements of the principal use unless otherwise specified in this Resolution.

574 DWELLING AS ACCESSORY USES.

Dwellings may be accessory uses in residential districts if located inside the principal home or if detached as garage apartments. This only applies to relatives or servants and if no rent is charged. Mobile home units shall not be permitted as accessory uses in any district.

ARTICLE 6

AMENDMENT

600 PROCEDURE FOR AMENDMENT OR DISTRICT CHANGES.

This Resolution may be amended utilizing the procedures specified in Sections 601-615, inclusive, of this Resolution.

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.

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.

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 A statement of the reason(s) for the proposed amendment;
- 3 Present use;
- 4 Present zoning district;
- 5 Proposed use;
- 6 Proposed zoning district;
- 7 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;
- 8 A list of all property owners and their mailing addresses who are within five hundred (500) feet, contiguous to, or directly across the street from the parcel(s) proposed to be rezoned, except that names and addresses need not be included where more than ten (10) parcels are to be rezoned;
- 9 A statement on the ways in which the proposed amendment relates to the comprehensive plan;
- 10 A fee as established by Resolution of the Board of Township Trustees;
- 11 Legal description of property and proof of ownership;

Article 6 Amendment

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. A statement of the reason(s) for the proposed amendment;
3. A statement explaining the ways in which the proposed amendment relates to the comprehensive plan;
4. A fee as established by Resolution of the Board of Township Trustees.

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 leasee of property, said resolution or application shall be transmitted to the Commission.

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.

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) day 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 Trustee 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.

Article 6 Amendment

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.

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

1. The name of the zoning commission conducting the public hearing;
2. A statement indicating that the motion, resolution, or application is an amendment to the zoning resolution;
3. A list of the addresses of all properties to be rezoned or redistricted by the proposed amendment and of the names of owners of these properties, as they appear on the county auditor's current tax list;
4. The present zoning classification of property named in the proposed amendment and the proposed zoning classification of such property;
5. The time and place where the motion, resolution, or application proposing to amend the zoning resolution will be available for examination for a period of at least ten days prior to the public hearing;
6. The name of the person responsible for giving notice of the public hearing by publication or by mail, or by both publication and mail;
7. Any other information requested by the zoning commission;
8. A statement that, after the conclusion of such hearing, the matter will be submitted to the board of township trustees for its action.

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 five hundred (500) feet, contiguous to, and directly across the street from such parcel(s) 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.

Article 6 Amendment

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.

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 include;

1. The name of the board that will be conducting the public hearing;
2. A statement indicating that the motion, resolution, or application is an amendment to the zoning resolution;
3. A list of the addresses of all properties to be rezoned or redistricted by the proposed amendment and of the names of owners of these properties, as they appear on the county auditor's current tax list;
4. The present zoning classification of property named in the proposed amendment and the proposed zoning classification of such property;
5. The time and place where the motion, resolution, or application proposing to amend the zoning resolution will be available for examination for a period of at least ten days prior to the public hearing;
6. The name of the person responsible for giving notice of the public hearing by publication or by mail, or by both publication and mail.

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.

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.

Article 6 Amendment

615 FILE ZONING AMENDMENTS WITH COUNTY RECORDER AND COUNTY PLANNING COMMISSION.

The Board of Township Trustees shall 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

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.

710 ESTABLISHMENT OF DISTRICTS.

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

R	Residential / PUD
Rec-Rez	Recreational-Residential / PUD
NC	Neighborhood Commercial / PUD
C	Commercial
I	Industrial

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.

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.

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, as attested by the Township Clerk, and bearing the official seal. 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. By Jan. 30 of each year, the map shall be recertified by the Chairman and the Clerk.

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;

All questions and disputes concerning the exact location of zoning district boundaries shall be resolved by the Board of Zoning Appeals.

724 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.

725 FILE ZONING MAP WITH COUNTY RECORDER AND COUNTY PLANNING COMMISSION.

The Board of Township Trustees shall 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

**ZONING
DISTRICT – C**

COMMERCIAL

PRINCIPAL STRUCTURE		Mixed commercial and /or <u>Single family</u>	Mixed commercial and /or <u>Two family</u>
MAXIMUM BUILDING DENSITY		1 per 2 acre	1 per 2 acre
MINIMUM LOT AREA		1 per 2 acre	1 per 2 acre
MINIMUM LOT WIDTH		200'	400'
MINIMUM PRINCIPAL BUILDING SETBACKS	Front Rear Each side	50' 20' 20'	50' 20' 20'
MINIMUM ACCESSORY BUILDING SETBACKS	Front Rear Each side	50' 20' 20'	50' 20' 20'
MAXIMUM PERCENTAGE LOT COVERAGE		50%	50%
MAXIMUM BUILDING HEIGHT	Principal Accessory	35' 35'	35' 35'
MINIMUM FLOOR AREA PER DWELLING UNIT		1,000 Sq. Ft.	1,000 Sq. Ft.

Article 8 District Regulations

TOWNSHIP OF ROME

Zoning District: C

COMMERCIAL

OFFICIAL SCHEDULE OF PERMITTED USES AND DIMENSIONAL REQUIREMENTS

Purpose: The purpose of the C District (Commercial) is to encourage the establishment of areas for commercial uses only. This district is specifically designed to provide commercial services to the public.

PERMITTED USES:

*= See 820 for additional uses and requirements

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 & brokerage, including service agencies not involving on-premise retail trade nor wholesale trade on-premises, nor maintenance of stock of goods for sale to the general public.
3. Agriculture.
4. Alcoholic beverage package retail sales.
5. Antique and gift retail sales.
6. Appliance distributors for wholesale.
7. Assembly halls, gymnasiums and similar structures when part of a school or place of worship.
8. Automobile & truck leasing
9. Automobile (new & used) & accessory sales.
10. Automobile car wash.
11. Automobile repair shops.
12. Automobile service station.
13. Bakery shops & confectioneries operating both wholesale & retail business provided such operations are limited to 1,500 sq. ft. of manufacturing area & to the use of non-smoke producing types of furnaces.
14. Banks, finance, and loan companies.
15. Beauty, barber equipment sales and supply.
16. Beauty, barber, and other personal services.
17. Bicycle sale and repair.
18. Bus repair and storage terminals.
19. Catering establishments.
20. Charitable institutions.
21. Churches and other places of worship.
22. Colleges, universities, business colleges, trade schools, music conservatories, dancing schools, & similar organizations.
23. Custodial and diagnostic centers.
24. Dairy bars for retail sales on the premises only.
25. Dental laboratory.
26. Department stores.
27. Drive in food dispensary.
28. Dwelling – living quarters over a commercial establishment shall have a minimum of 1,000 square feet.
29. Eating & drinking establishments.
30. Electrical repair.
31. Farm machinery repair and sales.
32. Farming (see Agriculture).
33. Feed sales and storage.
34. Food processing: for sale at retail on-the-premises, but excluding the killing & dressing of any flesh or fowl.

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35. Food stores (retail only): grocery delicatessen, meat & fish, but excluding the killing and dressing of any flesh or fowl.
36. Fraternity and sorority houses.
37. Frozen food lockers.
38. Funeral home.
39. Fur storage.
40. Gases or liquefied petroleum in approved portable metal cylinders for storage / sale.
41. Government buildings: used exclusively by the Federal, State, County, or Township government for public purposes, except for garages, repair or storage yard, warehouse & buildings used or intended to be used as correctional or penal institutions.
42. Group Homes, Class I & Class II, Type B (530.25 & 1000.80-83)
43. Home Occupation (Sec. 1000.60-63).
44. Hospitals & sanitariums located on a major or secondary major street.
45. Hotels.
46. Jewelry & watch sale & repair.
47. Launderette services: where individuals, family-sized laundry equipment is rented for use by the customer.
48. Laundries: steam.
49. Laundries: all hand laundries & any small power laundries operated in conjunction with a retail service counter on the premises where not more than 2,000 sq. ft. of floor space is devoted to the laundering & finishing process, provided the total operating capacity of all commercial washing machine shall not exceed 400 lb. and no coal-burning or smoke producing equipment is used.
50. Laundry pick up stations.
51. Libraries.
52. Lock & gunsmith.
53. Lodges, fraternal & social organizations.
54. Lumber yards, building materials storage & sales.
55. Medical and orthopedic supply stores.
56. Motels.
57. Motorcycle sales and repair.
58. Museums and art galleries.
59. Musical instrument store, sale of & instruction.
60. Nursery (plants - See agriculture).
61. Off street parking (permitted – Article 11)
62. Office & secretarial service establishments.
63. Office equipment & supplies, sales & service
64. Oil / gas wells.
65. Parks.
66. Pavilion.
67. Pet shops, bird stores.
68. Photographic studios & camera supply stores.
69. Playground, Tot-lot.
70. Plumbing shop & yard.
71. Ponds.
72. Postal facilities private or publicly owned.
73. Recreational vehicle sales & service.
74. Repair & servicing of office & household equipment.
75. Retail accessory uses wholly within the principle building and without exterior advertising display.
76. Retail stores conducting 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.
77. Retail stores including, but not limited to art supply, book & stationary, camera sales & supplies & service, candy products, clothing, electrical supplies, florists, footwear, furniture & floor covering, furrier, gifts & cards, music, optical, and sporting goods, upholstery / paper hanging and decorator; and other similar retail sales.
78. Rug & carpet cleaning establishments.
79. Satellite dish.
80. Schools, public and private.
81. Shoe repair.
82. Signs (as permitted in Chapter 12).
83. Storage, under cover, of goods intended for retail sale on the premises excluding explosive combustibles such as, but not limited to, dynamite, solvents, and fireworks.

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84. Swimming pools, accessory use (private)
(Sec. 1000.40-42).
85. Tailors, dressmakers, and milliners.
86. Tavern, bar, nightclub.
87. Taxi stand.
88. Tennis courts, private.
89. Theaters, housed in a permanent
indoor structure, exhibition halls, &
other similar structures.

CONDITIONAL USES:

1. Amusement arcade (1000.10-15).
2. Amusement enterprises (excluding
theater). (Sec. 530.12)
3. Animal (Vet) Hospital. (Sec. 530.8)
4. Auction House (Sec. 530.18 & 1000.63).
5. Bed & Breakfast. (Sec. 530.9 & 1000.63)
6. Child Day Care Center (Sec. 530.7)
7. Clubs and places of entertainment. (530.28)
(Doesn't include adult entertainment)
8. Commercial parking enterprises (Sec. 530.29).
9. Community Center Buildings (Sec. 530.31)
10. Convalescent /Nursing home. (530.13)
11. Dry cleaning.
12. Group Homes, Class I Type A,
Class II Type A (530.25 & 1000.80-83).
13. Airport, heliport, and landing fields. (Sec.
530.11 & 530.19)
14. Miniature golf, tennis, archery
baseball/softball, basketball, volleyball,
football, skating rink, soccer facilities
that are commercial or club related. (530.20)
15. Multiple dwelling unit(s) (Sec. 530.2)
16. Radio & TV studios & towers. (530.22)
17. Signs, off-premise (101-1200 sq. ft.)
(Sec. 530.10 & Article 12)
18. Storage warehouses & yards. (530.24)
19. Taxidermy. (530.21)
20. Temporary concrete plant either
asphalt or cement (Sec. 530.30)

Article 8 District Regulations

**ZONING
DISTRICT – I**

INDUSTRIAL

PRINCIPAL STRUCTURE		<u>Industrial & Office</u>	<u>Industrial & Office w/ Dwelling Unit (1,000 sq ft min)</u>
MAXIMUM BUILDING DENSITY			
MINIMUM LOT AREA		1 per 2 acre	1 per 2 acre
MINIMUM LOT WIDTH		200'	400'
MINIMUM PRINCIPAL BUILDING SETBACKS	Front	80'	80'
	Rear	20'	20'
	Each side	20'	20'
MINIMUM ACCESSORY BUILDING SETBACKS	Front	80'	80'
	Rear	20'	20'
	Each side	20'	20'
MAXIMUM PERCENTAGE LOT COVERAGE		50%	50%
MAXIMUM BUILDING HEIGHT	Principal	35'	35'
	Accessory	35'	35'
MINIMUM FLOOR AREA PER DWELLING UNIT		1,000 Sq. Ft.	1,000 Sq. Ft.

TOWNSHIP OF ROME

OFFICIAL SCHEDULE OF PERMITTED USES AND DIMENSIONAL REQUIREMENTS

Zoning District: **I
INDUSTRIAL**

Purpose: The purpose of the I - District (Industrial) is to provide a protective zone for 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 those 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 or development of adjacent properties or the general neighborhood.

PERMITTED USES:

*= See 820 for additional uses and requirements

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 and real estate & brokerages.
3. Agricultural use.
4. Appliance distributors for wholesale.
5. Assembly of machines & appliances from previously prepared parts.
6. Automobile & truck assembly
7. Automobile commercial parking enterprises (1000.50-53)
8. Bakeries or baking plants
9. Blueprinting and photostating establishments.
10. Bookbindery.
11. Bottling works for soft drinks.
12. Cold storage plants, food.
13. Contractor's plants, office / storage yards.
14. Dairy products processing, bottling, & distribution, cream manufacture, all on a wholesale basis.
15. Distribution facilities for wholesale basis.
16. Dwellings – living quarters over an industrial establishment shall have a minimum of 1,000 square feet.
17. Electronic units assembly plant.
18. Farm machinery assembly.
19. Fertilizer, wholesale & retail sales & blending.
20. Flour & other grain products, milling & storage.
21. Flammable liquids: handling and storage in bulk plants.
22. Flour and other grain products, milling and storage.
23. Food processing in wholesale quantities (except meat, fish, poultry, vinegar and yeast).
24. Frozen food lockers.
25. Government 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.
26. 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.
27. Laboratories for research and testing.

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28. Machine shops.
29. Manufacturing and storage of:
abrasives, bedding, carpet & pillow
(cleaning and renovation), candy
products, canvas and burlap products,
clothing, construction materials,
cosmetics and perfume.
30. Manufacturing of footwear, glass,
hosiery, ice, jewelry, watch, clocks,
leather goods (tanning prohibited),
machine tools, machinery, motor
vehicles and equipment, optical,
scientific & musical instruments,
pharmaceutical products, plastics,
pottery, porcelain & vitreous china,
signs, stonecutting & monuments,
textiles, textile machinery.
31. Meat processing.
32. Metal fabrication plants using plate
and structural shapes.
33. Metal stamping plants.
34. Office buildings: government, private
and professional offices.
35. Oil / gas wells.
36. Parks.
37. Planing or sawmills.
38. Plating works.
39. Ponds.
40. Prefabricating buildings and struc-
tural members.
41. Printing, publishing and reproduction
establishments.
42. Repair and servicing of industrial
equipment and machinery.
43. Retail accessory uses wholly within
the principal building and without
exterior advertising display.
44. Sheet metal shops.
45. Storage warehouses and yards.
46. Tavern, bar, nightclub.
47. Truck terminals, repair shops,
hauling and storage yards.
48. Wholesale and jobbing establishments
including incidental retail.
49. Woodworking shops, millwork.
50. Adult entertainment businesses. (See
530.27)

CONDITIONAL USES:

1. Firearm range. (See 530.15)
2. Meat, fish, and poultry processing. (See
530.32)
3. Signs, off-premise (101-1200 sq. ft.)
(As regulated in Article 12). (See 530.10)
4. Tanning of leather. (See 530.33)
5. Vinegar and yeast processing. (See 530.34)

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**ZONING
DISTRICT – NC**

**Neighborhood
Commercial**

		Mixed commercial and /or <u>Single family</u>	Mixed commercial and /or <u>Two family</u>
PRINCIPAL STRUCTURE			
MAXIMUM BUILDING DENSITY		1 per 2 acre	1 per 2 acre
MINIMUM LOT AREA		1 per 2 acre	1 per 2 acre
MINIMUM LOT WIDTH		200'	400'
MINIMUM PRINCIPAL BUILDING SETBACKS	Front Rear Each side	50' 20' 20'	50' 20' 20'
MINIMUM ACCESSORY BUILDING SETBACKS	Front Rear Each side	50' 20' 20'	50' 20' 20'
MAXIMUM PERCENTAGE LOT COVERAGE		20%	20%
MAXIMUM BUILDING HEIGHT	Principal Accessory	35' 35'	35' 35'
MINIMUM FLOOR AREA PER DWELLING UNIT		1,000 Sq. Ft.	1,000 Sq. Ft.

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TOWNSHIP OF ROME

Zoning District: NC

NEIGHBORHOOD COMMERCIAL

OFFICIAL SCHEDULE OF PERMITTED USES AND REQUIREMENTS

Purpose: The purpose of 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 mixture of single family residential uses, cultural, public, quasi-public, and commercial uses which tend to meet the daily needs of the residents of the community is encouraged. Marginal strip development will be prohibited.

PERMITTED USES:

*= See 820 for additional uses and requirements.

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 & brokerage, including service agencies not involving on-premise retail or wholesale trade, or maintenance of stock of goods for sale to the general public.
3. Agriculture.
4. Antique and gift retail sales.
5. Appliance distributors for wholesale.
6. Assembly halls, gymnasiums, and similar structures when part of a school or place of worship.
7. Bakery shops & confectioneries operating wholesale & retail business provided such operations are limited to 1,500 sq. ft. of manufacturing area & to the use of non-smoke producing types of furnaces.
8. Banks, finance, and loan companies.
9. Beauty, barber equipment sales and supply.
10. Beauty, barber, and other personal services.
11. Bicycle sale and repair.
12. Catering establishments.
13. Churches and other places of worship.
14. Colleges, universities, business schools, trade schools, music conservatories, dancing schools, & similar organizations.
15. Dairy bars for retail sales on the premises only.
16. Dental laboratory.
17. Dwelling – living quarters over a commercial establishment shall have a minimum of 1,200 sq. ft.
18. Dwellings, detached single family.
19. Dwellings, two family.
20. Electrical repair.
21. Family Day Care Center (Type B) (Sec. 1000.60-63)
22. Farm machinery repair and sales.
23. Farming (see Agriculture).
24. Feed sales and storage.
25. Fraternity and sorority houses.
26. Fur storage.
27. Home Occupation (Sec. 1000.60-63).
28. Jewelry & watch sale & repair.
29. Laundry pick up stations.
30. Libraries.
31. Lock & gunsmith.
32. Lodges, fraternal & social organizations.
33. Medical and orthopedic supply stores.
34. Motorcycle sales & service.
35. Museums and art galleries.
36. Musical instrument store, sale of & instruction.
37. Nursery (See agriculture).
38. Off street parking (as permitted in Article 11).
39. Office & secretarial service establishments.
40. Office equipment & supplies, sales & service
41. Oil / gas wells.
42. Parks.
43. Pavilion.
44. Pet shops, bird stores.

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45. Photographic studios & camera supply stores.

46. Planned Unit Developments-Article 15

47. Playground, Tot-lot.

48. Ponds.

49. Repair & servicing of office and household equipment.

50. Residential Group Homes, Class I (Type B), (Sec. 530.25 & 1000.80-83)

51. Retail accessory uses wholly within the principle building and without exterior advertising display.

52. Retail stores including, but not limited to art supply, book & stationery, camera sales, supplies & services, candy products, clothing, florists, footwear, furniture & floor covering, furrier, gifts & cards, music, optical supplies, sporting goods, upholstery, paper hanging & decorator.

53. Rug & carpet cleaning establishments.

54. Satellite dish.

55. Schools, public and private.

56. Shoe repair.

57. Signs (See Chapter 12).

58. Storage of goods intended for retail sale on the premises excluding explosive combustibles such as, but not limited to, dynamite, solvents, and fireworks.

59. Swimming pools, accessory use (private residence only).

60. Tailors, dressmakers, and milliners.

61. Taxi stand.

62. Tennis courts, private.

CONDITIONAL USES:

1. Airport, heliport, and landing fields. (Sec. 530.11, 530.19)

2. Animal (Vet) Hospital. (Sec 530.8)

3. Auction House (Sec. 530.18, 1000.70).

4. Bed & Breakfast. (Sec. 530.9, 1000.70)

5. Cemetery (Sec.530.6)

6. Community center building (Sec. 530.31)

7. Condominiums (Sec. 530-1,2)

8. Child Day Care. (Sec. 530.7)

9. Family Day Care Center (Type A & B)
(Sec. 1000.80-83)

10. Group Homes, Class I Type A, Class II Type A
(Sec. 530.25 & 1000.80-83).

11. Miniature golf, tennis, archery, baseball/softball, basketball, volleyball, football, soccer facilities that are commercial or club related. (Sec. 530.20)

12. Recreational Facility (Sec. 530.38)

13. Retail stores conducting incidental light manufacturing or processing of good above the first floor or in the basement to be sold exclusively on the premises and employing not more than ten (10) operatives. (Sec 530.23)

14. Signs, off-premise (101-1200 sq. ft.)
(Sec 530.10 & Article 12)

15. Subdivisions and cluster developments including condominiums. (Sec. 530.1).

16. Tower(s) (Sec. 1000.30-33)

17. Veterinary clinic. (Sec. 530.8)

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**ZONING
DISTRICT R**

RESIDENTIAL

PRINCIPAL STRUCTURE		<u>Single family</u>	<u>Two family</u>
MAXIMUM BUILDING DENSITY		1 per 2 acre	1 per 2 acre
MINIMUM LOT AREA		1 per 2 acre	1 per 2 acre
MINIMUM LOT WIDTH		200'	400'
MINIMUM PRINCIPAL BUILDING SETBACKS	Front	50'	50'
	Rear	20'	20'
	Each side	20'	20'
MINIMUM ACCESSORY BUILDING SETBACKS	Front	50'	50'
	Rear	20'	20'
	Each side	20'	20'
MAXIMUM PERCENTAGE LOT COVERAGE		20%	20%
MAXIMUM BUILDING HEIGHT	Principal	35'	35'
	Accessory	35'	35'
MINIMUM FLOOR AREA PER DWELLING UNIT		1,000 Sq. Ft. See 530.1&.2	1,000 Sq. Ft. See 530.1&.2

TOWNSHIP OF ROME

OFFICIAL SCHEDULE OF PERMITTED USES AND DIMENSIONAL REQUIREMENTS

**Zoning District: R
RESIDENTIAL**

Purpose: The purpose of the R (Single and Two Family District) is to permit development of rural and near rural areas which may not have public facilities in the near future. This district allows single family units and two family dwelling units which may be site built, modular, or manufactured housing conforming to ARTICLE 10, Section 1000.90-96.

PERMITTED USES:

1. *Accessory uses and structures
2. Agriculture.
3. Airports and heliports, private
4. Assembly halls, gymnasiums and similar structures when part of school or place of worship.
5. Campgrounds.
6. Church & other places of worship
7. Dwellings, detached single family (Sec. 1000.90)
8. Dwellings, two family
9. Family Day Care Center (Type B) (Section 1000.80-83)
10. Farming (see agriculture)
11. Home Occupations (Sec 1000.60-63)
12. Libraries
13. Museums
14. Oil / Gas wells
15. Parks
16. Pavilion / Gazebo
17. Planned Unit Developments. (Art.15)
18. Playground, Tot-lot.
19. Ponds.
20. Residential care facilities/ Group homes Class I (Type B) (Sec. 1000.80 – 83, 530.25)
21. Roadside stands
22. Satellite Dish
23. Schools, public and private
24. Signs (as regulated in Article 12)
25. Swimming pool, accessory use residential only
26. Tennis courts, private
27. Township & other governmental buildings.

CONDITIONAL USES:

1. Beauty / Barber shops (Sec. 1000.63, 530.17)
 2. Bed and Breakfast home. (Sec. 1000.63, 530.9)
 3. Canoe livery. (Sec 1000.63, 530.35)
 4. Community Center Building (Sec.530.31)
 5. Condominiums. (Sec 530-1 and 530-2)
 6. Family Day Care Center (Type B) (Sec. 1000.63)
 7. Home Occupation (Sec. 1000.60-63)
 8. Private fishing or hunting clubs. (Sec. 530.4)
 9. Private golf clubs. (Sec. 530.5)
 10. Recreation Center Building. (Sec 530.31 & 38)
 11. Residential care facilities/ Group homes Class I Type B (Sec. 1000.80 – 83, 530.25).
 12. Signs, off-premises (101-1200 sq ft.) (Sec. 530.10)
 13. Subdivisions and cluster developments including condominiums. (Sec. 530.1)
 14. Tower(s) (Sec. 1000.30-33)
 15. Veterinary clinic (Sec. 530.8)
- *= See 820 for additional uses and requirements

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**ZONING
DISTRICT
Rec-Rez**

**RECREATIONAL
RESIDENTIAL**

PRINCIPAL STRUCTURE		<u>Single family</u>	<u>Two family</u>
MAXIMUM BUILDING DENSITY		1 per 2 acre	1 per 2 acre
MINIMUM LOT AREA		1 per 2 acre	1 per 2 acre
MINIMUM LOT WIDTH		200'	400'
MINIMUM PRINCIPAL BUILDING SETBACKS	Front Rear Each side	50' 20' 20'	50' 20' 20'
MINIMUM ACCESSORY BUILDING SETBACKS	Front Rear Each side	50' 20' 20'	50' 20' 20'
MAXIMUM PERCENTAGE LOT COVERAGE		20%	20%
MAXIMUM BUILDING HEIGHT	Principal Accessory	35' 35'	35' 35'
MINIMUM FLOOR AREA PER DWELLING UNIT		1,000 Sq. Ft. See 530.1&.2	1,000 Sq. Ft. See 530.1&.2

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TOWNSHIP OF ROME

OFFICIAL SCHEDULE OF PERMITTED USES AND REQUIREMENTS

Zoning District: **Rec-Rez**

RECREATIONAL RESIDENTIAL

Purpose: The purpose of the Rec-Rez District (Single and Two Family District) is to permit development of rural and near rural areas which may not have public facilities in the near future. This district allows single family units and two family dwelling units which may be site built, modular, or manufactured housing conforming to the standards set forth by the Ashtabula County Building Department.

PERMITTED USES :

*= See 820 for additional uses and requirements.

1. *Accessory uses and structures.
2. Agriculture.
3. Assembly halls, gymnasiums, club house(s), community centers and similar structures.
4. Campgrounds.
5. Churches & other places of worship.
6. Dwellings, detached single family.
7. Dwellings, two family.
8. Family Day Care Center (Type B) (sec. 1000.80-83)
9. Farming (see agriculture)
10. Home Occupation (Sec 1000.60-63)
11. Mother-in-law suite.
12. Oil / gas wells.
13. Parks.
14. Planned unit development (See Article 15)
15. Playgrounds and associated uses.
16. Ponds
17. Residential care facility (Group home /Class I type B) (Sec 530.26)
18. Sale of instruction, equipment, refreshments related to the recreational aspect of the area.
19. Satellite dish
20. Swimming and marina facilities.
21. Tennis courts.

CONDITIONAL USES :

1. Bed and breakfast homes. (Sec. 530.9 & 1000.63)
2. Beauty & barber shop (Sec 530.17 & 1000.63)
3. Canoe livery. (Sec. 530.37, 1000.63)
4. Community Center Building (Sec. 530.31)
5. Condominiums. (Sec 530.1 & 2)
6. Family Day Care Center (Type A) (Sec. 1000.63)
7. Firearm range. (Sec 530.15)
8. Home occupation. (Sec 1000.60-63)
9. Private fishing or hunting clubs. (Sec. 530.4)
10. Private golf clubs. (Sec. 530.5)
11. Recreational facility (Sec 530.38)
12. Residential care facility (Group home/Class I type A) (Sec 530.25).
13. Signs, off premises (101-1200 sq. ft.) (Article 12, Sec 530.10)
14. Tower(s) (Sec. 1000.30-33)
15. Veterinary clinic (Sec 530.8)
16. Rec-Rez (existing lot) may exist at less than minimum standards stated

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820 In R, Rec-Rez, NC, C, and I Zoning Districts, “Customer Generator” wind turbines utilizing “Net Metering”, as defined by the Ohio Revised Code (4901:1-10-28 Net Metering), and wind turbine tower or other turbine type support shall be permitted as an Accessory uses and structures, as an Accessory uses and structures incidental to a permitted use which will not create a nuisance or hazard, subject to the following requirements:

820.01 PURPOSE. It is the purpose of this regulation to allow the safe, effective and efficient use of “Small Wind Energy Systems” installed to reduce the on-site consumption of utility supplied electricity.

820.02 SETBACK. Side and Rear property lines the base of the tower shall be set back a distance equal to the total extended height plus twenty (20'-0”) feet. Front property line the base of the tower shall be set back a distance equal to one hundred (100'-0”) feet or if the Residence is set back further from the front property line (than 100'-0”) that the base of the tower shall not be past the front most projected portion of the residence whichever is greater shall be used. Front, Side, and Rear property lines which have overhead utility lines the base of the tower shall be set back a distance equal to the total extended height plus twenty (20'-0”) feet from the closest overhead utility line to the tower base but shall not be closer to property lines than what has been stated previous.

820.03 TOWER HEIGHT. So long as the total extended height meets sound and set-back requirements, there shall be no specific height limitation, except as imposed by Federal Aviation Administration regulations as stated in 820.08

820.04 SOUND. Sound produced by the turbine under normal operating conditions, as measured at the property line five (5'-0”) feet above grade, shall not exceed 30 decibel (dB). Sound levels, however, may be exceeded during short-term events out of anyone’s control such as utility outages and/or severe wind storms.

820.05 WIND TURBINE EQUIPMENT. Small wind turbines must have been approved under the state public benefits program or any other small wind certification program recognized by the American Wind Energy Association.

820.06 REQUIREMENTS for ENGINEERED DRAWINGS. Zoning and Building permit applications for small wind energy systems shall be accompanied by engineered drawings of the wind turbine structure and stamped engineered drawings of the tower, base, footing(s), and/or foundation as provided by the manufacturer and/or registered engineer. Wet stamps shall not be required.

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820.07 SOIL STUDIES. For standard soil conditions (not including gravel, sand, muck, or liquid soils), foundations developed by the wind turbine manufacturer shall be acceptable for turbine installations of 20 kW or less and will not require project-specific soil studies or an engineer's wet stamp unless deemed necessary by the Building Department of Ashtabula County, State of Ohio.

820.08 COMPLIANCE with FEDERAL AVIATION ADMINISTRATION (FAA) REGULATIONS. No Wind Electric Conversion (WEC) a.k.a. Small Wind Energy System (SWES) shall be constructed, altered, or maintained so as to project above any of the imaginary airspace surfaces described in Federal Aviation Regulations (FAR) Part 77 "Obstructions Affecting Navigable Airspace" of the FAA guidance on airspace protection.

820.09 COMPLIANCE with NATIONAL ELECTRIC CODE (NEC). Building permit applications for small wind energy systems shall be accompanied by a line drawing of the electrical components, as supplied by the manufacturer or registered engineer, in sufficient detail to allow for a determination that the manner of installation conforms to the National Electric Code.

820.10 UTILITY NOTIFICATION. No small 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.

820.11 ABANDONMENT. If a wind turbine is inoperable for six consecutive months the Owner(s) shall be notified that they must, within six months of receiving the notice, restore their system to operating condition. If the Owner(s) fails to restore their system to operating condition within the six-month time frame, then the Owner(s) shall be required, at his/their expense, to remove the wind turbine from the tower and the tower taken down for safety reasons.

820.12 SIGNAGE. All signs, other than the manufacturer's or installer's normal label identification, appropriate warning signs, or Owner(s) identification on a wind generator, tower, building, or other structure associated with a small wind energy system visible from any public road shall be prohibited.

820.13 LIGHTING. No illumination of the turbine or tower shall be allowed unless required by the FAA.

Article 8 District Regulations

820.14 ACCESS. Any climbing foot pegs or rungs below twelve (12'-0") feet of a freestanding tower shall be removed to prevent unauthorized climbing. For lattice or guyed towers, sheets of metal or wood may be fastened to the bottom tower section such that it cannot readily be climbed.

ARTICLE 8

DISTRICT REGULATIONS

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.

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.”

ARTICLE 9

SUPPLEMENTARY DISTRICT REGULATIONS

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.

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 coded 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.

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. The concept and use of the phrase PRINCIPAL BUILDING is taken in practice and legal analysis to be equitable to PRINCIPAL USE.

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.

904 CONSTRUCTION IN EASEMENTS.

Easements for installation, operation and maintenance of utilities and drainage facilities are reserved as part of any building lot 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 easement area of each lot, and any improvements within it, shall be maintained continuously by the owner of the lot, except for those improvements for which a public authority or a utility is responsible.

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 eight (8) weeks shall be prohibited in all districts, unless such a vehicle is stored in an enclosed garage or accessory building.
 - a. No commercial vehicles, to include commercial tractors, automobiles, trucks, buses, house trailers, semi-trailers, without current commercial license plates shall be parked or stored on any property.

906 REQUIRED REFUSE COLLECTION AREAS.

1. The refuse collection areas shall provide for regular weekly pick-up. Provisions shall be made for adequate vehicular access to the area for collection purposes or for roadside pick-up.

In addition, the following requirements shall be met.

2. The disposal of hazardous or toxic materials or wastes shall only be permitted at certified drop off centers.
3. 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.

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.

Article 9 Supplementary District Regulations

908 OUTSIDE STORAGE.

1. Commercial

- a. 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 18 consecutive days or 3 weekends
 4. Large machinery & equipment (i.e. tractors, trucks, and similar mobile equipment).

910 SUPPLEMENTAL YARD AND HEIGHT REGULATIONS.

In addition to the regulations specified in Article 8 and in other sections of this Resolution, Sections 910 through 914 inclusive shall be used for clarification and interpretation.

911 SETBACK REQUIREMENTS FOR BUILDINGS ON CORNER LOTS.

The principal buildings 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.

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 through it were on an individual lot.

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 requirement 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 915 of this Resolution.

Article 9 Supplementary District Regulations

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.

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.

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.

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;

Article 9 Supplementary District Regulations

920 OBJECTIONABLE, NOXIOUS, OR DANGEROUS USES, PRACTICES, OR CONDITIONS. (Cont.)

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. Vibration discernible by the Zoning Administrator without instruments is present on an adjoining lot or property;
6. Direct or reflected glare is present which is visible from any street or from any property not within a manufacturing district;
7. Erosion caused by wind or water is carrying objectionable substances onto any adjacent lot or property;
8. Water pollution or contamination is present in violation of the regulation of the Ohio Environmental Protection Agency;
9. Conditions or operations which result in 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;
10. 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.
11. 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 Ashtabula County Health Department's regulations.
12. Dangerous pets. (see Dangerous Pets -Article 2)

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.

922 ENFORCEMENT PROVISIONS.

Any occupancy, use, conditions, or circumstances existing in violation of Section 916 and 917 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.

Article 9 Supplementary District Regulations

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 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. Garage sales, which for the purpose of this section shall include yard sales, barn sales, and similar activities, are permitted without a permit within any district in which dwellings are permitted.
 - a. Any individual, organization or family may conduct two (2) such sales within any twelve-month period upon the property at which he/she, or they reside for a period not to exceed three (3) consecutive weekends or 18 consecutive days.

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.

Businesses moving into an area where they abut a residential district shall request a hearing with the Zoning Board of Appeals to determine if screening is necessary. This decision will be a joint meeting between the Board of Appeals, the business entering the district, and the adjacent property owners.

ARTICLE 10

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SPECIAL REGULATIONS

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 conflict in uses or practices upsetting the harmony of the community and impinging upon the property right of others.

1000.10 REGULATION OF AMUSEMENT ARCADES.

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

1000.11 PURPOSE.

The purpose of Sections 1000.10 to 1000.16 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.

1000.12 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 supervision 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;

Article 10 Special Regulations

1000.12 **CONDITIONAL USE PERMIT REQUIRED. (Cont.)**

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 approvable 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 carry out of the premise;
8. No amusement arcade may be established, operated or maintained in any place of business or on any premises which 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.

1000.13 **ZONING OF AMUSEMENT ARCADES.**

Amusement arcades shall be conditionally permitted uses only in the Commercial District.

1000.14 **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.

1000.15 **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/she shall refer the matter to the Board of Zoning Appeals.

Article 10 Special Regulations

1000.16 REVOCATION 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 1000.17.

1000.17 PROCEDURE FOR REVOCATION.

The Zoning Administrator shall notify in writing the Board of Zoning Appeals whenever he/she 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 within ten (10) days of its issuance of said decision.

1000.20 REGULATION OF ADULT ENTERTAINMENT BUSINESSES.

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

Article 10 Special Regulations

1000.21 PURPOSE.

The purpose of Sections 1000.20 to 1000.27, inclusive, shall be to regulate the location of adult entertainment businesses in order to promote the health, safety, and general welfare of the citizens of Rome, Township, and to establish reasonable and uniformly applied area regulations to prevent the deleterious location and concentration of adult entertainment businesses within Rome Township. The provisions of this resolution shall not have the purpose or effect of imposing a limitation or restriction upon the content of any materials, including sexually oriented materials.

It shall also not be the intent of this resolution to restrict or deny access by adults to sexually oriented materials, performances, or other speech protected by the First Amendment, or to deny access by the distributors and exhibitors to their intended market. Neither shall it be the intent nor effect of this resolution to condone or legitimize the distribution of obscene materials.

Furthermore, the purpose for establishing adult entertainment business zoning regulations shall be to maintain the character of existing residential neighborhoods and minimize any adverse secondary effects to such neighborhoods that may be caused by their close proximity to adult entertainment businesses, which have been documented in studies in other American communities and incorporated in the findings of several court cases, including the United States Supreme Court.

1000.22 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.

1000.23 ZONING OF ADULT ENTERTAINMENT BUSINESSES.

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

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

Article 10 Special Regulations

1000.24 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.

1000.25 COMPLAINTS / ADULT ENTERTAINMENT BUSINESS

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/she shall refer the matter to the Board of Zoning Appeals.

1000.26 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 1000.27.

1000.27 PROCEDURE FOR REVOCATION.

The Zoning Administrator shall notify in writing the Board of Zoning Appeals whenever he/she 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 after 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 of 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 within ten (10) days of its issuance of said decision.

1000.30 REGULATION OF TELEVISION, RADIO, AND MICROWAVE TOWER AND TELECOMMUNICATIONS EQUIPMENT SITING IN ALL RESIDENTIAL DISTRICTS.

Sections 1000.30 to 1000.33 inclusive shall apply to the location and maintenance of TV, radio, microwave tower and telecommunications equipment siting in residential districts.

1000.31 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.

1000.32 ZONING PERMIT REQUIRED.

No person, firm or corporation shall undertake the construction, erection or installation of any tower over 75 feet without a conditional use permit. Provide engineered drawings showing location on the property, size, height of tower, accessories to be on the tower, and complying to Article 1000.33 below.

No person, firm or corporation shall undertake the modification to an existing tower(s) without a conditional permit. Provide engineered drawings showing modifications intended to the existing tower(s) and complying to Article 1000.33 below.

No person, firm or corporation shall add any equipment or accessories to an existing tower(s) without a conditional permit. Provide engineered drawings showing equipment or accessories to be added to the existing tower(s) and complying to Article 1000.33 below.

1000.33 APPROVAL FOR A NEW TRANSMISSION FACILITY

All uses requiring a permit **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. A tower for the proposed use cannot be sited outside the residential districts.

1000.33 APPROVAL FOR A NEW TRANSMISSION FACILITY. (Cont.)

4. 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 nonionizing 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 rear yard setback from abutting land in other districts.
5. 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,
6. At least two off-street parking spaces must be provided,
7. Existing on-site vegetation shall be preserved to the maximum extent practicable.
8. 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.
9. 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.

1000.40 REGULATION OF SWIMMING POOLS AS ACCESSORY USES.

Sections 1000.40 to 1000.42 inclusive shall apply to the location and maintenance of swimming pools open to the public or select memberships.

Article 10 Special Regulations

1000.41 PURPOSE.

It is the purpose of sections 1000.40 to 1000.42 inclusive to promote the public health, safety, and welfare through the regulation of swimming pool facilities which are constructed, operated or maintained.

1000.42 COMMUNITY OR CLUB SWIMMING POOLS.

A community or club swimming pools 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.

1000.50 REGULATION OF COMMERCIAL PARKING FACILITIES.

Sections 1000.50 to 1000.53 inclusive shall apply to the location and operation of any long-term parking facility.

1000.51 PURPOSE.

It is the purpose of Sections 1000.50 to 1000.53 inclusive to regulate long-term parking facilities constructed, operated, or maintained in order to promote the public health, safety, and welfare.

1000.52 CONDITIONAL USE PERMIT REQUIRED.

No person will 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.

Article 10 Special Regulations

1000.53 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 repair work and/or painting work shall take place on the premises.

1000.60 REGULATION OF HOME OCCUPATIONS.

Sections 1000.60 to 1000.63 inclusive shall apply to the location, operation, and maintenance of home occupations.

1000.61 PURPOSE.

It is the purpose of Sections 1000.60 to 1000.63 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 which are compatible with the residential character of their surroundings

1000.62 HOME OCCUPATION AS A PERMITTED USE.

A home occupation shall be a permitted use if it complies with the following requirements:

1. The external appearance of the structure in which the use is conducted shall not be altered, and not more than one sign no larger than four (4) square feet shall be mounted flush to a wall of the structure;
2. No internal or external alterations, construction, or reconstruction of the premises to accommodate the use shall be permitted;
3. There shall be no outside storage of any kind related to the use, and only commodities produced on the premises may be sold on the premises; no display of products may be visible from the street;
4. No equipment, process, materials or chemicals shall be used which create offensive/hazardous noise, vibrations, smoke, dust, odor, heat, glare, x-rays, radiation, or electrical disturbances;
5. No additional parking demand shall be created;

1000.62 HOME OCCUPATION AS A PERMITTED USE. (Cont.)

6. No person who is not a resident of the premises may participate in the home occupation as an employee or volunteer.

1000.63 HOME OCCUPATION AS A CONDITIONALLY PERMITTED USE.

A person may apply for a conditional use permit for a home occupation which does not comply with the requirements of Section 1000.62. 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 reasonably 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. There shall be no outside storage of any kind related to the use;
5. No equipment, process, materials or chemicals shall be used which create offensive/hazardous noise, vibration, smoke, dust, odor, heat, glare, x-rays, radiation, or electrical disturbances;
6. No more than four (4) additional parking places may be proposed in conjunction with the home occupation, which shall not be located in a required front yard;
7. No traffic shall be generated by a home occupation in greater volume than would normally be expected in a residential neighborhood, and any need for parking generated by the conduct of such home occupation shall meet the off-street parking requirements as specified in this resolution and shall not be located in a required front yard.

1000.70 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.

1000.80 REGULATION OF GROUP RESIDENTIAL FACILITIES.

Sections 1000.80 to 1000.83 inclusive shall apply to the location, operation, and maintenance of group residential facilities.

Article 10 Special Regulations

1000.81 PURPOSE.

It is the purpose of Sections 1000.80 to 1000.83 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.

1000.82 CONDITIONAL USE PERMIT REQUIRED.

A Class I Type A 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 require 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;

1000.83 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 equitable done, irrespective of considerations beyond the scope of these regulations.

1000.90 APPEARANCE AND DESIGN STANDARDS FOR SINGLE FAMILY HOUSING

The appearance and design of a single family housing must meet the requirements set forth by Ashtabula County Building Dept. Permits must be obtained from the Township as well as the County Building Dept.

1001 CULVERT/DRAINPIPE INSTALLATION

1001.01 PURPOSE, It is the purpose of Sections 1001.~~0140~~ to 1001.0740 inclusive of this Resolution to regulate and allow the Rome Township Road Department to: Size & specify pipe type, minimum length of driveway “Culvert/Drainpipe” is 30’-0”, specify size & location & quantity of cleanouts/surface drains, specify size & location of tees, set drainage slope, specify type of backfill over installed pipe, for the installation of -all “Culvert/Drainpipe” or “Culvert Extensions For Landscaping Purpose” that are required to access property from township roads that have to cross ditches or water drainage swales. By allowing the township road department to install all “Culvert/Drainpipe” or “Culvert Extensions For Landscaping Purposes” the “Culvert/Drainpipe” or “Culvert Extensions For Landscaping Purposes” will be properly sized for the water flow and placed at the proper elevation with proper fill materials placed around and over the “Culvert/Drainpipe” or “Culvert Extensions For Landscaping Purposes” and only rough graded. Should the Owner choose to have an independent Contractor/Owner perform this work the Township Road Department will still be required to specify sizes, materials, locations, drainage slope, backfill materials, and inspect Contractor/Owner installation. If the Township inspection finds problems with the Contractor/Owner installation then the Owner is required to have his/her Contractor/Owner make the repairs found by the Township Road Department inspection. The Owner will be responsible for ~~hard-finish~~ surface paving, if any, over the “Culvert/Drainpipe” and finish grading, grass, and seeding over the “Culvert Extensions For Landscaping Purposes”.

1001.02 RIGHT OF PERFORMING WORK OR INSPECTION,
The Trustees reserve the right to perform the installation work of the culverts and fill materials or not perform the work but just perform the inspection of work performed by others.

1001.03 OBTAIN ZONING PERMIT FROM ZONING INSPECTOR TO INSTALL “CULVERT/DRAINPIPE”, the Property Owner shall obtain an application form from the Zoning Inspector and fill-out all required information requested on the form. The Owner of the property or his/her designated agent shall fill out the “Culvert/Drainpipe” or “Culvert Extensions For Landscaping Purposes” form in complete detail, a dimensioned sketch of location of “culvert/drainpipe” giving complete dimensions from property line to property line, requested length of “culvert/drainpipe” if other than standard 30’-0” minimum.

Article 10 Special Regulations

1001 CULVERT/DRAINPIPE INSTALLATION (Cont.)

1001.04 EXPENSE REIMBURSEMENT, with the application form completely filled out an installation and material expense fee as stated on the form or as determined by the Zoning Inspector/Rome Road Department shall be provided with the application form made out to the “Township of Rome” prior to any “Culvert/Drainpipe” or “Culvert Extensions For Landscaping Purposes” installation or scheduling of installation. The Owner is responsible for all material costs for the “Culvert/Drainpipe” or “Culvert Extensions For Landscaping Purposes”.

1001.05 “CULVERT/DRAINPIPE” LOCATION, the location of the “Culvert/Drainpipe” for ditch crossing (Driveways)-beginning or ending point shall be no closer to a property line than the setback requirements as stated in the Zoning Resolution, Article 8 except for “Culvert Extensions For Landscaping Purposes” which may extend up to the property line.

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Article 10 Special Regulations

1001.06 “**CULVERT EXTENSIONS FOR LANDSCAPING PURPOSES**”, the culvert extensions shall comply with the size and specifications for ditch crossings or water drainage swales plus have cleanouts and drainage grates and tees as set by the township authorities. The culvert extensions shall not extend past property lines but may extend up to the property line. The installation of these culvert extensions shall comply with all of the above paragraphs including of obtaining the required permit and paying set fees.

1001.07 “**MAINTAINING CULVERT EXTENSIONS FOR LANDSCAPING PURPOSES**”, the Owner of the property that the culvert extensions reside on shall provide yearly inspection of the culvert extensions for their full length to verify that they are clear of obstructions and free flowing. The expense of cleaning the culverts of any obstructions shall be borne by the Owner of the property. Should replacement of any culvert section be required the Rome Township Road Department shall be involved in the replacement.

ARTICLE 10

SPECIAL REGULATIONS

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 conflict in uses or practices upsetting the harmony of the community and impinging upon the property right of others.

1000.10 REGULATION OF AMUSEMENT ARCADES.

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

1000.11 PURPOSE.

The purpose of Sections 1000.10 to 1000.16 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.

1000.12 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 supervision 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;

1000.12 **CONDITIONAL USE PERMIT REQUIRED.** (Cont.)

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 approvable 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 carry out of the premise;
8. No amusement arcade may be established, operated or maintained in any place of business or on any premises which 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.

1000.13 **ZONING OF AMUSEMENT ARCADES.**

Amusement arcades shall be conditionally permitted uses only in the Commercial District.

1000.14 **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.

1000.15 **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/she shall refer the matter to the Board of Zoning Appeals.

1000.16 REVOCATION 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 1000.17.

1000.17 PROCEDURE FOR REVOCATION.

The Zoning Administrator shall notify in writing the Board of Zoning Appeals whenever he/she 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 within ten (10) days of its issuance of said decision.

1000.20 REGULATION OF ADULT ENTERTAINMENT BUSINESSES.

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

Article 10 Special Regulations

1000.21 PURPOSE.

The purpose of Sections 1000.20 to 1000.27, inclusive, shall be to regulate the location of adult entertainment businesses in order to promote the health, safety, and general welfare of the citizens of Rome, Township, and to establish reasonable and uniformly applied area regulations to prevent the deleterious location and concentration of adult entertainment businesses within Rome Township. The provisions of this resolution shall not have the purpose or effect of imposing a limitation or restriction upon the content of any materials, including sexually oriented materials.

It shall also not be the intent of this resolution to restrict or deny access by adults to sexually oriented materials, performances, or other speech protected by the First Amendment, or to deny access by the distributors and exhibitors to their intended market. Neither shall it be the intent nor effect of this resolution to condone or legitimize the distribution of obscene materials.

Furthermore, the purpose for establishing adult entertainment business zoning regulations shall be to maintain the character of existing residential neighborhoods and minimize any adverse secondary effects to such neighborhoods that may be caused by their close proximity to adult entertainment businesses, which have been documented in studies in other American communities and incorporated in the findings of several court cases, including the United States Supreme Court.

1000.22 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.

1000.23 ZONING OF ADULT ENTERTAINMENT BUSINESSES.

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

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

1000.24 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.

1000.25 COMPLAINTS / ADULT ENTERTAINMENT BUSINESS

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/she shall refer the matter to the Board of Zoning Appeals.

1000.26 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 1000.27.

1000.27 PROCEDURE FOR REVOCATION.

The Zoning Administrator shall notify in writing the Board of Zoning Appeals whenever he/she 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 after 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 of 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 within ten (10) days of its issuance of said decision.

1000.30 REGULATION OF TELEVISION, RADIO, AND MICROWAVE TOWER AND TELECOMMUNICATIONS EQUIPMENT SITING IN ALL RESIDENTIAL DISTRICTS.

Sections 1000.30 to 1000.33 inclusive shall apply to the location and maintenance of TV, radio, microwave tower and telecommunications equipment siting in residential districts.

1000.31 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.

1000.32 ZONING PERMIT REQUIRED.

No person, firm or corporation shall undertake the construction, erection or installation of any tower over 75 feet without a conditional use permit.

1000.33 APPROVAL FOR A NEW TRANSMISSION FACILITY

All uses requiring a permit **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. A tower for the proposed use cannot be sited outside the residential districts.
4. 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;

1000.33 APPROVAL FOR A NEW TRANSMISSION FACILITY. (Cont.)

- b. Protect the general public from nonionizing 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 rear yard setback from abutting land in other districts.
5. 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,
 6. At least two off-street parking spaces must be provided,
 7. Existing on-site vegetation shall be preserved to the maximum extent practicable.
 8. 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.
 9. 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.

1000.40 REGULATION OF SWIMMING POOLS AS ACCESSORY USES.

Sections 1000.40 to 1000.42 inclusive shall apply to the location and maintenance of swimming pools open to the public or select memberships.

1000.41 PURPOSE.

It is the purpose of sections 1000.40 to 1000.42 inclusive to promote the public health, safety, and welfare through the regulation of swimming pool facilities which are constructed, operated or maintained.

1000.42 COMMUNITY OR CLUB SWIMMING POOLS.

A community or club swimming pools 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.

1000.50 REGULATION OF COMMERCIAL PARKING FACILITIES.

Sections 1000.50 to 1000.53 inclusive shall apply to the location and operation of any long-term parking facility.

1000.51 PURPOSE.

It is the purpose of Sections 1000.50 to 1000.53 inclusive to regulate long-term parking facilities constructed, operated, or maintained in order to promote the public health, safety, and welfare.

1000.52 CONDITIONAL USE PERMIT REQUIRED.

No person will 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.

1000.53 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 repair work and/or painting work shall take place on the premises.

1000.60 REGULATION OF HOME OCCUPATIONS.

Sections 1000.60 to 1000.63 inclusive shall apply to the location, operation, and maintenance of home occupations.

1000.61 PURPOSE.

It is the purpose of Sections 1000.60 to 1000.63 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 which are compatible with the residential character of their surroundings

1000.62 HOME OCCUPATION AS A PERMITTED USE.

A home occupation shall be a permitted use if it complies with the following requirements:

1. The external appearance of the structure in which the use is conducted shall not be altered, and not more than one sign no larger than four (4) square feet shall be mounted flush to a wall of the structure;
2. No internal or external alterations, construction, or reconstruction of the premises to accommodate the use shall be permitted;
3. There shall be no outside storage of any kind related to the use, and only commodities produced on the premises may be sold on the premises; no display of products may be visible from the street;
4. No equipment, process, materials or chemicals shall be used which create offensive/hazardous noise, vibrations, smoke, dust, odor, heat, glare, x-rays, radiation, or electrical disturbances;
5. No additional parking demand shall be created;

1000.62 HOME OCCUPATION AS A PERMITTED USE. (Cont.)

6. No person who is not a resident of the premises may participate in the home occupation as an employee or volunteer.

1000.63 HOME OCCUPATION AS A CONDITIONALLY PERMITTED USE.

A person may apply for a conditional use permit for a home occupation which does not comply with the requirements of Section 1000.62. 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 reasonably 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. There shall be no outside storage of any kind related to the use;
5. No equipment, process, materials or chemicals shall be used which create offensive/hazardous noise, vibration, smoke, dust, odor, heat, glare, x-rays, radiation, or electrical disturbances;
6. No more than four (4) additional parking places may be proposed in conjunction with the home occupation, which shall not be located in a required front yard;
7. No traffic shall be generated by a home occupation in greater volume than would normally be expected in a residential neighborhood, and any need for parking generated by the conduct of such home occupation shall meet the off-street parking requirements as specified in this resolution and shall not be located in a required front yard.

1000.70 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.

1000.80 REGULATION OF GROUP RESIDENTIAL FACILITIES.

Sections 1000.80 to 1000.83 inclusive shall apply to the location, operation, and maintenance of group residential facilities.

Article 10 Special Regulations

1000.81 PURPOSE.

It is the purpose of Sections 1000.80 to 1000.83 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.

1000.82 CONDITIONAL USE PERMIT REQUIRED.

A Class I Type A 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 require 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;

1000.83 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 equitable done, irrespective of considerations beyond the scope of these regulations.

1000.90 APPEARANCE AND DESIGN STANDARDS FOR SINGLE FAMILY HOUSING

The appearance and design of a single family housing must meet the requirements set forth by Ashtabula County Building Dept. Permits must be obtained from the Township as well as the County Building Dept.

1001 CULVERT/DRAINPIPE INSTALLATION

1001.01 PURPOSE, It is the purpose of Sections 1001.~~0140~~ to 1001.~~0740~~ inclusive of this Resolution to regulate and allow the Rome Township Road Department to: Size & specify pipe type, minimum length of driveway “Culvert/Drainpipe” is 30’-0”, specify size & location & quantity of cleanouts/surface drains, specify size & location of tees, set drainage slope, specify type of backfill over installed pipe, for the installation of -all “Culvert/Drainpipe” or “Culvert Extensions For Landscaping Purpose” that are required to access property from township roads that have to cross ditches or water drainage swales. By allowing the township road department to install all “Culvert/Drainpipe” or “Culvert Extensions For Landscaping Purposes” the “Culvert/Drainpipe” or “Culvert Extensions For Landscaping Purposes” will be properly sized for the water flow and placed at the proper elevation with proper fill materials placed around and over the “Culvert/Drainpipe” or “Culvert Extensions For Landscaping Purposes” and only rough graded. Should the Owner choose to have an independent Contractor/Owner perform this work the Township Road Department will still be required to specify sizes, materials, locations, drainage slope, backfill materials, and inspect Contractor/Owner installation. If the Township inspection finds problems with the Contractor/Owner installation then the Owner is required to have his/her Contractor/Owner make the repairs found by the Township Road Department inspection. The Owner will be responsible for ~~hard-finish~~ surface paving, if any, over the “Culvert/Drainpipe” and finish grading, grass, and seeding over the “Culvert Extensions For Landscaping Purposes”.

1001.02 RIGHT OF PERFORMING WORK OR INSPECTION,
The Trustees reserve the right to perform the installation work of the culverts and fill materials or not perform the work but just perform the inspection of work performed by others.

1001.03 OBTAIN ZONING PERMIT FROM ZONING INSPECTOR TO INSTALL “CULVERT/DRAINPIPE”, the Property Owner shall obtain an application form from the Zoning Inspector and fill-out all required information requested on the form. The Owner of the property or his/her designated agent shall fill out the “Culvert/Drainpipe” or “Culvert Extensions For Landscaping Purposes” form in complete detail, a dimensioned sketch of location of “culvert/drainpipe” giving complete dimensions from property line to property line, requested length of “culvert/drainpipe” if other than standard 30’-0” minimum.

Article 10 Special Regulations

1001.04 **EXPENSE REIMBURSEMENT**, with the application form completely filled out an installation and material expense fee as stated on the form or as determined by the Zoning Inspector/Rome Road Department shall be provided with the application form made out to the “Township of Rome” prior to any “Culvert/Drainpipe” or “Culvert Extensions For Landscaping Purposes” installation or scheduling of installation. The Owner is responsible for all material costs for the “Culvert/Drainpipe” or “Culvert Extensions For Landscaping Purposes”.

1001.05 **“CULVERT/DRAINPIPE” LOCATION**, the location of the “Culvert/Drainpipe” for ditch crossing (Driveways)-beginning or ending point shall be no closer to a property line than the setback requirements as stated in the Zoning Resolution, Article 8 except for “Culvert Extensions For Landscaping Purposes” which may extend up to the property line.

1001.07 **“MAINTAINING CULVERT EXTENSIONS FOR LANDSCAPING PURPOSES”**, the Owner of the property that the culvert extensions reside on shall provide yearly inspection of the culvert extensions for their full length to verify that they are clear of obstructions and free flowing. The expense of cleaning the culverts of any obstructions shall be borne by the Owner of the property. Should replacement of any culvert section be required the Rome Township Road Department shall be involved in the replacement.

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ARTICLE 11

OFF-STREET PARKING AND LOADING FACILITIES

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 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, such building or use shall then and thereafter comply with the parking requirements set forth herein.

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 five (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:

1110 OFF-STREET PARKING DESIGN STANDARDS. (Cont.)

2. Access: (Cont.)
 - a. For all 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.
 - b. 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. 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 onto adjacent properties, walkways, or onto the public streets. Adequate arrangements shall be made to insure acceptable diversion to an adequate storm water drainage system.
6. 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.
7. 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.
8. 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.
9. 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.

1110 OFF-STREET PARKING DESIGN STANDARDS. (Cont.)

2. Access: (Cont.)

10. 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.

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.

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 five hundred (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 (100) percent 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.

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 three (3) minutes or less shall provide no less than five (5) storage space 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.

1123 PARKING OF DISABLED VEHICLES.

The parking of a disabled vehicle as defined in Article 2 for a period of more than eight (8) 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.

1130 PARKING SPACE REQUIREMENTS.

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

1. 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.

Article 11 Off-Street Parking and Loading Facilities

1130 PARKING SPACE REQUIREMENTS. (Cont.)

2. Business Related uses (Cont.)
 - 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 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, taverns, 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 (4) for each alley or lane; one (1) for each three (3) persons of capacity of the area used for restaurant, cocktail lounge, or similar use; and one (1) for each three (3) employees.
 - b. Dance halls, skating rinks – One (1) for each 100 square feet of floor area used for the activity; one (1) for each three (3) persons of capacity in a restaurant, snack bar, or cocktail lounge, and one (1) for each three (3) employees.
 - c. Outdoor swimming pools: public, community, or club – One (1) for each ten (10) persons of capacity, and one (1) for each three (3) persons of capacity for a restaurant.
 - d. Auditoriums, sport arenas, theaters, and similar uses – One for each four (4) seats.
 - e. Miniature golf courses – Two (2) for each hole and one (1) for each employee.
 - f. Private clubs and lodges – One (1) for each ten (10) members.

Article 11 Off-Street Parking and Loading Facilities

1130 PARKING SPACE REQUIREMENTS. (Cont.)

3. Recreational and Entertainment uses (Cont.)
 - g. Tennis facilities, racquetball facilities or similar uses – Two (2) for each playing area; one (1) for each employee; and one (1) for each 100 square feet of other activity area.
4. Institutional Uses
 - a. Churches and other places of religious assembly – One (1) for each eight (8) seats in the main assembly room, or one (1) for each classroom, whichever is greater.
 - b. Hospitals -- One (1) for each three (3) beds.
 - c. Sanitariums, homes for the aged, nursing homes, rest homes, similar uses. -- One (1) for each three (3) beds.
 - d. Medical and dental clinics – One (1) for every 100 square feet floor area.
 - e. Libraries, museums, and art galleries – Ten (10), and one (1) 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 (4) for each classroom; one (1) for every four (4) seats in auditoriums or assembly halls; and one (1) for each additional non-teaching employee.
 - b. High schools and middle schools – One (1) for every ten (10) students, or one (1) for each teacher and employee, or one (1) for every four (4) seats in auditoriums, assembly areas, or sports fields, whichever is greater.
 - c. Business, technical, and trade schools – One (1) for every employee (on the largest shift for which the building is designed), and one (1) for each motor vehicle used in the business.
 - d. Child care centers, nursery schools, and similar uses – Four (4) for each classroom.
6. Manufacturing Uses
 - a. All types of manufacturing, storage, and wholesale uses permitted in any manufacturing district – One (1) for every employee (on the largest shift for which the building is designed), and one (1) for each motor vehicle used in the business.
 - b. Cartage, express, parcel delivery, and freight terminals – One and one half (1 ½) for every one (1) employee (on the largest shift for which the building is designed) and one (1) for each motor vehicle maintained on the premises.

1131 HANDICAPPED PARKING.

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

Article 11 Off-Street Parking and Loading Facilities

1131 **HANDICAPPED PARKING. (Cont.)**

<u>Total spaces in Lot / Structure</u>	<u>Number of Designated Accessible Spaces</u>
Up to 100	One space per 25 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

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 (1) off-street loading space, and one (1) 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.

1141 **OFF-STREET LOADING SPACE REQUIREMENTS.**

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 Uses and Dimensional Requirements, off-street loading spaces may be located in the required rear or side yard of any I, C, 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.

Article 11 Off-Street Parking and Loading Facilities

1141 OFF-STREET LOADING SPACE REQUIREMENTS. (Cont.)

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

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.

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.

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, rotation, 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;
3. All wiring, fitting, 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;
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 of any building, except those signs whose supporting structure is screened so the sign appears to be a continuation of the face of the building;

Article 12 Signs

1202 GENERAL REQUIREMENTS FOR ALL SIGNS AND DISTRICTS. (Cont.)

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 proceed at once to put such sign in a safe and secure condition or remove the sign;
12. No sign shall be 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;
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 ½ and 10 feet.

Article 12 Signs

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 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 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.

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 notified, 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.

Article 12 Signs

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 four (4) square feet in area;
3. Commemorative plaques placed by historical agencies recognized by the Township of Rome, County of Ashtabula, State of Ohio or, United States of America not to exceed four (4) square feet in area;
4. Membership signs for agencies recognized by the Township of Rome, 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 four (4) 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.

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.

1213 SIGNS PERMITTED IN THE RESIDENTIAL DISTRICT.

1. No on-premise sign shall exceed 20 feet in height. No off-premise sign shall exceed 15 feet in height.
2. Signs not requiring a permit:
 - a. One (1) freestanding Residential Sign as defined in Article 2 not to exceed eight (8) square feet in area;
 - b. One wall Residential Sign not to exceed four (4) square feet.
3. Signs requiring a permit:
 - a. One (1) 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 1240-1261 to apply.

1214 SIGNS PERMITTED IN THE REC-REZ DISTRICT

1. No sign shall exceed 25 feet in height.
2. Signs not requiring a permit:
 - a. One (1) freestanding Residential Sign not to exceed eight (8) square feet in area;

Article 12 Signs

1214 SIGNS PERMITTED IN THE REC-REZ DISTRICT (Cont.)

2. Signs not requiring a permit: (Cont.)
 - b. One (1) wall Residential sign not to exceed 4 square feet;
3. Signs requiring a permit:
One (1) 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.

1216 SIGNS PERMITTED IN THE NEIGHBORHOOD COMMERCIAL 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 (1) 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 (1) freestanding on-premise sign not to exceed 64 square feet. There shall be only one (1) freestanding on-premises sign per zone lot regardless of the number of businesses conducted on said lot.
 - b. One (1) off-premise sign not to exceed 100 square feet per zone lot. Sections 1240-1261 to apply:
 - c. Temporary sign, Section 1220 to apply;
 - d. Banner, Section 1220 to apply;
 - e. One (1) wall sign for each business not to exceed an area equivalent to one square foot 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.

1217 SIGNS PERMITTED IN THE COMMERCIAL 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 (1) 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).

Article 12 Signs

1217 SIGNS PERMITTED IN THE COMMERCIAL DISTRICT.(Cont.)

4. Signs requiring a permit:
 - f. One (1) freestanding on-premise sign not to exceed 64 square feet. There shall be only one (1) freestanding on-premises sign per zone lot regardless of the number of businesses conducted on said lot.
 - g. One (1) off-premise sign not to exceed 100 square feet per zone lot. Sections 1240-1261 to apply:
 - h. Temporary sign, Section 1220 to apply;
 - i. Banner, Section 1220 to apply;
 - j. One (1) wall sign for each business not to exceed an area equivalent to one square foot 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.

1218 SIGNS PERMITTED IN THE INDUSTRIAL DISTRICT

1. No on-premises 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 not requiring a permit:
 - a. One (1) freestanding sign to identify the Industrial Park not to exceed 32 square feet in area;
 - b. One (1) 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;
 - c. One (1) wall sign for each business not to exceed 32 square feet in area;
 - d. One (1) freestanding off-premise sign to exceed 100 square feet per zone lot. Section 1240-1261 to apply

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: Temporary signs not exceeding 32 square feet in area.
3. Any temporary sign over 32 square feet will require a permit from the Zoning Administrator

Article 12 Signs

1230 POLITICAL SIGNS.

No political sign shall be posted in any place or in any manner that is destructive to public property upon posting or removal. No political sign shall exceed 4 square feet in area. No political sign shall be posted in a public right-of-way nor shall any such sign be posted on a utility pole. No political sign shall be posted more than sixty (60) days before an election. All candidates for public office, their campaign committees, or other persons responsible for the posting on public property of campaign material shall remove such material within two (2) weeks following election day.

1240 SIGN SETBACK REQUIREMENTS

Except as modified in Section 1243 – 1244, on-premise signs where permitted shall be set behind the established right-of-way line of any thoroughfare. No off-premises sign shall be erected in front of the required sign setback line for the appropriate zoning district.

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 behind 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.

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.
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

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.

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/her 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.

Article 12 Signs

1260 MAINTENANCE.(Cont.)

3. The Zoning Administrator may remove an 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 may 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.

1261 ABANDONED SIGNS (ADVERTISING STRUCTURES) PROHIBITED.

An abandoned sign is declared to be a 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, or by a township official.

1. Any on-premise sign which is located on property which becomes vacant or unoccupied for a period of two (2) years 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 two (2) years 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 two (2) years 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 two (2) years available; shall be deemed to be abandoned.

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.

1263 LOSS OF LEGAL NON-CONFORMING STATUS.

A legal non-conforming sign shall immediately lose its legal nonconforming status, and therefore must be brought into compliance with this Article or removed if it meets any one (1) of the following criteria:

1. It is altered in structure;
2. It is enlarged;
3. It is relocated or replaced;
4. It is abandoned as defined in Section 1261
5. It is in violation of Section 1202.

Article 12 Signs

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 a 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

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.

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 Rome government.

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

1310 ZONING ADMINISTRATOR

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

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.
The Zoning Administrator may seek the advice and assistance of the Ashtabula County Prosecuting attorney, the Ashtabula County Planning Commission, the Rome Township Zoning Commission, the Rome Township Trustees, or other competent parties skilled, trained, and educated concerning the issue under consideration, while he or she is in pursuit of interpretation of this Zoning Resolution. Such advice shall be reasonably obtained within a reasonable time and the ultimate burden of responsibility for any conclusion or decision regarding interpretation of this Zoning Resolution, in whole or in part, shall not be shifted from the Zoning Administrator acting within the scope of his or her duties.
2. Respond to questions concerning applications for amendments to the Zoning Resolution text and the Official Zoning District Map.
3. Issue zoning permits as provided by this Resolution, and keep a record of same with a notification of any special conditions involved.

Article 13 Administration

1311 RESPONSIBILITIES OF ZONING ADMINISTRATOR.(Cont.)

4. Act on all applications upon which he / she 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 therefor. 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 which 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 to be issued, or initiate such other administrative or legal action as needed, to address such violations.
11. Prepare and submit a quarterly 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.
12. Maintain regular established office hours.

1321 ZONING COMMISSION AND THEIR PROCEEDINGS

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.

1322 DUTIES OF ZONING COMMISSION.

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

1. Recommended 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.
6. At least one member to attend the Monthly Trustee Meeting when necessary.

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 (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.

The Board of Township Trustees may appoint two (2) alternate members to the board of Zoning Appeals for terms to be determined by the Board of Township Trustees. Alternate members shall meet the same appointing criteria as a regular member. Alternate members shall take the place of an absent regular member at any meeting of the Board of Zoning appeals and vote on any matter on which the absent member is authorized to vote. Alternate members will be paid for meetings attended only when sitting in for an absent board member.

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 organization 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.

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, 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 / she 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 / she may present his position in writing. He/She 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.

1340 DUTIES OF ZONING ADMINISTRATOR, BOARD OF ZONING APPEALS, LEGISLATIVE AUTHORITY AND COURTS OF 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.

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:

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

1400 GENERAL

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

1401 ZONING PERMITS REQUIRED.

No building or other structure, other than a structure incidental to agricultural purposes, shall be erected, moved, added to, structurally altered, nor shall any building, structure, or land be established or changed in use without a permit therefore, 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.

1402 CONTENTS OF APPLICATION FOR ZONING PERMIT.

The application for zoning permit shall be made in writing and be signed by the owner, authorized agent, 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 six (6) months or substantially completed within two (2) years, or any such additional time that may be granted by the Zoning Administrator. At a minimum, the application shall contain the following information and be accompanied by all required fees:

1. Name, address, e-mail, and telephone number of applicant, if available;
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; for Commercial and Industrial use.
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;

Article 14 Enforcement

1402 CONTENTS OF APPLICATION FOR ZONING PERMIT.(Cont.)

12. Such other documentation as may be necessary to determine conformance with, and to provide for the enforcement of, this Resolution.

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 six (6) months. 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.

1404 SUBMISSION TO DIRECTOR OF TRANSPORTATION.

Before any zoning permit is issued to 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 / she 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 / she 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.

1405 EXPIRATION OF ZONING PERMIT.

If the work described in any zoning permit has not begun within six (6) months 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. Once the County Building permit has expired, work can not proceed until a valid permit from the County Building Dept. has been secured which may also require a township permit to proceed.

Article 14 Enforcement

1410 CERTIFICATE OF OCCUPANCY.

It shall be unlawful to use or occupy or permit the use or occupancy of any building or premises, or both, or part thereof hereafter created, erected, changed, converted, or wholly or partly altered or enlarged in its use or structure, until a certificate of occupancy shall have been issued therefore by the Ashtabula County Building Department.

1412 RECORD OF ZONING PERMITS.

The Zoning Administrator shall maintain a record of all zoning permits, and copies of the permit shall be furnished to the Clerk, along with the fee paid.

1420 FAILURE TO OBTAIN A ZONING PERMIT OR CERTIFICATE OF OCCUPANCY.

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

1430 CONSTRUCTION AND USE

Zoning permits or certificates of occupancy 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.

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.

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, the Zoning Administrator shall request the assistance of the County Environmental Officer or a duly appointed officer of the Sheriff's Dept..

1450 STOP WORK ORDER.

The Ashtabula County Department of Building Inspection maintains jurisdiction over this issue.

Article 14 Enforcement

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.

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, not to exceed thirty (30) calendar days.

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.

1471 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 recourses provided by law, institute mandamus, injunction, abatement, or other appropriate actions to prevent, remove, abate, enjoin, or terminate such violation.

ARTICLE 15

PLANNED UNIT DEVELOPMENT

1500.0 PLANNED UNIT DEVELOPMENT REGULATIONS.

Sections 1500.00 to 1500.50 inclusive of this Resolution shall apply to the location and maintenance of the Planned Unit Developments (PUD) as herein defined.

1500.10 PURPOSE.

It is the purpose of these Sections to promote the public health, safety, and welfare by providing for the regulation of planned unit developments. It is the intent of these regulations to provide maximum opportunity for orderly large-scale developments which benefit the community as a whole by offering a greater choice of living environments, a wider range of development plans featuring more complementary blending of land uses, to include community facilities and open space, and a more unified approach with respect to the mixture of uses and their adaptation to topographical and geological features, recreational opportunities, and transportation needs.

1500.12 INTERPRETATION.

Whenever the requirements of Sections 1500.00 to 1500.50 appear to be in conflict with other Sections of this Resolution or with those of other existing codes, the provisions of these Sections shall prevail.

1500.20 PUD DISTRICT DESIGNATION.

Subsequent to the approval of the Zoning Commission and the Township Trustees, the designation "Planned Unit Development" may be applied to any development or subdivision within a residential zoning district.

1500.21 USES PERMITTED IN A PUD DISTRICT.

Residential, commercial, public, and quasi-basic uses may be combined in PUD districts, provided that the proposed location of the commercial uses will not adversely impact upon adjacent property or the public health, safety, and general welfare, and that the location of such uses are specified in the final development plan. Lot area and other yard requirements of the residential district shall apply except as modified in Sections 1500.25.

The amount of land devoted to commercial use in a residential-commercial development shall be determined by the Commission and approved by Township Trustees.

Article 15 Planned Unit Development

1500.22 MINIMUM PROJECT AREA REQUIREMENTS.

The gross area of a tract of land proposed to be developed in a planned unit development district shall be a minimum of twenty (20) acres; provided, however, that smaller parcels may be considered on the basis of their potential to satisfy the intent of these regulations. In any case wherein the planned unit development proposed contains a mixture of residential uses with commercial uses, the Commission may limit the development of not more than fifteen (15) percent of the tract to commercial uses.

A minimum of twenty (20) percent of the land developed in any planned unit development project shall be reserved for common open space and recreational facilities for the residents or users of the area being developed. The open space shall be disposed of as required in Section 1500.23 of this resolution.

1500.23 DISPOSITION OF OPEN SPACE.

The required amount of common space land reserved under a planned unit development shall either be held in corporate ownership by owners of the project area, for the use of each owner who buys property within the development, or be dedicated to a homeowners' association who shall have title to the land which shall be retained as common open space for parks, recreation, and related uses. The legal articles relating the organization of the homeowners' association is subject to review and approval by the Zoning Commission and shall provide adequate provisions for the perpetual care and maintenance of all common areas. Public utility and similar easements and right-of-way is usable as a trail or similar purpose and has been approved by the Commission. The responsibility for the maintenance of all open spaces shall be specified by the developer before approval of the final development plan.

1500.24 UTILITY REQUIREMENTS.

Underground utilities, including telephone, cable television, and electrical systems, are required within the limits of all planned unit developments. Appurtenances to these systems which can be effectively screened may be exempted from this requirement if the Commission finds that such exemption will not violate the intent or character of the proposed planned unit development.

Article 15 Planned Unit Development

1500.25 SPECIAL PUD LOT REQUIREMENTS.

The lot requirements for planned unit development approved by the Commission may vary from requirements previously prevailing for the district as follows:

1. Lot width and setback and yard requirements may be varied to accommodate a variety of structural patterns, clustering designs, and housing types;
2. Lot area per dwelling unit requirements may be reduced by not more than twenty (20) percent;
3. To provide for the availability of lower and moderately priced rental and sale residences within planned unit developments, the Commission may permit the following:
 - a. A PUD development plan proposing the inclusion of at least twelve (12) percent lower or moderately priced rental or sale dwelling units may entail no minimum lot or yard requirements, provided that the total area of the residential developments equal to ninety (90) percent of the total minimum lot requirement for such residential development in the district, and that buffering and screening devices are sufficient;
 - b. A PUD development plan proposing the inclusion of at least ten (10) percent lower or moderately priced rental or sale dwelling units may entail a dwelling unit density requirement for the district;
 - c. Each property development in the PUD should abut common open space or similar areas, provided, however, that any residential property not abutting such uses shall have well designed access to, and shall be no more than 500 feet from, such uses.

1500.26 ARRANGEMENT OF COMMERCIAL USES.

When planned unit development districts include commercial uses, commercial buildings and establishments shall be planned as groups having common parking areas and common ingress and egress points in order to reduce the number of potential accident locations at intersections with streets. Planting screens or fences shall be provided on the perimeter of the commercial areas abutting residential areas. The plan of the project shall provide for the integrated and harmonious design of buildings, and for adequate and properly arranged facilities for internal traffic circulation, landscaping and such other features and facilities as may be necessary to make the project attractive and efficient from the standpoint of the adjoining and surrounding non-commercial areas.

All areas designed for future expansion or not intended for immediate improvements or development shall be landscaped or otherwise maintained in a neat and orderly manner as specified by the Commission.

Article 15 Planned Unit Development

1500.30 APPROVAL OF PLANNED UNIT DEVELOPMENT DISTRICTS.

Planned Unit Development Districts shall be approved in accordance with the procedure in Sections 1500.30 to 1500.48. It is the intent of these sections to incorporate the review and approval of development plans with the amendment process to remove the necessity, in many instances, to proceed under Article 6 prior to the commencement of the planned unit development plan review and approval process.

1500.31 PRE-APPLICATION MEETING.

The developer shall meet the Zoning Administrator and Zoning Commission prior to the submission of the preliminary development plan. The purpose of this meeting is to discuss early and informally the purpose and effect of this Resolution and the criteria and standards contained herein, and to familiarize the developer with zoning and other applicable regulations.

1500.32 PRELIMINARY DEVELOPMENT PLANS.

An application for preliminary planned unit development approval shall be filed with the Zoning Administrator by at least one (1) owner of property for which the planned unit development is proposed. At a minimum, the application shall contain the following information filed in triplicate;

1. Name, address, and phone number of applicant;
2. Name, address, and phone number of registered surveyor, registered engineer and/or urban planner assisting in the preparation of the preliminary development plan;
3. Legal description of property;
4. Present use(s);
5. Present and proposed zoning district;
6. Proposed amending Resolution;
7. A vicinity map at a scale approved by the Zoning Administrator showing the property lines, streets, existing and the proposed zoning, and such other items as the Zoning Administrator may require;
8. A preliminary development plan at a scale approved by the Zoning Administrator showing topography at ten (10) foot intervals; location and type of residential and commercial land uses; layout, dimensions, easements, parks, and community spaces; layout and dimensions of lots and building setback lines; preliminary improvement drawings showing such other characteristics as the Commission may deem necessary;
9. Proposed schedule for the development of the site;
10. Evidence that the applicant has sufficient control over the land in question to initiate the proposed development plan with two years;
11. A fee as established by Resolution;

Article 15 Planned Unit Development

1500.32 PRELIMINARY DEVELOPMENT PLANS.(Cont.)

12. A list containing the names and mailing addresses of all owners of property within five hundred (500) feet of the property in question.
13. Verification by at least one (1) owner of property that all information in the application is true and correct to the best of his knowledge.

The application for preliminary planned unit development shall be accompanied by a written statement by the developer setting forth the reasons why, in his opinion, the planned unit development would be in the public interest and would be consistent with the stated intent of these planned unit development requirements.

1500.33 ZONING COMMISSION PUBLIC HEARING.

The Zoning Commission shall schedule a public hearing on the application for approval of the preliminary development plan not less than twenty (20) or more than forty (40) days from the date of filing such an application.

1500.34 NOTICE OF PUBLIC HEARING.

Before holding a public hearing, notice of such Commission hearing shall be given in one (1) or more newspapers of general circulation at least fifteen (15) days before the date of said hearing. The notice shall set forth the time and place of the public hearing, a general description of the planned unit development, and a statement that, after the public hearing and submission of a final development plan, the matter will be referred to the Township Trustees for further determination.

Also, before holding the public hearing, written notice of such hearing shall be sent by the Zoning Commission by first class mail, at least twenty (20) days before the hearing, to all owners of property within five hundred (500) feet of the property in question and to such others as the Commission determines should receive notice. Notices to individual property owners shall contain the same information as required of notices published in the newspaper(s).

1500.35 PUBLIC ACCESS TO PROPOSED PUD DOCUMENTS.

For a period of at least twenty (20) days prior to the public hearing by the Commission, all papers relating to the PUD shall be available for public inspection in the office of the Zoning Administrator.

Article 15 Planned Unit Development

1500.36 APPROVAL OF PRELIMINARY DEVELOPMENT PLAN.

Within sixty (60) days after the public hearing, the Commission shall review the preliminary development plan to determine if it is consistent with the intent of this Resolution; whether the proposed development advances the general welfare of the community and neighborhood; and whether the benefits, combination of various land uses, and the interrelationship with the land uses in the surrounding area justify the deviation from standard district regulations. The Commission's approval in principle of the preliminary development plan shall be necessary before an applicant may submit a final development plan. Approval in principle shall not be construed to endorse a precise location of uses, configuration of parcels, or engineering feasibility.

1500.40 SUBMISSION OF FINAL DEVELOPMENT PLAN.

After approval in principle of the preliminary development plan, the developer shall submit a final development plan to the Zoning Administrator. The final development plan shall be in general conformance with the preliminary development plan approved in principle. For the purposes of this Resolution, the submission of the final development plan is a formal request for rezoning of the property in question. Five (5) copies of the final development plan shall be submitted and may be endorsed by a qualified professional team which should include an urban planner, licensed architect, registered land surveyor, registered civil engineer, and registered landscape architect or landscape horticulturist.

1500.41 FINAL DEVELOPMENT PLAN APPLICATION CONTENTS.

An application for approval of the final development plan shall be filed with the Zoning Administrator by at least one (1) owner of property for which the planned unit development is proposed. Each application shall be signed by the owner, attesting to the truth and exactness of all information supplied on the application for the final development plan. Each application shall clearly state that the approval shall expire and may be revoked if construction of the project has not begun within two (2) years from the date of issuance of the approval. At a minimum, the application shall contain the following information:

1. A survey of the proposed development site, showing the dimensions and bearing of the property lines; area in acres; topography; and existing features of the development site, including major wooded areas, structured, streets, easements, utility lines, and land uses.
2. All the information required on the preliminary development plan; the location and sizes of lots; locations proposed density of dwelling units; non-residential building density; and land uses considered suitable for adjacent properties.

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1500.41 FINAL DEVELOPMENT PLAN APPLICATION CONTENTS(Cont.)

3. A schedule for the development of units to be constructed in progression, and a description of the design principle for building and streetscapes; a tabulation of the number of acres in the proposed project for various uses, the number of housing units proposed by type; estimated residential population by type of housing; estimated non-residential population by type of housing; estimated non-residential population; anticipated construction timing for each unit; and standards for height, open space, building density, parking areas, population density, and public improvements, whenever the applicant proposes any exception from standard zoning district requirements or other Resolutions governing development.
4. Engineering feasibility studies and plans showing, as necessary, water, sewer, drainage, electricity, telephone, and natural gas installations; waste disposal facilities; street improvement; and the nature and extent of earth work required for site preparation and development.
5. Site plan, showing building(s), various functional use areas, circulation, and their relationship.
6. Preliminary building plans.
7. Landscaping plans.
8. Deed restrictions, protective covenants, and other legal statements or devices to be used to control the use, development and maintenance of the land, and the improvements thereon, including those areas which are to be commonly owned and maintained.
9. A fee as established by Resolution.

1500.42 PUBLIC HEARING BY COMMISSION.

Within thirty (30) days after submission of the final development plan, the Commission shall hold a public hearing. Notice and public inspection of the application shall be as specified in Sections 1500.34 and 1500.35 of this Resolution.

1500.43 RECOMMENDATION BY COMMISSION.

Within sixty (60) days after receipt of the final development plan, the Commission shall recommend that the final development plan be approved as presented, approved with supplementary conditions, or disapproved, and shall transmit all papers constituting the record and the recommendations to the Township Trustees.

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1500.44 CRITERIA FOR COMMISSION RECOMMENDATION.

Before making its recommendation, the Commission shall find that the facts submitted with the application and presented at the public hearing establish that:

1. The proposed development can be initiated with two (2) years of the date of approval.
2. The streets proposed are suitable and adequate to carry anticipated traffic, and increased densities will not generate traffic in such amounts as to overload the street network outside the PUD.
3. Any proposed commercial or industrial development can be justified at the location proposed.
4. Any exception from standard district requirements is warranted by design and other amenities incorporated in the final development plan, in accordance with these planned unit development requirements and the need to provide a variety of housing opportunities with regard to type and price.
5. The area surrounding said development can be planned and zoned in coordination and substantial compatibility with the proposed development.
6. The existing and proposed utility services are adequate for the population densities and non-residential uses proposed.

1500.45 PUBLIC HEARING BY TOWNSHIP TRUSTEES.

After receiving the recommendation from the Zoning Commission, the Trustees shall hold a public hearing on the PUD final development plan with a reasonable time.

1500.46 NOTICE OF PUBLIC HEARING BY TRUSTEES.

Before holding its public hearing, notice of such hearing shall be given by at least one (1) publication in one (1) or more newspapers of general circulation at least thirty (30) days before the hearing. The notice shall set forth the time and place of the public hearing, the nature, and a general description and summary of the planned unit development, and a statement that all papers relating to the PUD are on file with the Clerk and open for public inspection.

Also, written notice of the hearing on the PUD shall be mailed by the Clerk by first class mail, at least twenty (20) days before the date of the public hearing, to all owners of property within five hundred (500) feet of the proposed PUD and to such others as may be determined should receive such notice. Notices to individual property owners should contain the same information as required of notices published in the newspaper.

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1500.47 ACTION BY TRUSTEES.

After the public hearing, the Trustees shall either approve, approve with supplementary conditions, or disapprove the application as submitted. If the application is approved as submitted or approved with conditions, the Trustees shall direct the Zoning Administrator to issue zoning permits in accordance with the approved plan and any conditions thereto attached. The final development plan shall further be considered as an integral part of the rezoning amendment, and no change from or substantive alteration in such PUD shall be permitted without repetition of the procedures in these Sections.

In the event that the Trustees deny or substantively modify the final development plan as recommended by the Commission, any resulting final development plan for said PUD shall not be effective unless passed or approved unanimously by the Trustees.

1500.48 SUPPLEMENTARY CONDITIONS AND SAFEGUARDS.

In approving any PUD application, both the Zoning Commission and the Trustees may prescribe appropriate conditions and safeguards in conformity with this Resolution. Any violation of such conditions or safeguards, which has been made a part to the terms under which the final development plan has been approved, shall constitute a violation of this Resolution and be punishable as such.

1500.50 EXPIRATION AND EXTENSION OF APPROVAL PERIOD.

The approval of a final development plan for a PUD district shall be for a period not to exceed five (5) years to allow for preparation and recording of the required subdivision plat and development of the project. If no construction has begun within two (2) years after approval is granted, the approved final development plan shall be void, and the land shall revert to the district regulations of to district in which it is located. (The Rome Township Trustees upon the advisement of the Zoning Commission should execute the proper legislation to rezone the land to its most recently former classification.) An extension of the time limit or modification of the approved final development plan may be approved if the Board of Zoning Appeals finds that such extension is not in conflict with the public interest. No zoning amendment passed during the time period granted for the final approved final development plan shall in any way affect the terms under which approval of the PUD was granted.

FEE SCHEDULE FOR ROME TOWNSHIP ZONING APPLICATIONS

The Fees which should accompany applications for zoning certificate is as follows:

- | | |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------|
| A. Single Family, Multi-Family Dwellings, | \$150.00
9 cents per Sq. Ft. Per Unit |
| B. Accessory Buildings, Alterations or Additions to a Dwelling | \$80.00
5 cents per Sq. Ft. Per Unit |
| C. Commercial Building
and/or Structures | \$250.00
up to 2,000 sq. Ft. - \$200.00
over 2,000 sq. ft. - 10 cents per SQ. Ft. |
| D. For erection of Commercial Signs
Including signs requiring a permit according to Section 1212-1218
**This excludes residential identification signs, personal for sale or for rent signs. | \$150.00/ sign |
| E. Application for Zoning Text or Map Amendment | \$350.00 |
| F. Zoning Boards of Appeals Application | \$350.00 |
| G. PUD District Application | \$2000.00 |
| H. Driveway Culvert Permit
Homeowner purchases the pipe – Township Road Department installs | \$425.00 |
| I. Demolition of Structure (House / Barn / Garage/ Etc.) | \$100.00 |

The Zoning Map and Fee Schedule are not official parts of the Zoning Text.
 Fee Schedule subject to Annual review at the beginning of the year meeting of the Township Trustees.
 Revised January 4, 2023