

**ARTICLE 1  
ADMINISTRATION**

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**CHAPTER 101**  
**GENERAL PROVISIONS**

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**CROSS REFERENCES**

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**101.01 PURPOSE AND TITLE**

- A. Purpose. The purpose of this resolution is the regulation of buildings and structures and land use as per [Ohio Revised Code Section 519.02](#) for the promotion of the public health, safety, and morals (general welfare).

These regulations are intended to encourage appropriate use of lands, to stabilize and preserve the value of property, to prevent congestion and hazard in the street, to secure safety from fire, flood, water contamination, air pollution and other dangers, to provide adequate light, air, and open space, to prevent overcrowding, and to avoid undue concentrations of population.

These regulations are intended to be used to facilitate an appropriate and desirable pattern of land uses based upon the Jackson Township Comprehensive Plan, taking into account the availability of public services, such as water, sanitary sewers, and storm sewers.

This resolution is adopted in accordance with the Jackson Township Comprehensive Plan, adopted by Resolution No. 91-138 on October 8, 1991, and any amendments thereto.

- B. Title. This resolution shall be known and may be designated and cited as "The Zoning Resolution of Jackson Township, Franklin County, Ohio" and therefore may be referred to as the "zoning resolution" or "resolution."

**101.02 AUTHORITY**

This resolution is adopted pursuant to the authority contained in the [Ohio Revised Code, Chapter 519](#).

**101.03 JURISDICTION**

This resolution shall be effective throughout the unincorporated territory of Jackson Township, Franklin County, Ohio, and any properties annexed to a municipality which are not zoned by the legislative authority of that municipality, as per the [Ohio Revised Code, Section 519.18](#). This resolution is adopted in whole and as an amendment to and replacement of the "Jackson Township Zoning Resolution" adopted November 22, 1983, as amended.

**101.04 INTERPRETATION AND CONFLICT**

- A. Interpretation. In their interpretation and application, the provisions of this resolution shall be held to be minimum requirements unless otherwise stated herein.
- B. Conflict. Whenever the requirements of this resolution are at variance with the requirements of any other lawfully adopted rules, regulations, ordinances, or resolutions, the most restrictive or that imposing the higher standards shall govern, except in the case of conflicting state statutes wherein the state statutes shall govern.

**101.05 SEVERABILITY**

Each article, section, paragraph, sentence, clause, phrase, or other divisible part of this resolution is hereby declared to be severable and if any such article, section, paragraph, sentence, clause, phrase, or other divisible part of this resolution is declared unconstitutional or otherwise invalid by any court in a valid judgment or decree such unconstitutionality or invalidity shall not affect any of the remaining articles, sections, paragraphs, sentences, clauses, phrases, or other divisible part of this resolution since the same would have been enacted without the incorporation into this resolution of such unconstitutional or invalid article, section, paragraph, sentence, clause, phrase, or other divisible part.

**101.06 COMPLIANCE WITH REGULATIONS - NEW DEVELOPMENT**

- A. Lots. The subdivision or re-subdivision of land shall be in conformance with the applicable requirements of this resolution, as amended.
- B. Buildings. New buildings shall be in conformance with the applicable requirements of this resolution, as amended.
- C. Uses. New uses of land or structures shall be in conformance with the applicable regulations of this resolution, as amended.

**101.07 EXISTING LEGAL CONFORMING LOTS, BUILDINGS, AND USES**

Lots, buildings, and uses of land and structures which lawfully conform to the regulations of this resolution may be continued; and may be altered, extended, or changed in accordance with the following:

- A. Conforming Lots. A conforming lot may be changed, altered, or enlarged or reduced in dimensions; provided however, that the remaining and/or resulting lots shall conform to the development standards for the zoning district in which it is located.
- B. Conforming Buildings. A conforming building may be altered, reconstructed, or extended only in such a manner as will comply with the development standards of the zoning district in which the structure is located.

- C. Conforming Uses. A conforming use may be expanded, modified, or changed only in such a manner as will comply with the permitted use of the zoning district in which the conforming use is located.

**101.08 EXEMPTIONS FROM REGULATIONS**

The following uses are exempt from the regulations contained in this resolution, as per the Ohio Revised Code.

- A. Agriculture. The use of any land for agricultural purposes, including farming, dairying, pasturage, horticulture, floriculture, viticulture, and animal and poultry husbandry, or the construction or use of buildings or structures incidental to the use for agricultural purposes of the land on which such buildings or structures are located shall not be prohibited and no zoning certificate shall be required for any such building or structure, as per [Ohio Revised Code Section 519.21](#). (See [Section 204.02](#).)
- B. Public Utilities and Railroads. Except as otherwise provided by law or this zoning resolution, the location, erection, construction, reconstruction, change, alteration, maintenance, removal, use or enlargement of any buildings or structures of any public utility or railroad, whether publicly or privately owned, or the use of land by any public utility or railroad, or the operation of its business shall not be prohibited, as per [Ohio Revised Code Section 519.211](#).
- C. Sale or Use of Alcoholic Beverages. The sale or use of alcoholic beverages shall not be prohibited in an area where the establishment and operation of any retail business, hotel, lunchroom, or restaurant is permitted, as per [Ohio Revised Code Section 303.211](#).

**101.09 RELATIONSHIP TO COMPREHENSIVE PLAN**

It is the intention of the Jackson Township Trustees that this resolution is in accordance with the Jackson Township Comprehensive Plan, adopted by Resolution No. 91-138 on October 8, 1991, and any amendments thereto (*Updated Comp. Plan adopted Aug. 17, 2010*).

**101.10 EFFECTIVE DATE**

The provisions of this resolution become effective thirty (30) days following the date this resolution is adopted by the Jackson Township Trustees.

**CHAPTER 102  
DEFINITIONS**

- 102.01 [Interpretation](#)
- 102.02 [Definitions](#)

**CROSS REFERENCES**  
[Chapter 101 General Provisions](#)

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**102.01 INTERPRETATION**

Except where specifically defined herein, all words used in this resolution shall carry customary meanings. Words used in the present tense include the future tense; the plural includes the singular and the singular includes the plural; words denoting masculine gender shall be deemed to include the feminine and neutral genders; a general term following specific enumeration of terms is not to be limited to the class enumerated unless expressly stated to be so; the word "lot" includes the words "parcel" and "plot"; the word "building" includes the word "structure"; the word "shall" is a mandatory requirement, the word "may" is a permissive requirement, the word "should" is a preferred requirement; the words "used" or "occupied" include the words "intended, designed, or arranged to be used or occupied"; and the word "person" includes a "firm, association, organization, partnership, trust, company, or corporation" as well as an "individual."

Words not particularly defined herein shall be defined as found in The Illustrated Book of Development Definitions, Center for Urban Policy Research, Rutgers University. If not defined therein, words shall be defined as found in Webster's New Universal Unabridged Dictionary.

**102.02 DEFINITIONS**

ACCESS DRIVE means a way or means of approach to provide physical entrance to a property, as in a driveway or curb cut.

ACCESSORY USE OR STRUCTURE means a use of land or of a structure or portion thereof customarily incidental and subordinate to the principal use of the land or structure and located on the same lot with such principal use.

ADULT BOOK STORE means an establishment deriving a majority of its gross income from the sale or rental of, or having a majority of its stock in trade in, books, magazines or other periodicals, films, or mechanical or non-mechanical devices which constitute adult materials

ADULT MATERIAL means 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:

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

**ADULT MOTION PICTURE THEATER** means an enclosed motion picture theater or motion picture drive-in theater used for presentation of and deriving a majority of its gross income from adult material for observation by patrons therein.

**ADULTS ONLY ENTERTAINMENT ESTABLISHMENT** means an establishment which features services which constitute adult material, or which features exhibitions of persons totally nude or topless, bottomless, strippers, male or female impersonators, or similar entertainment which constitute adult material.

**AGRICULTURE** means farming, dairying, pasturage, horticulture, floriculture, viticulture, and animal and poultry husbandry.

**ALLEY** or **LANE** means a public or private way not more than thirty feet wide affording only secondary means of access to abutting property.

**ALTERATION** means any change or rearrangement in the supporting members of an existing building, such as bearing walls, columns, beams, girders, or interior partitions, as well as any change in doors or windows, or any enlargement to or diminution of a building or structure, whether horizontally or vertically, or the moving of a building or structure from one location to another.

**ANIMAL HOSPITAL** means a place which animals or pets are given medical or surgical treatment and the boarding of animals is limited to short-term care incidental to the hospital use.

**ATTENTION GETTING DEVICE** means a device designed or intended to attract by noise, sudden intermittent or rhythmic movement, or physical or lighting change. These include but are not limited to banners, flags, streamers, balloons, propellers, whirligigs, search lights, and flashing lights.

**ATTIC** means that part of a building which is immediately below and wholly or partly within the roof framing.

**AUTOMOBILE** means a self-propelled free moving vehicle, with four or more wheels, primarily for conveyance on a street or roadway.

1. **AUTOMOBILE RENTALS** means the use of any building, land area, or other premises for the display and rental of new or used automobiles or trucks.
2. **AUTOMOBILE REPAIR SERVICES AND GARAGES** means establishments primarily engaged in furnishing automobile repair services to the general public.
3. **AUTOMOBILE SALES** or **TRAILER SALES** means the use of any building, land area, or other premises for the display and sale of new or used automobiles, panel trucks, vans, trailers, or recreation vehicles and where no warranty repair work and other repair service is conducted.
4. **AUTOMOBILE SERVICE STATION** means any building, land area, or premises, or portion thereof, used or intended to be used for the retail dispensing or sales of vehicular fuels; and including as an accessory use the sale and installation of lubricants, tires, batteries, and similar services.
5. **AUTOMOBILE WASH** or **AUTOMATIC CAR WASH** means any building or premises or portions thereof where mechanical devices are used for washing automobiles.

- AUTO-RELATED USE means a use that provides a service or is directly related to the use of a vehicle, such as a drive-thru business.
- BANNER means any sign of lightweight fabric or similar material that is mounted to a pole or a building by a frame at one or more edges. National flags, state or municipal flags, or the official flag of any institution or business shall not be considered banners.
- BASEMENT means a space having one-half or more of its floor-to-ceiling height below the average level of the adjoining ground and with a floor-to-ceiling height of not less than six and one-half feet.
- BEACON means any light with one or more beams directed into the atmosphere or directed at one or more points not on the same zoning district lot as the light source; also, any light with one or more beams that rotate or move.
- BEDROOM means a private room planned and intended for sleeping, separable from other rooms by a door, and accessible to a bathroom without crossing another bedroom or living room.
- BERM means an earthen mound designed to provide visual interest, screen undesirable views, and/or decrease noise.
- BOARDING HOME means a for-profit or nonprofit boarding home, rest home, or other home for the sheltered care of adult persons which, in addition to providing food and shelter to six(6) or more persons unrelated to the proprietor, also provides any personal care or service for orphans, foster children, the elderly, and battered persons.
- BORROW PIT means a pit adjacent to a fill or embankment from which material is taken for the purpose of making the fill or constructing and maintaining that embankment.
- BOTTOMLESS means less than full opaque covering of male or female genitals, pubic area, or buttocks.
- BUFFER means a combination of physical space and vertical elements, such as plants, berms, fences, or walls, the purpose of which is to separate and screen incompatible land uses from each other.
- BUFFER STRIP means a land area used to visibly separate one use from another or to shield or block noise, lights, or other nuisances.
- BUILDABLE AREA means the area of a lot remaining after the minimum yard and open space requirements of the zoning ordinance have been met.
- BUILDING means any structure having a roof supported by columns or walls and intended for the shelter, housing, or enclosure of any individual, animal, process, equipment, goods, or materials of any kind or nature.
1. BUILDING, ACCESSORY means a subordinate structure on the same lot as the principal or main building or use occupied or devoted to a use incidental to the principal use.
  2. BUILDING COVERAGE means the horizontal area measured within the outside of the exterior walls of the ground floor of all principal and accessory buildings on a lot.
  3. BUILDING HEIGHT means the vertical distance measured from the grade to the highest point of the coping of a flat roof; to the deck line of a mansard roof; or to the mean height level between the eaves and ridge of a gable, hip, or gambrel

roof.

4. BUILDING LINE means a line parallel to the street line as established per [Section 203.07](#) of the Resolution text.
5. BUILDING, PRINCIPAL means a building in which conducted is the principal use of the lot on which it is located.

CARPORT means a roofed structure providing space for the parking or storage of motor vehicles and enclosed on not more than three sides.

CARRY-OUT RESTAURANT means an establishment which by design of physical facilities or by service or packaging procedures permits or encourages the purchase of prepared ready-to-eat foods intended primarily to be consumed off the premises, and where the consumption of food in motor vehicles on the premises is not permitted or not encouraged.

CELLULAR TELEPHONE COMMUNICATION SERVICE means a form of one-way or two-way mobile radio telephone service called "cellular" and permitted by the Federal Communications Commission.

CELLULAR TELEPHONE TOWER means a tower or similar structure erected for the purpose of transmitting cellular telephone communication services.

CEMETERY means property used for the interring of the dead.

CENSUS TRACT means areas into which communities are divided by the U.S. Department of Commerce, Bureau of the Census for statistical purposes.

CHIMNEY means a structure lesser in function than a smoke stack and containing one or more flues for drawing off emissions from stationary sources of combustion.

CHURCH or HOUSE OF WORSHIP or RELIGIOUS USE means a building or structure or groups of buildings or structures which by design and construction are primarily intended for the conduct of organized religious services and accessory uses associated therewith.

CLUSTER means a development design technique that concentrates buildings in specific areas on the site to allow the remaining land to be used for recreation, common open space, and preservation of environmentally sensitive features.

COMMERCIAL USE means any activity carried out for pecuniary gain.

COMMUNITY ASSOCIATION, CIVIC ASSOCIATION or HOMEOWNERS ASSOCIATION means an association organized to own, maintain, and operate common facilities, and to enhance and protect their common interests.

COMMUNITY NFIP ADMINISTRATOR means the person, persons, agency, or other local government entity responsible for the administration and enforcement of the National Flood Insurance Program in compliance with Federal Law 44 CFR Parts 59 and 60.

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

1. CONDOMINIUM ASSOCIATION means the community association which administers and maintains the common property and common elements of a condominium.



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CONVENIENCE FOOD MARKET means a retail establishment offering for sale limited food, beverage, and other related consumer products with or without on-premises preparation of food and beverages.

CRAWL SPACE means a space with more than one-half of its floor-to ceiling height below the average level of the adjoining ground and with a floor-to-ceiling height of less than six and one-half feet.

CUSTOMARY AGRICULTURAL OPERATIONS (see "[Agriculture.](#)")

DAY CARE CENTER means a private establishment enrolling children and where tuition, fees, or other forms of compensation for the care of the children are charged, and shall be licensed or approved to operate as a day care center.

DECIDUOUS means a plant with foliage that is shed annually.

DECORATIVE FEATURES means any approved natural or constructed feature, including mulch, foliage, gravel, stone, brick, sculpture, and lighting.

DENSITY means the number of dwelling units per unit of land. To determine density divide the total number of dwelling units by the net developable site as measured in acres (See "[Net Developable Site](#)").

DISTURBANCE means the clearing, grading, excavating, filling, or any other alternation of land surface where natural or man-made cover is destroyed in a manner that exposes the underlying soils.<sup>1</sup>

DRIVE-IN RESTAURANT means a building or portion thereof where food and/or beverages are sold in a form ready for consumption and where all or a significant portion of the consumption takes place or is designed to take place outside the confines of the building, often in a motor vehicle on the site.

DRIVE-IN USE means an establishment which, by design, physical facilities, service, or by packaging procedures, encourages or permits customers to receive services, obtain goods, or be entertained while remaining in their motor vehicles.

DWELLING means a structure or portion thereof in which a person or persons reside.

1. DWELLING, ATTACHED means a one-family dwelling attached to one or more one-family dwellings by common vertical walls.
2. DWELLING, DETACHED means a dwelling which is not attached to any other dwelling by any means.
3. DWELLING, MULTI-FAMILY means a dwelling containing more than two dwelling units.
4. DWELLING, SEMIDETACHED means a one-family dwelling attached to one other one-family dwelling by a common vertical wall, and each dwelling located on a separate lot.
5. DWELLING, TOWNHOUSE means a one-family dwelling in a row of at least three such units in which each unit has its own front and rear access to the outside, no unit is located over another unit, and each unit is separated from any other unit by one or more common fire resistant walls.
6. DWELLING, TWO-FAMILY means a structure on a single lot containing two dwelling units, each of which is totally separated from the other by a non-pierced wall extending from ground to roof or a non-pierced ceiling and floor extending

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<sup>1</sup> NPDES Text Amendment added March 26, 2013 in Res. #2013-35

from exterior wall to exterior wall, except when provided a common stairwell exterior to both dwelling units.

7. DWELLING UNIT means one or more rooms, designed, occupied or intended for occupancy as separate living quarters, with cooking, sleeping, and sanitary facilities provided within the dwelling unit for the exclusive use of a single family maintaining a household.
8. DWELLING UNIT, EFFICIENCY means a dwelling unit consisting of not more than one habitable room together with kitchen or kitchenette and sanitary facilities.

**DYNAMIC MESSAGE BOARD SIGN** – otherwise known as a changeable electronic message board sign, or any portion of such sign, permits lights to be turned on or off intermittently or which is operated in a way whereby light is turned on or off intermittently, including any illuminated sign or which such illumination is not kept stationary or constant in intensity and color at all times when such sign is in use, including an LED (light emitting diode) or digital sign, and which varies in intensity or color. This does not include any sign located within the rights of way that function as a traffic control device. (See Sect. 306.09)

**EASEMENT** means a grant of one or more of the property rights by the property owner to and/or for the use by the public, a corporation, or another person or entity.

1. EASEMENT, CONSERVATION means an easement the purpose of which is to limit development in order to preserve a unique natural area or habitat.
2. EASEMENT, SCENIC means an easement the purpose of which is to limit development in order to preserve a view or scenic area.

**ELDERLY CARE** means congregate housing providing shelter and services for the elderly which may include meals, housekeeping, and personal care assistance.

**EQUAL DEGREE OF ENCROACHMENT** means an equal reduction of conveyance on both sides of the stream for flood flows.

**EVERGREEN** means a plant that does not shed its leaves or needles.

**EXCAVATION** means the removal or recovery by any means whatsoever of soil, rock, mineral substances, or organic substances other than vegetation, from water or land on or beneath the surface thereof, whether exposed or submerged.

**EXTENDED CARE FACILITY** means a long-term care facility or a distinct part of a facility licensed or approved as a nursing home, infirmary unit of a home for the aged, or a governmental medical institution.

**EXTENSION** means a physical expansion of an existing structure.

**FACTORY-BUILT HOUSE** means a dwelling unit that is constructed and assembled at a factory and transported to the building's site and placed on a prebuilt foundation.

**FAMILY** means one or more persons occupying a single dwelling unit, provided that unless all members are related by blood, adoption, or marriage, a single dwelling unit shall not contain more than five (5) persons, but further provided that domestic servants may be employed on the premises without being counted as a part thereof.

**FARM** means a parcel of land used for agricultural purposes (see [Agriculture](#)).

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- FARM ANIMAL means any animal or livestock typically associated with a farm or agricultural operation.
- FARM STAND means a booth or stall located on a farm from which produce and farm products are sold to the general public.
- FAST-FOOD RESTAURANT means an establishment whose principal business is the sale of pre-prepared or rapidly prepared food directly to the customer in a ready-to-consume state for consumption either within the restaurant building or off-premises.
- FENCE and WALL means any structure composed of wood, metal, stone, brick, or other material erected in such a manner and position as to enclose, partially enclose, or divide any premises or any part of any premises.
- FILTER STRIP means a strip of land—typically 50 feet in width—planted with grasses and heavier vegetation located along a tributary to filter sedimentation and chemicals from stormwater runoff.
- FLAG means any fabric, banner, or bunting containing distinctive colors, patterns, or symbols used as a symbol of government, political subdivision, or other entity.
- FLOOD means a temporary rise in stream flow or stage that results in inundation of the areas adjacent to the channel.
- FLOOD FREQUENCY means the average frequency, statistically determined, for which it is expected that a specific flood stage or discharge may be equaled or exceeded, which is expressed as having a probability of occurring once within a specific number of years.
- FLOODPLAIN means the areas adjoining a watercourse which are expected to be flooded as a result due to a severe combination of meteorological and hydrological conditions.
- FLOOD PROOFING means a combination of structural provisions, changes or adjustments to properties and buildings subject to flooding, primarily for the reduction or elimination of flood damages to properties, buildings and their contents, or water and sanitary facilities in a flood hazard area.
- FLOODWAY means the channel of a watercourse and those portions of the adjoining floodplain which are reasonably required to carry and discharge the regional flood.
- FLOODWAY FRINGE means that portion of the regulatory floodplain outside of the floodway.
- FLOOR AREA, FINISHED means the sum of the gross horizontal area of all interior floors of a residential building that are finished and heated, excluding basements, breezeways, carports, garages, storage areas with only outside access, porches, and other unheated and/or unfinished areas attached to the dwelling.
- FLOOR AREA, GROSS means the sum of the gross horizontal areas of the several floors of a building measured from the exterior face of exterior walls, or from the centerline of a wall separating two buildings, but not including interior parking spaces, loading space for motor vehicles, or any space where the floor-to-ceiling height is less than six feet.
- FLOOR AREA, GROUND means the sum of the gross horizontal area of the ground floor of a residential building, excluding basements, breezeways, carports, garages, and storage areas with only outside access, porches, and other unheated and/or unfinished areas attached to the dwelling.
- FLOOR AREA, NET means the total of all floor areas of a building, excluding stairwells and elevator shafts, equipment rooms, interior vehicular parking or loading, and all floors below the first or ground floor, except when used or intended to be used for human

habitation or service to the public.

**GARAGE** means a building or structure, or part thereof, used or intended to be used for the parking and storage of vehicles.

**GLARE** means the effect produced by brightness sufficient to cause annoyance, discomfort, or loss in visual performance and visibility.

**HEDGE** means a dense row of shrubs or low trees.

**HOME OCCUPATION** means any activity carried out for gain by a resident conducted as an accessory use in the resident's dwelling unit or within a building accessory to the primary structure, which shall be a dwelling.

**INDUSTRIAL PARK** means a large tract of land that has been planned, developed, and operated as an integrated facility for a number of individual uses, with special attention to circulation, parking, utility needs, aesthetics, and compatibility.

**INOPERABLE VEHICLE** means a vehicle such as an automobile or truck that is not mechanically operable.

**INSTITUTIONAL USE** means a nonprofit or quasi-public use or institution such as a church or similar house of worship, library, public or private school, hospital, or publicly- owned or operated building, structure, or land used for public purpose.

**JUNK** means any scrap, waste, reclaimable material, debris, or machinery, whether or not stored or used in conjunction with dismantling, processing, salvage, storage, baling, disposal, or other use or disposition.

**JUNK VEHICLE** means a vehicle whenever any one or more of the following occur:

1. The vehicle is without a valid, current registration decal and/or license plate.
2. The vehicle is apparently inoperable.
3. The vehicle is without fully inflated tires and/or has any type of support under it.
  
4. The vehicle has a missing or shattered window or windshield.
5. The vehicle has an extensively damaged or missing door, motor, transmission, or other similarly major part.

**JUNKYARD** means any area, lot, land, parcel, building, or structure or part thereof used for the storage, collection, processing, purchase, sale, or abandonment of wastepaper, rags, scrap metal, or other scrap or discarded goods, materials, machinery, or two or more junk vehicles or other type of junk.

**KENNEL, COMMERCIAL** means any building or buildings and/or land used, designed or arranged to facilitate the raising, breeding, boarding, and/or grooming of such domesticated animals as dogs and cats for profit.

**LANDSCAPING** means any portion of a parcel of land that includes trees, shrubs, bushes, planting beds, hedges, mounds, or other natural or decorative material or feature.

**LOT** means a designated parcel, tract, or area of land established by plat, subdivision, or as otherwise permitted by law, to be used, developed, or built upon as a unit.

1. LOT, CORNER means a lot abutting upon two or more streets at their intersection, or upon two parts of the same street forming an interior angle of less than 135 degrees.

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2. LOT COVERAGE means the portion of the lot that is covered by buildings and structures, and excluding other impervious surfaces.
3. LOT, DOUBLE FRONTAGE means a lot which fronts upon two parallel streets, or which fronts upon two streets which do not intersect at the boundaries of the lot.

MINI-WAREHOUSE means a structure containing separate storage spaces of the same or varying sizes leased or rented on an individual basis.

MOBILE HOME means a single-family dwelling to be moved by being built on a frame or chassis and further specifically designed and constructed so that wheels are, or may be attached, for transportation on public streets or highways and designed without the need for a permanent foundation arriving at the site complete and ready for residential occupancy except for minor and incidental unpacking and assembly operations: location on wheels, jacks, blocks or other foundation, connection to facilities and the like.

If applicable, the following criteria may be used to define and identify a mobile home for purposes of this Resolution:

1. A single-family dwelling constructed between 1975 and June 14, 1976 may be defined as a mobile home if constructed in accordance with the standards of Ch. BB-77, Industrialized Units, and Mobile Homes of the Ohio Building Code.
2. A single-family dwelling constructed other than between 1975 and June 14, 1976 may be defined as a mobile home if constructed in accordance with the standards of the [National Home Construction and Safety Standards Act--42 USC 5042](#) (6) and as hereinafter amended.

A single-family dwelling may be defined as a mobile home if constructed in accordance with standards of the [National Home Construction and Safety Standards Act--42 USC 5042](#) (6) and as hereinafter amended; except those constructed between 1975 and June 14, 1976, which may be defined as mobile home if constructed in accordance with the standards of [Ohio Revised Code 4501.01 Motor vehicles definitions](#).

NET DEVELOPABLE SITE means the remainder of a parcel(s) of land following the subtraction of all areas designated for public and private streets and alleys; open bodies of water excluding streams, creeks, or ditches; and any dedicated rights-of-way.

NO-BUILD ZONE means an area or portion of a lot that is designated by deed and/or through appropriate zoning mechanisms not to contain any buildings, structures, or other built improvement on a permanent basis.

NONCONFORMANCE means a situation wherein the lawful conditions existing prior to the adoption, revision, or amendment of the zoning resolution fail by reason of such adoption, revision, or amendment to conform to the present requirements of the zoning district.

1. NONCONFORMING LOT means a lot—the area, dimensions, or location of which—that was lawful prior to the adoption, revision, or amendment of the

zoning resolution, but which fails by reason of such adoption, revision, or amendment, to conform to the present requirements of the zoning district.

2. NONCONFORMING SIGN means any sign lawfully existing at the effective date of the zoning resolution, or an amendment thereof, which renders such sign nonconforming because it does not conform to all the standards and regulations of the adopted or amended ordinance.
3. NONCONFORMING BUILDING OR STRUCTURE means a building or structure—the size, dimensions, or location of which—that was lawful prior to the adoption, revision, or amendment to the zoning resolution, but which fails by reason of such adoption, revision, or amendment, to conform to the present requirements of the zoning district.
4. NONCONFORMING USE means a use or activity which was lawful prior to the adoption, revision, or amendment of the zoning resolution, but which fails, by reason of such adoption, revision, or amendment, to conform to the present requirements of the zoning district.

**NUDE (NUDITY)** means the showing, representation, or depiction of human male or female genitals, pubic area, or buttocks 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 discernible, turgid state.

**NURSING HOME** means an extended or intermediate care facility licensed or approved to provide full-time convalescent or chronic care to individuals who, by reason of advanced age, chronic illness, or infirmity, are unable to care for themselves.

**OBSTRUCTION** means any dam, wall, wharf, embankment, levee, dike, pile, abutment, projection, excavation, channel rectification, culvert, building, wire, fence, stockpile, refuse, fill, structure, or matter which is in, along, across, or projecting into any channel, watercourse, or regulatory flood hazard area which may impede, retard, or change the direction of the flow of water either in itself or by catching or collecting debris carried by such water or which is placed where the water might carry the same downstream to the damage of life or property.

**OFF-STREET PARKING SPACE** means a temporary storage area for a motor vehicle that is directly accessible to an access aisle and which is not located on a dedicated street right-of-way.

**ON-STREET PARKING SPACE** means a temporary storage area for a motor vehicle which is located on a dedicated street right-of-way.

**ONE-AND-A-HALF-STORY** means a residential dwelling having a ground floor and a second floor equal to less than 100 percent of the finished floor area of the first floor, under a gable, hip or gambrel roof, the wall plates of which on at least two opposite exterior walls (also known as "knee wall") are not more than five (5) feet above the floor of such story.

**OPACITY** means a degree of obscuration or decline of light or vision.

**OPEN SPACE** means any parcel or area of land or water, or portion thereof, essentially unimproved and set aside, dedicated, designated, or reserved for public or private use or enjoyment, or for the use and enjoyment of owners and occupants of land adjoining or neighboring such open space, and left in a natural state or improved for recreational purposes.



1. OPEN SPACE, COMMON means land within or related to a development, not individually owned or dedicated for public use, which is designed and intended for the common use or enjoyment of the residents of the development and may include such complementary structures and improvements as are necessary and appropriate.

OUTDOOR DISPLAY means the temporary outdoor display of material and merchandise for the purposes of retail sales.

OUTDOOR STORAGE means the keeping, in an unroofed area, of any goods, junk, material, merchandise, or vehicles in the same place.

PARISH HOUSE means a residential structure, such as a parsonage, that is subordinate to a church or other place of worship and located on the same parcel(s).

PARK means a tract of land designated and designed for the use by members of the public for active and passive recreation.

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

PERSONAL SERVICES means establishments primarily engaging in providing services involving the care of a person or his or her apparel.

PLANNED DISTRICT means the Planned Residential District (PR), Planned Commercial District (PC), and the Planned Industrial District (PI).

PLAT means a map representing a tract of land, showing the boundaries and location of individual properties and streets. A map of a subdivision or site plan.

PRINCIPAL USE means the primary or predominant use of any lot.

PUBLIC USE means a use that is owned and/or operated by the public and is accessible to the public.

REACH a hydraulic engineering term used to describe a longitudinal segment of a stream or river within which flood heights are primarily controlled by man-made or natural obstruction or constrictions.

RECONSTRUCTION means the rebuilding or substantial remodeling of an existing structure.

RECREATION means the pursuit of leisure activities sometimes requiring equipment and taking place at prescribed places, sites, or fields.

RECREATIONAL AND CAMPING EQUIPMENT means boats, boat trailers, snowmobiles, snowmobile trailers, utility trailers, recreational and camping vehicles, horse trailers, and other similar equipment.

REGULATORY FLOOD PLAIN means a watercourse and the areas adjoining a watercourse which have been or hereafter may be covered by the Base Flood.

REGULATORY FLOOD PROTECTION ELEVATION means a point not less than one (1) foot above the water surface profile associated with the regional flood plus any increases in flood heights attributable to encroachments on the flood plain. It is the elevation to which uses regulated by flood plain regulations are required to be elevated or flood proofed.

RESIDENTIAL DISTRICT means a zoning district in which residential uses are the dominant permitted uses.

RESIDENTIAL GROUP HOME means a facility or dwelling unit housing persons unrelated by blood or marriage and operating as a group family household.

RESIDENTIAL ZONING DISTRICT OR USE means any Residentially Zoned District listed in [Section 201.01](#) of this Resolution, any nonconforming residential subdivision, or any area where persons may reside.

RESTRICTIVE COVENANT means a restriction on the use of land usually set forth in the deed.

RETAIL SERVICES means establishments providing services or entertainment as opposed to products.

SATELLITE GROUND STATION means a ground station or other antenna, including dish antennas, designed to transmit or receive radio or television signals to or from earth satellites.

SCHOOL means any building or portion thereof which is designed, constructed, or used for educational or instructional purposes in any branch of knowledge.

SCREEN means a method of reducing the impact of noise and unsightly visual intrusions with less offensive or more harmonious elements, such as plants, berms, fences, walls, trellises supporting vines, flowers, or other vegetation, or any appropriate combination thereof. Trellises or other structures supporting or for the purpose of supporting vines, flowers, or other vegetation when erected in such a position as to enclose, partially enclose, or divide any premises or any part of any premises shall also be considered a "fence." (See [Fence and Wall](#) Definition)

SETBACK means the distance between the street right-of-way line and the front line of a building or any projection thereof.

1. SETBACK LINE means the line that is a required minimum distance from the street right-of-way line or any other lot line that establishes the area within which the principal structure must be erected or placed.

SEXUAL ACTIVITY means sexual conduct or sexual contact, or both.

SEXUAL CONDUCT means vaginal intercourse between a male and a female, or anal intercourse, fellatio, and cunnilingus between persons regardless of sex. Penetration, however slight, is sufficient to complete vaginal or anal intercourse.

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

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

SHRUB means a multi-stemmed woody plant; may be deciduous or evergreen.

SIGN means any object, device, display, or structure, or part thereof, situated outdoors or indoors, which is used to advertise, identify, display, or direct or attract attention to an object, person, institution, organization, business, product, service, event, or location by any means, including words, letters, figures, design, symbols, fixtures, colors, illumination, or projected images.

1. SIGN, ANIMATED means any sign that uses movement or change of lighting to



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depict action or create a special effect or scene.

2. SIGN, BILLBOARD or SIGN, OFF-PREMISES means a sign which directs attention to a business, commodity, service, or entertainment conducted, sold, or offered at a location other than the premises on which the sign is located.
3. SIGN, BULLETIN BOARD means a sign which identifies an institution or organization on the premises of which it is located and which contains the name of the institution or organization, the names of individuals connected with it, and general announcements of events or activities occurring at the institution or similar messages.
4. SIGN, CHANGEABLE COPY means a sign or portion thereof with characters, letters, or illustrations that can be changed or rearranged without altering the face or surface of the sign.
5. SIGN, FREESTANDING means a non-movable sign supported by or from poles, posts, pillars, columns, uprights, braces, constructed base, or other structures on the ground and which are not affixed to a building.
6. SIGN, INCIDENTAL means a sign, generally informational, that has a purpose secondary to the use of the zoning district lot on which it is located, such as "no parking," "entrance," "loading only," "telephone," and other similar directives and without a commercial message.
7. SIGN, PORTABLE means any sign not permanently attached to the ground or other permanent structure, or a sign designed to be transported.
8. SIGN, PROJECTING means a sign that is wholly or partly dependent upon a building for support and which projects more than twelve (12) inches from such building.
9. SIGN, WALL means a sign fastened to or painted on the wall of a building in such a manner that the wall becomes the supporting structure for, or forms the background surface of, the sign.

**SPLIT LEVEL** means a residential dwelling containing finished floor area on two or more levels with not less than three (3) feet nor more than six (6) feet vertical distance between the plane of one floor level and the plane of the next higher level.

**SUBSTANTIAL IMPROVEMENT** means any repair, reconstruction, or improvement of a structure which involves altering or adding to fifty (50) percent or more to the existing structure or property or the cost of which equals or exceeds fifty (50) percent of the market value of the structure either before the improvement or repair is started, or if the structure has been damaged and is being restored, before the damage occurred. For the purposes of this definition, "substantial improvement" is considered to occur when the first alteration affects of any wall, ceiling, floor, or other structural part of the building commences, whether or not that alteration affects the external dimensions of the structure. The term does not however include any project for improvement of a structure to comply with existing State or local health, sanitary, or safety code specifications which are solely necessary to assure safe living conditions, or any alteration to a structure listed on the National Register of Historical Places or a State Inventory of Historic Places.

**STORY** means that portion of a building between the surface of any floor and the surface of the next floor above it, or, if there is no floor above it, then the space between the floor and the ceiling above it.

**STREET** means any vehicular way which: (1) is an existing state, county, municipal, or village roadway; or (2) is shown upon a plat approved pursuant to law; or (3) is approved by other official action; or (4) is shown on a plat duly filed and recorded in the office of the Franklin County Recorder; or (5) as shown on the Franklin County Thoroughfare Plan; and includes the improved land between the street lines.

1. **STREET, COLLECTOR** means a street which collects traffic from local streets and connects with minor and major arterials.
2. **STREET, LOCAL** means a street designed to provide vehicular access to abutting property and to discourage through traffic.
3. **STREET, MAJOR ARTERIAL** means a street with controlled access, channelized intersections, and restricted parking, and which collects and distributes traffic to and from minor arterials.
4. **STREET, MINOR ARTERIAL** means a street with controlled access, signals at important intersections, and stop signs on the side streets, and which collects and distributes traffic to and from collector streets.

**STRUCTURE** means a combination of materials to form a construction for use, occupancy, or ornamentation whether installed on, above, or below the surface of land or water.

**TOPLESS** means the showing of a female breast with less than a full opaque covering of any portion thereof below the top to the nipple.

**TRAILER** means a structure standing on wheels, towed or hauled by another vehicle, and used for short-term human occupancy, carrying materials, goods or objects, livestock, or as a temporary office.

**TREE** means a large, woody plant having one or several self-supporting stems or trunks and numerous branches. May be classified as deciduous or evergreen.

1. **TREE, CALIPER** means a measurement of the width of a tree trunk as measured six (6) inches from the top of the rootball if unplanted or from the ground if planted.
2. **TREE, LARGE** means any tree species having a trunk diameter of six (6) inches or more as measured six (6) inches from the ground.
3. **TREE, MEDIUM** means any tree species having a trunk diameter of three (3) to six (6) inches as measured six (6) inches from the ground.
4. **TREE, ORNAMENTAL** means a deciduous tree planted primarily for its ornamental value or for screening purposes; tends to be smaller at maturity than a shade tree.
5. **TREE, SHADE** means a deciduous tree, rarely an evergreen, planted primarily for its high crown of foliage or overhead canopy.
6. **TREE, SIGNIFICANT** means any individual tree that is of cultural, historical, biological, or horticultural value as determined by the Township Trustees with the

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advice of the Township Zoning Commission and any qualified experts.

7. TREE, SMALL means any tree species having a trunk diameter of less than three (3) inches as measured six (6) inches from the ground.

**TWO-STORY** means a residential dwelling having a ground floor and a second floor having a finished square footage equal to or exceeding one hundred (100) percent of the required minimum ground floor finished square footage.

**USE** means the purpose or activity for which land or buildings are designed, arranged, or intended, or for which land or buildings are occupied or maintained.

**VEHICLE** means a device used for transportation.

1. VEHICLE, MOTOR means a self-propelled device used for transportation of people or goods over land surfaces and licensed as a motor vehicle.
2. VEHICLE, RECREATIONAL means vehicular-type structures primarily designed as temporary living quarters for recreation, camping, or travel use which either has its own motive power or is mounted on or drawn by another vehicle which is self-powered.
3. VEHICLE, COMMERCIAL means trucks having dual tires or one or more axles (excluding pick-up trucks with characteristics similar to those of a passenger car) designed for transportation of cargo including tractor-trucks, trailers, and semi-trailers.

**WATERCOURSE** means a channel in which a flow of water occurs either continuously or intermittently in a definite direction. The term applies to either natural or artificially constructed channels.

**WATER SURFACE PROFILE** means a graph showing the relationship of water surface elevation to location, the latter generally expressed as distance above the mouth for a stream of water flowing in an open channel. It is generally drawn to show surface elevation for the crest of a specific flood but may be prepared for conditions at a given time or stage.

**YARD** means a required open space that lies between the principal or accessory building or buildings and the nearest lot line. Such yard is unoccupied and unobstructed by improvements from the ground upward except as may be specifically provided in the zoning resolution.

1. YARD, FRONT means 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 means a yard extending between side lot lines across the rear of a lot and from the rear lot line to the rear of the principal building. For corner lots the rear yard shall constitute that area of the lot that is adjacent to the rear portion of the principle structure.
3. YARD, SIDE means a yard extending from the principal building to the side lot line on both sides of the principal building between the lines establishing the front and rear yards.

ZONING means the dividing of the Township into districts and the establishment of regulations governing the use, placement, spacing, and size of land and buildings.

ZONING DISTRICT means a specifically delineated area or district in the Township within which regulations and requirements uniformly govern the use, placement, spacing, and size of land and buildings.

1. ZONING DISTRICT, OVERLAY means a district that applies additional regulations, standards, and guidelines to properties located within existing (underlying) zoning districts.

**CHAPTER 103  
ADMINISTRATION AND ENFORCEMENT**

- 103.01 [Enforcement](#)
- 103.02 [Zoning Administrator Duties and Responsibilities](#)
- 103.03 [Certificate of Zoning Compliance](#)
- 103.04 [Penalty for Violation](#)

**CROSS REFERENCES**

[Chapter 104 Zoning Commission and Township Trustees](#)

[Chapter 105 Board of Zoning Appeals](#)

[Chapter 109 Nonconforming Lots, Buildings, and Uses](#)

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**103.01 ENFORCEMENT**

This Zoning Resolution shall be administered and enforced by the Administrative Officer, hereinafter called the Zoning Administrator, or his or her designated representative who shall be appointed by the Board of Township Trustees as is prescribed by [Section 519.16, Ohio Revised Code](#), and is hereby empowered.

**103.02 ZONING ADMINISTRATOR DUTIES AND RESPONSIBILITIES**

The following constitutes the duties and responsibilities of the Zoning Administrator.

- A. [Certificate of Zoning Compliance](#). To issue a Certificate of Zoning Compliance when these regulations have been followed or to refuse to issue the same in event of noncompliance.
- B. [Collection of Fees](#). To collect the designated fees as set forth by the Township Trustees for Certificates of Zoning Compliance, Application for Zoning Map Amendments, changes to the Zoning Resolution, Appeals, Variances, Conditional Use Permits, and any other applicable fee or service charge.
- C. [Making and Keeping of Records](#). To make and keep all records necessary and appropriate to the office, including records of the issuance or denial of all Certificates of Zoning Compliance and of receipt of complaints of violation of this Zoning Resolution and action taken on the same.
- D. [Inspection of Building or Land](#). To inspect any building or land to determine whether any violations of this Zoning Resolution have been committed or exist.
- E. [Enforcement](#). To enforce this Zoning Resolution and make all necessary steps to remedy any condition found in violation by ordering in writing the discontinuance of illegal uses or illegal work in progress. The Zoning Administrator may request the Franklin County Prosecuting Attorney to commence appropriate action.
- F. [Advise Zoning Commission](#). To keep the Township Zoning Commission advised of all matters other than routine duties pertaining to the enforcement of this Zoning Resolution and to transmit all applications and records pertaining to supplements and amendments to said Commission.
- G. [Advise Board of Zoning Appeals](#). To keep the Board of Zoning Appeals advised of all

matters pertaining to Conditional Use Permits, Appeals, or Variances and to transmit all applications and records pertaining thereto to said Board.

### 103.03 CERTIFICATE OF ZONING COMPLIANCE

No occupied or vacant land shall hereafter be changed in its use in whole or in part, no improvements shall be made to the property, and no structures shall be constructed or modified until a Certificate of Zoning Compliance has been issued by the Zoning Administrator. No activity resulting in a disturbance equal to or greater than one (1) acre of occupied or vacant land shall hereafter be permitted until a Certificate of Zoning Compliance has been issued by the Zoning Administrator.<sup>2</sup> No existing or new building shall hereafter be changed in its use in whole or in part until a Certificate of Zoning Compliance shall have been issued by the Zoning Administrator. This section shall in no case be construed as requiring a Certificate of Zoning Compliance in the event of a change in ownership or tenancy only, without a change in use or intended use, provided that no repairs, alterations, or additions are proposed for such building.

- A. Application. A total of four (4) copies of an application for a Certificate of Zoning Compliance, on a form provided by the Zoning Administrator, shall be accompanied by a site plan in duplicate drawn to a reasonable scale. One (1) copy shall be returned to the applicant upon approval.

The site plan, which shall be prepared by a licensed surveyor or licensed civil engineer, shall show the following unless waived by the Zoning Administrator:

1. The actual dimensions of the lot including easements.
2. The exact size and location of all buildings on the lot.
3. The proposed new construction.
4. The existing and intended use of all parts of the land or buildings.
5. The proposed provisions of water and sanitary sewer facilities.
6. A grading plan and stormwater layout, to include existing and proposed surface and subsurface drainage features, indicating how storm runoff will be handled.<sup>3</sup>
7. A landscaping plan meeting the requirements of this code.
8. An affidavit relative to use of any agricultural structures.
9. Such other information with regard to the lot and neighboring lots as may be necessary to determine and provide for enforcement of this Zoning Resolution.

Applications for Certificates of Zoning Compliance must comply with applicable local and state requirements and regulations. These may include, but are not limited to, the Franklin County Storm Water Drainage Manual if the proposal will disturb one (1) or more acres of land, Franklin County Public Health Regulations, Franklin County Sanitary Engineer requirements, Franklin County Drainage Engineer requirements, Franklin County Engineer requirements, and

<sup>2</sup> NPDES Text Amendment, adopted March 26, 2013, Res. #2013-35

<sup>3</sup> NPDES Text Amendment, adopted March 26, 2013, Res. #2013-35

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requirements of the applicable Ohio Environmental Protection Agency Construction permit. A letter for the applicable agencies indicating approval may be required.<sup>4</sup>

B. Procedure.

1. Acceptance of a Complete Application. The Zoning Administrator shall only accept a complete application and fee for a Certificate of Zoning Compliance.
2. Approval and Issuance. Certificates of Zoning Compliance shall be issued or refusal thereof given within thirty (30) working days after the submittal of a complete application. Written notice of such refusal and reason thereof shall be given to the applicant.

C. Fees. Applicable fees are established based upon the fee schedule and shall be paid at time of application submittal.

D. Effect of Approval. If the change or modifications described in any Certificate of Zoning Compliance has not begun within six (6) months from the date of issuance thereof, said Certificate of Zoning Compliance shall expire; it shall be revoked by the Zoning Administrator and written notice thereof shall be given to the persons affected. If the work described in any Certificate of Zoning Compliance has not been substantially completed within one (1) year of the date of issuance thereof, said Certificate of Zoning Compliance shall expire and be revoked by the Zoning Administrator and written notice thereof shall be given to the persons affected, together with notice that further work as described in the canceled Certificate of Zoning Compliance shall not proceed unless and until a new Certificate of Zoning Compliance has been issued.<sup>5</sup>

1. Building Permit. No building permit for the extension, erection, or alteration of any building shall be issued before an application has been made and a Certificate of Zoning Compliance issued, and no building shall be occupied until such certificate is approved.

**103.04 PENALTY FOR VIOLATION**

Any person violating any provision of any article of this Zoning Resolution, or who shall violate, or fail to comply with any order made thereunder, or who shall falsify plans or statements filed thereunder, or who shall continue to work upon any structure after having received written notice from the Zoning Administrator to cease work shall be guilty of a misdemeanor and subject to the penalty provided in [Section 519.99 of the Ohio Revised Code](#).

<sup>4</sup> NPDES Text Amendment, adopted March 26, 2013, Res. #2013-35

<sup>5</sup> Text Amendment #1-RZ-2000 approved by the Board of Trustees on February 15, 2000 following Zoning Commission hearing and approval on January 24, 2000.

**CHAPTER 104**  
**TOWNSHIP ZONING COMMISSION**  
**AND TOWNSHIP TRUSTEES**

- 104.01 [Township Zoning Commission](#)
- 104.02 [Board of Township Trustees](#)

**CROSS REFERENCES**  
[Chapter 106 Amendments](#)

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**104.01 TOWNSHIP ZONING COMMISSION**

- A. Appointment by Township Trustees. There shall be a Jackson Township Zoning Commission consisting of five (5) residents of the Township appointed by the Jackson Township Trustees as provided by Section 519.04 of the Ohio Revised Code.
- B. Powers and Duties. The Zoning Commission shall have the following powers and duties:
1. The Zoning Commission may, within the limits of the monies appropriated by the Board of Township Trustees for the purpose, employ or contract with such planning consultants and executive and other assistants as it deems necessary. No Jackson Township Trustee may be employed by the Zoning Commission, as per [Section 519.05 of the Ohio Revised Code](#).
  2. Members of the Zoning Commission may be allowed their expenses, or such compensation, or both, as the Board of Township Trustees may approve and provide.
  3. The Zoning Commission shall make use of such information and counsel as is available from appropriate public officials, departments, and agencies; and such officials, departments, and agencies having information, maps, and data pertinent to township zoning shall make them available for the use of the Commission.
  4. The Zoning Commission may request the Mid-Ohio Regional Planning Commission to prepare or make available to the Zoning Commission a zoning plan, including text and maps, for the unincorporated area of Jackson Township or any portion thereof.

**104.02 BOARD OF TOWNSHIP TRUSTEES**

- A. Powers and Duties. The following are the powers and duties of the Board of Township Trustees under the Jackson Township Zoning Resolution.
1. The Board of Township Trustees shall appoint the Zoning Administrator.
  2. The Board of Township Trustees shall appoint the members of the Township Zoning Commission and the Board of Zoning Appeals.
  3. The Board of Township Trustees has the authority to allocate monies to assist in the implementation and management of the Zoning Resolution and the duties of



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the Zoning Administrator, Zoning Commission, and Board of Zoning Appeals.

4. The Board of Township Trustees shall adopt, deny, or adopt with modification any recommendation of the Township Zoning Commission relative to an application for an amendment to the Zoning Resolution.
5. The Board of Township Trustees shall establish a fee schedule for all permits, amendments, variances, plan appeals, excuses, and any other matters pertaining to administration and enforcement of the zoning resolution. The fee schedule may be altered or amended by the Board of Trustees at any time.

**CHAPTER 105  
BOARD OF ZONING APPEALS**

- 105.01 [Appointment by Township Trustees](#)
- 105.02 [Powers and Duties](#)
- 105.03 [Administrative Appeal](#)

**CROSS REFERENCES**  
[Chapter 107 Conditional Uses](#)  
[Chapter 108 Variances](#)

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**105.01 APPOINTMENT BY TOWNSHIP TRUSTEES**

There shall be a Jackson Township Board of Zoning Appeals consisting of five (5) residents of the Township appointed by the Jackson Township Trustees as provided by [Section 519.13 of the Ohio Revised Code](#).

**105.02 POWERS AND DUTIES**

The Board of Zoning Appeals shall have the following powers and duties:

- A. [Administrative Review](#). To hear and decide on appeals where it is alleged there is an error in any order, requirement, decision, or determination made by the Zoning Administrator in the enforcement of this Zoning Resolution (see [Section 105.03](#)).
- B. [Conditional Use](#). To authorize only such conditional uses as the Board of Zoning Appeals is specifically authorized to pass on by the terms of this Zoning Resolution.
- C. [Variances](#). To hear and decide on specific cases such variance from the terms of this Zoning Resolution as will not be contrary to public interest where, owing to special conditions on the land, a literal enforcement of the provisions of this Zoning Resolution would result in unnecessary hardship, and so that the spirit of the Resolution shall be observed and substantial justice done.
  1. In granting such variance the Board of Zoning Appeals shall prescribe appropriate conditions and safeguards to maintain the intent and spirit of the Zoning District in conformity with this Zoning Resolution.

**105.03 ADMINISTRATIVE APPEAL**

- A. [Administrative Appeal](#). Appeals to the Board of Zoning Appeals may be taken by any person aggrieved or by any officer of the Township affected by any decision of the Zoning Administrator.
- B. [Notice of Appeal](#). Such appeal shall be taken within twenty (20) days after the decision by filing with the person or officer from whom the appeal is taken and with the Board of Zoning Appeals a notice of appeal specifying the grounds. The person or officer from whom the appeal is taken shall transmit to the Board of Zoning Appeals all the papers constituting the record upon which the action was taken.

**CHAPTER 106  
AMENDMENTS**

- 106.01 [General Provisions](#)
- 106.02 [Zoning Map Amendment](#)
- 106.03 [Application](#)
- 106.04 [Planned District Submittal Requirements](#)
- 106.05 [Procedure](#)
- 106.06 [Planned District Procedure Requirements](#)

**CROSS REFERENCES**

- [Chapter 103 Administration and Enforcement](#)
  - [Chapter 104 Zoning Commission and Township Trustees](#)
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**106.01 GENERAL PROVISIONS**

- A. Initiation by Resolution. Proposed changes or amendments may be initiated by the Board of Township Trustees by resolution or by motion of the Township Zoning Commission, per [Section 519.12 of the Ohio Revised Code](#).
- B. Initiation by Application. Proposed changes or amendments may be initiated by one or more owners or lessees of land within the area that is proposed to be changed by amendment of the Zoning District Map or by one or more owners or lessees of land to be affected by change or amendment of other provisions of this Zoning Resolution.
  - 1. Resubmission of Application. If a proposed amendment or supplement initiated by application is disapproved by the Board of Township Trustees, another application for amendment or supplement affecting the land included in the disapproved application shall not be resubmitted within one (1) year from the date of disapproval, except with an affidavit by the applicant specifically identifying substantially changed or changing conditions affecting the land sufficient to warrant reconsideration approved by the Zoning Commission to either be recommended for approval or denial to the Board of Township Trustees.

**106.02 ZONING MAP AMENDMENT**

Two (2) copies of a provided application form shall be filed with the Zoning Administrator not less than twenty (20) days prior to the public hearing of the Township Zoning Commission at which the proposal is to be considered.

**106.03 APPLICATION**

- A. Application Contents. The application for any proposed change or amendment shall contain:
  - 1. A description or statement of the present and proposed provisions of this Zoning Resolution or the proposed change of the District Boundaries of the Zoning District Map.
  - 2. A description by map or text of the property to be affected by the proposed

change or amendment.

3. A statement of the relation of the proposed change or amendment to the general health, safety and welfare of the public in terms of need or appropriateness within the area by reason of changed or changing conditions and the relation to appropriate plans for the area.
  4. A list of owners of property contiguous to, directly across the street from, and within five hundred (500) feet of such area proposed to be rezoned. Such list to be in accordance with the Franklin County Auditor's current tax list.
  5. A statement of the relationship of the proposed change or amendment to the general welfare of the Township, to the Jackson Township Comprehensive Plan and any amendments thereto, and to any other planning affected by the proposed change.
  6. Such other reasonable information as requested by the Zoning Commission.
- B. Plot Plan. The application shall be accompanied by three (3) copies of a plot plan prepared by a licensed surveyor, drawn to an appropriate scale, clearly showing the following:
1. The boundaries and dimensions of the lot.
  2. The size and location of existing and proposed structures.
  3. The proposed use of all parts of the lot and structures, including access ways, traffic circulation, walks, off-street parking and loading spaces, existing and proposed utilities, stormwater drainage, lighting, landscaping, and other such improvements.
  4. The relationship of the proposed development to the property.
  5. The use of adjacent properties and location of adjacent structures.
- C. Fees. Applicable fees are established based upon the fee schedule and shall be paid at time of application submittal.

#### **106.04 PLANNED DISTRICT SUBMITTAL REQUIREMENTS**

In addition to the submittal requirements of [Section 106.03](#), all applications under a Planned District or Planned Unit Development District shall submit the following additional information with the application for a Zoning Map Amendment.

- A. Development Plan. Three (3) copies of a Development Plan shall be submitted with the application to amend the Zoning District Map. A preliminary subdivision plan shall also be submitted under the Franklin County Subdivision Regulations in conjunction with this submittal. Such Development Plan shall include in text or map form:
1. The following proposed development features:
    - a. Planned Residential District. The proposed location and size of areas of

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residential use, indicating dwelling unit densities, dwelling unit types, the total number of dwelling units for each density area, and the total number of dwelling units proposed in the Development Plan.

- b. Planned Commercial District. The proposed location and size of commercial areas, indicating building footprints, square footage, height, architectural character and exterior materials, lighting, and signage.
  - c. Planned Industrial District. The proposed location and size of industrial areas, indicating building footprints, square footage, height, architectural character and exterior materials, lighting, and signage.
  - d. Planned Unit Development District. Any applicable element as stated above in subsections a, b, and c.
2. The proposed size, location, and use of recreational, open space, and community facility portions of the tract, including useable open areas, parks, playgrounds, school sites, and other areas and spaces with the suggested ownership of such areas and spaces.
  3. The proposed provision of water, sanitary sewer, and surface and subsurface stormwater drainage facilities, including engineering feasibility studies or other evidence of reasonableness.
  4. The proposed traffic circulation patterns, including public and private streets, parking areas, walks, and other access ways indicating their relationship to topography, existing streets, or showing other evidence of reasonableness.
  5. The proposed schedule of site development, construction of structures and associated facilities, including sketches and other materials indicating design principals and concepts to be followed in site development, construction, landscaping, and other features. Such schedule shall include the proposed use or reuse of existing features such as topography, structures, and streets and/or easements.
  6. The relationship of the proposed development to existing and future land use in the surrounding area; the street system, community facilities, stormwater drainage, public services, and other public improvements.
  7. Evidence that the applicant has sufficient control over the land to effectuate the proposed Development Plan. Evidence of control includes property rights and the engineering feasibility date which may be necessary.

**106.05 PROCEDURE**

- A. Acceptance of a Complete Application. The Zoning Administrator shall only accept a complete application and fee for amendment of the Zoning Resolution or Zoning Map.
- B. Establishment of Public Hearing by the Zoning Commission. The Clerk of the Zoning Commission is hereby authorized by the Commission to establish a public hearing upon receipt of a complete application and fee, upon the certification of a resolution by the Board of Township Trustees, or upon the adoption or such motion by the Township

Zoning Commission to the filing of such application for a proposed change or amendment of the text of this Zoning Resolution or the Zoning District Map.

- C. Hearing Date. The date for a public hearing shall not be less than twenty (20) days nor more than forty (40) days from the date of resolution, motion, or application.
- D. Notice of Public Hearing. Notice setting forth the time and the place of such hearing and the nature of the proposed change or amendment shall be given by the Township Zoning Commission by one (1) publication in one (1) or more newspapers of general circulation in Jackson Township at least fifteen (15) days before the date of such public hearing.

If the proposed change or amendment intends to affect (rezone or redistrict) ten (10) or less parcels of land as listed on the tax duplicate, written notice of the public hearing shall be mailed by the Township Zoning Commission, by first class mail, at least ten (10) days before the date of the public hearing to all owners of property within, contiguous to, and directly across the street from, such area affected by the proposed change or amendment. Such notice is to be mailed to the address of such owners appearing on the County Auditor's current tax list or the County Treasurer's mailing list.

- E. Notice to **County** or Regional Planning Commission. One (1) copy of the proposed change or amendment, together with text and map pertaining thereto, shall be forwarded **to a legally recognized Planning Commission within the county** (i.e. Mid-Ohio Regional Planning Commission, herein after MORPC **or the Franklin County Planning Commission**) within five (5) days from the acceptance date of the resolution, motion, or application. The Planning Commission shall consider the proposed change or amendment and make recommendations concerning the approval, denial, or some modification thereof to be considered by the Township Zoning Commission.
  - 1. Staff Review. **Planning Commission** staff, with any received input from the Franklin County Engineer, Franklin County Board of Health, Franklin Soil and Water Conservation District, and other appropriate agencies or bodies, shall present a written report including all apparent facts, implications, and conclusions concerning the proposed change or amendment, where appropriate.
  - 2. Consideration. **The Planning Commission** shall consider approval or denial of the proposed change or amendment as such proposal in **the Planning Commission's** judgment relates to the general health, safety and welfare of the public as set forth in plans for the area and to this end encourages appropriate use of the land within the existing and future development potential of the area.
  - 3. Recommendation. **The Planning Commission's** recommendation shall be submitted to the Township Zoning Commission for consideration at a public hearing.
- F. Action by the Township Zoning Commission. After a public hearing the Township Zoning Commission, hereinafter Commission, shall act on the proposal.
  - 1. Consideration. The Commission shall consider the approval, denial, or some modification of the proposed change or amendment as such proposal in the Commission's judgment advances the general health, safety, and morale (general welfare) of the public by encouraging appropriate use and development

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of the surrounding area and is in conformity with the Jackson Township Comprehensive Plan.

2. Recommendation. Within thirty (30) days after the public hearing, the Commission shall submit to the Board of Township Trustees a recommendation of approval, denial, or some modification of the proposed change or amendment, together with such resolution or application, the text and map pertaining thereto, and **the Planning Commission's** recommendation.
- G. Action by the Board of Township Trustees. Upon receipt of a recommendation from the Township Zoning Commission concerning the proposed change or amendment, the Board of Township Trustees, hereinafter Board, shall set a time for a public hearing.
1. Hearing Date. The date for a public hearing shall be set for not more than thirty (30) days from the date of the receipt of recommendation from the Township Zoning Commission.
  2. Notice of Hearing. Notice setting forth the time and place of the public hearing and a summary of the proposed change or amendment shall be given by the Board by one (1) publication in one (1) or more newspapers of general circulation in Jackson Township at least ten (10) days before the date of the public hearing.
  3. Final Action. Within twenty (20) days after such public hearing the Board shall either adopt or deny the recommendation of the Township Zoning Commission or adopt some modification thereof. In the event the Board denies or modifies the recommendation of the Township Zoning Commission, the unanimous vote of the Board shall be required.
- H. Date of Effect. Such change or amendment as the Board of Township Trustees shall adopt shall become effective in thirty (30) days after the date of such adoption unless within such thirty (30) day period there is presented to the Board of Township Trustees a petition, as set forth in [Section 519.12 of the Ohio Revised Code](#), requesting the Board of Township Trustees to submit the proposed change or amendment to referendum vote.

**106.06 PLANNED DISTRICT PROCEDURAL REQUIREMENTS**

In addition to the requirements of [Section 106.05](#), the following additional procedural requirements shall apply to applications under any Planned District or the Planned Unit Development District.

- A. Basis of Approval. The basis of approving any application for a Planned District or the Planned Unit Development District shall be:
1. That the proposed development is consistent in all respects with the purpose, intent, and application standards of this Zoning Resolution.
  2. That the proposed development is in conformity with the Jackson Township Comprehensive Plan or portion thereof as it may apply.
  3. That the proposed development advances the general welfare of the Township and the immediate vicinity.

4. That the benefits, improved arrangement, and the design of the proposed development justify any deviation from development requirements included in this Zoning Resolution.

B. Effect of Approval. The Development Plan as approved by the Board of Township Trustees shall constitute an amendment to the respective Planned District or Planned Unit Development District as they apply to the land included in the approved amendment.

The approval shall be for a period of three (3) years to allow the preparation of the required Subdivision Plat, submitted in accordance with the [Subdivision Regulations for Franklin County, Ohio](#), as amended. Unless the required Subdivision Plat is submitted and recorded within the three (3) year time limit, the approval shall be voided and the land shall revert to its last previous Zoning District, except if an application for time extension is submitted in accordance with Subsection (D) herein.

C. Plat Required. No use shall be established or changed, no improvements made, and no structure shall be constructed or altered until the required Subdivision Plat has been recorded in accordance with the [Subdivision Regulations for Franklin County, Ohio](#), as amended.

D. Extension of Time or Modification. An extension of the limit or the modification of the approved Development Plan may be approved by the Board of Township Trustees. Such approval shall be given upon a finding of the purpose and necessity for such extension or modification, evidence of reasonable effort toward the accomplishment of the original Development Plan, and that such extension or modification is not in conflict with the general health, safety, and morale of the public and the Development Standards of the appropriate Planned District.



**CHAPTER 107  
CONDITIONAL USES**

- 107.01 [Nature of a Conditional Use](#)
- 107.02 [Submittal Requirements](#)
- 107.03 [Procedure](#)
- 107.04 [Effect of Approval](#)

**CROSS REFERENCES**

- [Chapter 103 Administration and Enforcement](#)
  - [Chapter 105 Board of Zoning Appeals](#)
- 

**107.01 NATURE OF A CONDITIONAL USE**

Specifically listed Conditional Uses are provided within the Zoning District Regulations in recognition that such uses, although often desirable, will more intensely affect the surrounding area in which they are located than the Permitted Uses of such Zoning Districts.

The intent of the procedure for authorizing a Conditional Use is set forth in the development standards and criteria for locating and developing a Conditional Use in accordance with the nature of the surrounding area, conditions of development, and with regard to appropriate plans. Applications for Conditional Use Permits are heard by the Board of Zoning Appeals, hereinafter the Board.

**107.02 SUBMITTAL REQUIREMENTS**

Two (2) copies of a provided application form shall be filed with the Zoning Administrator not less than twenty (20) days prior to the date of the public hearing before the Board.

- A. Description of Property and Intended Use. The application shall include the following statements:
  - 1. A legal description of the property.
  - 2. The proposed use of the property.
  - 3. A statement of the necessity or desirability of the proposed use to the neighborhood or community.
  - 4. A statement of the relationship of the proposed use to adjacent property and land use.
  - 5. Such other information regarding the property, proposed use, or surrounding area as may be pertinent to the application or required for appropriate action by the Board.
- B. Site Plan. The application shall be accompanied by three (3) copies of a site plan, drawn to an appropriate scale, clearly showing the following:
  - 1. The boundaries and dimensions of the lot.
  - 2. The size and location of existing and proposed structures.

3. The proposed use of all parts of the lot and structures, including access ways, traffic circulation, walks, off-street parking and loading spaces, existing and proposed utilities, stormwater drainage, lighting, landscaping, and other such improvements.
  4. The relationship of the proposed development to the property.
  5. The use of adjacent properties and location of adjacent structures.
- C. Fees. Applicable fees are established based upon the fee schedule and shall be paid at time of application submittal.

### 107.03 PROCEDURE

- A. Acceptance of a Complete Application. The Zoning Administrator shall only accept a complete application and fee for a Conditional Use Permit.
- B. Notice of Public Hearing. The Board of Zoning Appeals shall hold a public hearing on the application. Notice setting forth the time and the place of such hearing and the nature of the requested Conditional Use shall be given by the Board by one (1) publication in one (1) or more newspapers of general circulation in Jackson Township at least ten (10) days before the date of such public hearing.
- C. Action by the Board. The Board shall hold a public hearing and act on a Conditional Use in one of the following ways:
1. Approval. The Board shall approve an application for a Conditional Use if the following three (3) conditions are met:
    - a. The proposed use is a Conditional Use of the Zoning District, and the applicable Development Standards established in this Zoning Resolution are met.
    - b. The proposed development is in accord with appropriate plans for the area.
    - c. The proposed development will be in keeping with the existing land use character and physical development potential of the area.
  2. Approval with Modification. The Board may approve with modification of an application for a Conditional Use, if the proposed use is a Conditional Use of the Zoning District and the applicable Development Standards are met, but plot plan modification is required:
    - a. To be in accord with appropriate plans for the area; and
    - b. To prevent undesirable effects of adjacent property and the surrounding area.

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Such modification may be a limitation on the extent or intensity of development, a requirement for additional screening by fence or landscaping, a change in the method or plan for lighting, control, access, or other conditions of development as may be required. Recommendations regarding the modification of plans or other appropriate actions shall be stated with the reasons for each recommendation.

3. Disapproval. The Board shall only disapprove an application for a Conditional Use for any one (1) of the following reasons:
  - a. The proposed use is not a Conditional Use of the Zoning District, or the applicable Development Standards are not and cannot be met.
  - b. The proposed development is not in accord with appropriate plans of the area.
  - c. The proposed development will have undesirable effects on the surrounding area and is not in keeping with the existing land use character and physical development potential of the area.

**107.04 EFFECT OF APPROVAL**

- A. Conditional Use Approval. Upon a favorable finding, the Board shall approve a Conditional Use application within thirty (30) days following the public hearing.
- B. Conditional Use Permit. A Certificate of Zoning Compliance may be issued only for an approved Conditional Use within the period of one (1) year from the date of final approval by the Board.
- C. Building Permit. A Building Permit may be obtained only for the development in accordance with the approved plot plan.

## CHAPTER 108 VARIANCES

- 108.01 [Nature of a Variance](#)
- 108.02 [Application](#)
- 108.03 [Procedure](#)
- 108.04 [Effect of Approval](#)

### CROSS REFERENCES

[Chapter 103 Administration and Enforcement](#)  
[Chapter 105 Board of Zoning Appeals](#)

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#### 108.01 NATURE OF A VARIANCE

On a particular property, extraordinary circumstances may exist making a strict enforcement of the applicable Development Standards of the Zoning Resolution unreasonable. Therefore, the procedure for Variance from Development Standards is provided to allow the flexibility necessary to adapt to changed or unusual conditions, both foreseen and unforeseen, under circumstances which do not ordinarily involve a change in the application of this Zoning Resolution. Applications for Variances are heard by the Board of Zoning Appeals, hereinafter the Board.

#### 108.02 APPLICATION

Two (2) copies of a provided application not more than twenty (20) days from the date such denial of the Certificate of Zoning is issued.

- A. Description of Property and Nature of Variance. The application shall include the following statements:
1. The nature of the Variance; i.e. including the specific provisions of the Zoning Resolution upon which the Variance is requested.
  2. A legal description of the property.
  3. A statement of the special circumstances or conditions applying to the land or structure and not applying generally throughout the Zoning District.
  4. A statement showing that the special conditions and circumstances do not result from the actions of the applicant.
  5. A statement showing that the granting of the application is necessary to the preservation and enjoyment of substantial property rights.
  6. Such other information regarding the application for appeal as may be pertinent or required for appropriate action by the Board.
- B. Site Plan. The application shall be accompanied by three (3) copies of a site plan prepared by a licensed surveyor, drawn to an appropriate scale, showing the following:
1. The boundaries and dimensions of the lot.

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2. The nature of the special conditions or circumstances giving rise to the application.
  3. The size and location of existing and proposed structures.
  4. The proposed use of all parts of the lot and structures, including access ways, walks, off-street parking, and landscaping.
  5. The relationship of the requested Variances to the Development Standards.
  6. The use of land and location of structures on adjacent property.
  7. And other information as determined by Jackson Township, such as wastewater treatment and disposal facilities, and water wells.
- D. Fees. Applicable fees are established based upon the fee schedule and shall be paid at time of application submittal.

**108.03 PROCEDURE**

- A. Acceptance of a Complete Application. The Zoning Administrator shall only accept a complete application and fee for a Variance.
- B. Notice of Public Hearing. The Board of Zoning Appeals shall hold a public hearing on the application. Notice setting forth the time and the place of such hearing and the nature of the requested Variance shall be given by the Board by one (1) publication in one (1) or more newspapers of general circulation in Jackson Township at least ten (10) days before the date of such public hearing.
- C. Action by the Board. The Board shall only approve a variance or modification thereof if the following findings are made:
  1. That special conditions and circumstances exist which are peculiar to the land or structure involved and which are not applicable to other lands or structures in the same Zoning District.
  2. That a literal interpretation of the provisions of this Zoning Resolution would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under terms of this Zoning Resolution.
  3. That the special conditions and circumstances do not result from the action of the applicant.
  4. That granting the variance requested will not confer on the applicant any special privilege that is denied this Zoning Resolution to other lands or structures in the same Zoning District.
  5. That granting the variance will not adversely affect the health or safety of persons residing or working in the vicinity of the proposed development, be materially detrimental to the public welfare, or injurious to private property or public improvements in the vicinity.

**108.04 EFFECT OF APPROVAL**

- A. Certificate of Zoning. A Certificate of Zoning Compliance may be issued only within the period of one (1) year from the date of final approval by the Board.
- B. Building Permit. A building permit may be obtained only for the development in accordance with the approved plot plan.

**CHAPTER 109  
NONCONFORMING LOTS, BUILDINGS, AND USES**

- 109.01 [General Provisions](#)
- 109.02 [Nonconforming Lots](#)
- 109.03 [Nonconforming Buildings](#)
- 109.04 [Nonconforming Uses](#)

**CROSS REFERENCES**  
[Chapter 103 Administration and Enforcement](#)

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**109.01 GENERAL PROVISIONS**

The lawful use of any dwelling, building, or structure and of any land or premises, as existing and lawful at the time of enactment of this resolution or amendment thereto, may be continued, although such use does not conform with this resolution or amendment thereto, as provided for herein.

**109.02 NONCONFORMING LOTS**

The construction of a conforming building and/or the conduct of a permitted use shall be allowed on any lot of record which has an area and/or lot width less than that required for such building or permitted use in the zoning district in which the lot is located. Variance from any development standard other than minimum lot area and/or minimum lot width shall be obtained only through action of the Board of Zoning Appeals.

Such nonconforming lots must be in separate ownership and not in continuous frontage with other land in the same ownership on the effective date of this amendment to the Zoning Resolution.

**109.03 NONCONFORMING BUILDINGS**

Buildings and/or accessory buildings, which by reason of size, type, location on the lot, or otherwise in conflict with the regulations of the zoning district in which they are located may be altered, reconstructed or extended only in such manner that the alteration, reconstruction or extension will comply with the development standards of the zoning district in which the building and/or accessory building is located. Such alteration, reconstruction, or extension shall include such additional development and compliance with the development standards of the zoning district as would be required of a new building and/or accessory building to the extent practicable and so that the spirit and intent of the development standards are accomplished. If the nonconforming building has been destroyed to an extent of more than one-half (1/2) its fair market value, then all subsequent building repair shall be in strict conformance with [Section 109.04](#), Subsection A, and provided reconstruction is completed within twelve (12) months from the date of the destruction.

**109.04 NONCONFORMING USES**

The nonconforming use of a lot and/or a structure may be continued, expanded, or changed, subject to the following:

- A. Change of a nonconforming use shall be allowed to a permitted use of the zoning district in which the nonconforming use is located.

- B. On approval of an appeal to the Board of Zoning Appeals following the procedure of a conditional use application, a nonconforming use may be changed to a use found to be more near in character with the zoning district in which the nonconforming use is located, provided:
  - 1. That the proposed use and/or structure is equally appropriate or more appropriate to the district than the existing nonconformity.
  - 2. That the nature, predominate character, and the intensity of the use and/or structure is equally or more appropriate than the existing nonconformity.
  - 3. That the size, dimensional requirements, traffic generation potential, anticipated sign needs, parking requirements, and other regulatory characteristics are no greater than the existing nonconformity.
- C. On approval of an appeal to the Board of Zoning Appeals, a nonconforming use may be expanded within an existing structure manifestly arranged or developed for such use.
- D. No nonconforming use may be reestablished where such nonconforming use has been discontinued for a period of at least two (2) years.
- E. The nonconforming use of any structure damaged by fire, explosion, flood, riot, or act of God may be continued and used as before any calamity, provided the building has not been destroyed to an extent of more than one-half (1/2) of its fair market value, and provided that permitted reconstruction is completed within twelve (12) months of such calamity and the reconstruction process is continuous in a reasonable manner until completed.



**ARTICLE 2  
ZONING DISTRICTS**

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**CHAPTER 201  
ZONING DISTRICTS ESTABLISHED**

- 201.01 [Residential Districts](#)
- 201.02 [Commercial and Office Districts](#)
- 201.03 [Industrial Districts](#)
- 201.04 [Special Districts](#)

**CROSS REFERENCES**

[Chapter 202 Zoning Districts Established](#)

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**201.01 RESIDENTIAL DISTRICTS**

- A. Agricultural, Conservation, and Open Space District (ACOS). The ACOS District is intended as a mechanism to manage the transition from agriculture to large lot residential uses with a degree of preservation and protection of open space. The purpose of the ACOS District is to maintain the rural, natural, and scenic qualities of Jackson Township by preserving farmland and significant open lands, while allowing landowners a reasonable return on their holdings.
- B. Rural Residential District (R). The R District is established as a very low density, detached, single-family residential district lacking service by central water and sanitary sewer facilities. Agricultural uses are also appropriate within this District, given its low density character. This District serves as a transition from areas more agriculturally-dominated.
- C. Semi-Rural Residential District (SR). The SR District is established as a low density, detached, single-family residential district lacking service by central water and sanitary sewer facilities. Agricultural uses are limited in scope. This District serves as a transition between low density and moderate density residential areas.
- D. Suburban Residential District (S). The S District is established as a moderate density, single family residential district where services such as central water and sanitary sewer facilities are provided or where extension of these services is feasible based on lot size and density. This District serves as a transition from urbanized residential districts within adjacent municipalities and the Township.
- E. Planned Residential District (PR). The PR District provides a flexible tool to accommodate a range of housing types and lot sizes within a single zoning district, as a means of preserving open space and environmentally sensitive features, and as a means of providing for unique residential communities with special needs and impacts, such as manufactured home developments.

**201.02 COMMERCIAL AND OFFICE DISTRICTS**

- A. Neighborhood Cluster District (NC). The NC District is intended to cluster small individual retail and personal service establishments to promote convenience in serving the daily staple needs of the surrounding residential areas. Neighborhood clusters should be located on minor arterials and collectors.

- B. Community Cluster District (CC). The CC District is intended to cluster a broad range of individual commercial establishments which together constitute a general activity center that serves a substantial portion of the resident population. Community clusters should be located on arterials.
- C. Community Service District (CS). The CS District is intended to cluster a broad range of individual commercial establishments of a service, sales, repair, and limited processing character, serving a substantial portion of the resident population. CS clusters should be located on arterials and not near residential areas.
- D. Office and Institution District (OI). The OI District is provided in recognition of the need to locate office and institutional land uses where adequate space supports such clusters. These clusters are typically located away from residential areas and incorporate natural characteristics into site layout and design.
- E. Mixed-Use Corridor District (MUC). The MUC District is intended as an overlay zoning district for managing commercial development within certain corridors that are typified by residential uses, but have been and continue to be under pressure for commercial development. The purpose of the MUC District is to maintain a higher degree of compatibility between residential land uses and the development of commercial land use within certain corridors. It is recognized that certain arterials, by their nature and location, will exhibit pressure for commercial development. However, protecting the viability and property values of existing residential uses within these corridors is a priority. The MUC boundary is measured five-hundred (500) feet from the centerline of the arterial on which it is applied.
- F. Planned Commercial District (PC). The PC District provides a flexible tool to accommodate a range of commercial uses within a single development, as a means of preserving open space and environmentally sensitive features, and as a means of managing unique or difficult commercial development or locations featuring environmental or service constraints.

### **201.03 INDUSTRIAL DISTRICTS**

- A. Light Industrial District (I-1). The I-1 District is intended for areas suitable for light industrial uses that do not create compatibility problems with other land uses and which are limited in environmental impacts. Areas under the I-1 District lack central water and sanitary sewer service.
- B. Limited Industrial District (I-2). The I-2 District is intended for areas suitable for industrial uses more intensive than the I-1 District, but limited in environmental impacts and compatibility with other uses. Areas under the I-2 District lack central water and sanitary sewer service.
- C. Planned Industrial District (PI). The PI District provides a flexible tool to accommodate a range of industrial uses within a single development, as a means of preserving open space and environmentally sensitive features, and as a means of managing unique or difficult industrial development or locations featuring environmental or service constraints.

## 201.04 SPECIAL DISTRICTS

- A. Floodplain District (FP). The FP District provides for the management of areas impacted by the 100-year floodplain as measured by the National Flood Insurance Program under the Federal Emergency Management Agency. The FP District's purpose is to prevent obstruction of the water channel and to protect structures and property from flood damage.
- B. Excavation and Quarry District (EQ). The EQ District is provided in recognition of those natural resources which may be excavated while protecting the needs of land, persons, and uses within close proximity of such excavation, as well as the reclamation of said excavated land.
- C. Oil and Gas District (OG). The OG District is provided in recognition of those natural resources which may be extracted while protecting the public and property from any adverse impacts that could result from drilling and production operations.
- D. Exceptional Use District (EU). The EU District is provided in recognition of certain specific uses which are of such nature as to warrant specific consideration and regulation, as well as any use not otherwise provided for in this resolution under a specific zoning district.
- E. Planned Unit Development District (PUD). The PUD District provides for a development which is planned to integrate residential, commercial, industrial, or any other use without a single zoning district. The purpose of the PUD District is to encourage the efficient use of land resources, greater efficiency in providing public and utility services, and encouraging innovation in the planning and building of all types of development.

**CHAPTER 202  
ZONING DISTRICT MAP**

- 202.01 [Division of Land](#)
- 202.02 [Authority](#)
- 202.03 [Identification](#)
- 202.04 [District Designation](#)
- 202.05 [Interpretation](#)

**CROSS REFERENCES**  
[Chapter 201 Zoning Districts Established](#)

**202.01 DIVISION OF LAND**

All land within the unincorporated territory of Jackson Township within the scope of this resolution is placed into zoning districts as shown on the Zoning Map of Jackson Township, Franklin County, Ohio, which is hereby adopted and declared to be a part of this resolution.

**202.02 AUTHORITY**

The Zoning Map, as amended, shall be the final authority for the current zoning district status of land under the jurisdiction of this resolution.

**202.03 IDENTIFICATION**

The Zoning Map, with amendments thereof, shall be identified by the signatures of the Board of Township Trustees of Jackson Township, Franklin County, Ohio, under the following words:

*Zoning Map, Jackson Township, Franklin County, Ohio. Adopted by the Board of Township Trustees of Jackson Township, Franklin County, Ohio.*

\_\_\_\_\_

*Date*

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

*Board of Township Trustees  
Jackson Township, Franklin County, Ohio*

**202.04 DISTRICT DESIGNATION**

The name and symbol for zoning districts as shown on the zoning map are as follows:

**RESIDENTIAL DISTRICTS**

Agriculture, Conservation, and Open Space District	ACOS
Rural Residential District	R
Semi-Rural Residential District	SR
Suburban Residential District	S
Planned Residential District	PR

**COMMERCIAL AND OFFICE DISTRICTS**

Neighborhood Cluster District	NC
Community Cluster District	CC

Community Service District	CS
Office and Institution District	OI
Mixed-Use Corridor District	MUC
Planned Commercial District	PC

INDUSTRIAL DISTRICTS

Light Industrial	I-1
Limited Industrial	I-2
Planned Industrial District	PI

SPECIAL DISTRICTS

Floodplain District	FP
Excavation and Quarry District	EQ
Oil and Gas District	OG
Exceptional Use District	EU
Planned Unit Development District	PUD

**202.05 INTERPRETATION**

The following rules shall apply when interpreting the location of zoning district boundaries:

- A. Along A Street Or Other Right-of-Way Or Watercourse. Where a zoning district boundary line is indicated as approximately following a street, highway, artery, alley, railroad easement, or other right-of-way, or river, creek, or other watercourse, the center line shall govern as the zoning district boundary.
- B. Along A Property Line. Where a zoning district boundary line is indicated as approximately following a property line, such property line shall be the zoning district boundary.
- C. Parallel To Right-of-Way Or Property Line. Where a zoning district boundary line is indicated as approximately paralleling a center line or a property line, the zoning district boundary line shall be parallel thereto.
- D. Actual Conflict With Zoning Map. When the actual street or property configuration as exists on the ground is in conflict with the zoning map, the party alleging that such conflict exists shall furnish a professional survey for interpretation by the Board of Township Trustees.

**CHAPTER 203  
GENERAL PROVISIONS**

- 203.01 [Regulation of the Use and Development of Land and Structures](#)
- 203.02 [General Use Classification System](#)
- 203.03 [Uses Permitted](#)
- 203.04 [Substantially Similar Uses](#)
- 203.05 [Identification of Uses](#)
- 203.06 [Lot and Yard Requirements](#)
- 203.07 [Building Lines](#)
- 203.08 [Assigned Yards for Arrangement of Structures](#)
- 203.09 [Sight Triangle](#)
- 203.10 [Disposal Area Setback Requirements](#)
- 203.11 [Height Modifications](#)
- 203.12 [Yard Projections](#)

**CROSS REFERENCES**  
[Chapter 204 Special Provisions](#)

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**203.01 REGULATION OF THE USE AND DEVELOPMENT OF LAND AND STRUCTURES**

Regulations pertaining to the use of land and/or structures, and the physical development thereof within each of the Zoning Districts as adopted and as shown on the Zoning District Map are hereby established and adopted.

**203.02 GENERAL USE CLASSIFICATION SYSTEM**

For the purposes of this resolution the general use system established in this Section shall be used to classify those uses that will be permitted, conditionally permitted, regulated, or prohibited, either specifically or by omission, pursuant to other provisions of this resolution.

- A. Residential Uses. Residential uses are places where persons live or reside and are associated with dwelling units as defined in [Section 102.02](#) of this resolution.
- B. Public Uses. Public uses are owned or operated by private organizations or governmental agencies for administrative, educational, cultural, recreational, or similar activities that benefit or provide services to the public.
- C. Quasi-public Uses. Quasi-public uses are activities of a religious, educational, charitable, social philanthropic or health nature, or non-profit membership organizations that have more limited public purposes than public uses, but which are not organized for profit.
- E. Office Uses.
  - 1. Administrative/Business. Administrative/business uses are general administration, management, supervision, purchasing, and accounting businesses. No retail sales.

2. Professional. Professional uses deliver professional tangible and intangible services to the general public and are associated with recognized professions, most of which are regulated, licensed, or certified by the State of Ohio.
- F. Commercial Uses.
1. Retail Store Uses. Retail store uses include uses primarily engaged in selling merchandise for personal and household consumption and rendering services clearly incidental to the sale of such goods.
  2. Commercial Establishments. Commercial establishments include food, lodging, and beverage services, and non-profit institutions engaged in furnishing food or beverages; or lodging for a fee or on a membership fee basis.
- G. Automotive Uses. Automotive uses include sales and services directly associated with motor vehicles and other types of transportation.
- H. Trade Services Uses. Trade services uses generally include establishments engaged in the general construction, maintenance, or the repair of real or other tangible property.
- I. Research And Development Uses. Research and development uses involve research related to product development in conjunction with testing, laboratory, and minor fabricating and assembly operations.
- J. Wholesaling And Storage Uses. Wholesaling and storage uses are associated with transporting, storing, handling, or selling merchandise; primarily to retailers, industrial, institutional, or professional uses, to other wholesalers, or acting as agents in buying merchandise for such persons or organizations.
- K. Recreation Uses. Recreation uses include activities used by persons during leisure time for entertainment for a fee or on a membership fee basis.
- L. Manufacturing Uses. Manufacturing uses include all uses involving processing, fabrication, packaging, assembly, and related functions—whether using machinery or labor—and associated with the industrial operations of producing goods, components, and other related items.
- M. Other Uses. Other uses shall include all other activities not otherwise classified.

### 203.03 USES PERMITTED

Unless otherwise permitted in an exceptional use zoning approved in accordance with [Chapter 205](#) of this Resolution, [Table 1](#) specifies which uses are permitted in the zoning districts established in this chapter utilizing the symbols specified in [Section 202.04](#) which is hereby adopted as the Official Schedule of Permitted Uses. If the specific use is permitted within the zoning district, a "P" will be found in the corresponding column. If the specific use is conditionally permitted, a "CU" will be found in the corresponding column. Conditionally permitted uses may be permitted following the procedures and requirements specified in [Chapter 107](#), inclusive, of this Resolution. In addition, unless otherwise permitted by an approved exceptional use zoning, all uses shall comply with any other regulations specified in this Resolution. Any specific use which is not approved as an Exceptional Use, and does not



have a "P" or "CU" in its column in [Table 1](#) shall be a prohibited use—"NP"—and shall be permitted only upon rezoning of the land as provided for in [Chapter 106](#) of this Resolution, or the finding that the use is substantially similar as provided for in [Section 203.04](#).

#### **203.04 SUBSTANTIALLY SIMILAR USES**

Where a specific use is proposed that is not listed or provided for in [Table 1](#), the Board of Zoning Appeals may make a determination upon appeal that the proposed use is substantially similar to any specific use provided for in [Table 1](#). Should the Board find that a use is substantially similar to a specific use listed in [Table 1](#), the substantially similar use is deemed to be a substantially similar permitted use in those districts where an "P" is found in the corresponding column of [Table 1](#) and a substantially similar conditional use where a "C" is found in the corresponding column of [Table 1](#). Substantially similar conditional uses may be permitted following the procedures specified in [Chapter 107](#), inclusive of this Resolution. All substantially similar uses shall comply with any other regulations specified in [Chapter 107](#) of this Resolution. Any use determined to be substantially similar which had no "P" or "C" in the corresponding column of [Table 1](#) shall be a prohibited use and shall only be permitted upon rezoning of the land provided in [Chapter 106](#) of this Resolution. The minutes shall be immediately filed in the office of the Township Trustees and with the Zoning Administrator.

The following standards and guidelines shall be considered by the Board of Zoning Appeals when making a finding that a use is substantially similar:

- A. The relationship and compatibility of the use to the general use classification system specified in this Resolution.
- B. The nature, predominate character, and intensity of the use in relation to those uses specified in [Table 1](#).
- C. The size, dimensional requirements, traffic generation, and other regulatory characteristics normally associated with uses specified in [Table 1](#).

#### **203.05 IDENTIFICATION OF USES**

Listed uses are to be defined by their customary name or identification, except where they are specifically defined or limited in this Zoning Resolution. When a listed use has a number it is the code number and activity title as listed in the Standard Industrial Classification Manual, Executive Office of the President, Bureau of Budget (1987).

- A. Major Code. Major Code and title (2 digits) shall include all industry codes and titles listed in the group other than those specifically excepted.
- B. Industry Group Number. Industry Group Number and title (3 digits) shall include all activities listed under the Industry Code other than those specifically excepted.
- C. Industry Number. Industry Number and title (4 digits) shall include only the code and title it designates and nothing outside of this specific paragraph or list of industries.
- D. Division Letter. Division Letter incorporates the whole division into the use definitions of the Zoning Resolution.

The full text of the listings in the [Standard Industrial Classification Manual](#) shall be a part of the definition of the use listed in this Zoning Resolution and is hereby adopted as a part of this

Article.

### 203.06 LOT AND YARD REQUIREMENTS

- A. Platting Required. No use shall be established or altered and no structure shall be constructed or altered except upon a lot that has been platted in accordance with, or which otherwise meets the requirements of, the [Subdivision Regulations for Franklin County, Ohio](#), as amended. In the event a lot is part of a subdivision plat containing lot restrictions or standards which exceed the requirements of this zoning resolution, the more restrictive shall apply.
- B. Minimum Requirements. Development standards are minimum requirements for the arrangement of lots and spaces to be achieved in all developments.
- C. Lot Area and Yard Preserved. The lot area and yard space required for a use or structure shall be maintained during its life and shall not be reduced below minimum requirements, occupied by another use or structure, or counted as yard space for another use or structure.
- D. Yards Required Open. The yard space required for a use or structure shall, during its life, remain free of all uses or occupancies except as follows:
  - 1. Fences, walls and landscaping shall be permitted in any required yard, as provided for in [Chapter 301](#) and [Chapter 304](#).
  - 2. Open and uncovered porches may project beyond the front building line or into a required rear yard a distance not to exceed five (5) feet.
  - 3. Driveways shall be permitted in required yards, but shall be three (3) feet or more from any property line, except where such driveways are developed jointly as a common drive to adjoining lots.
- E. Yards Not Otherwise Required. Yard space not otherwise required but provided shall be five (5) feet or more in width.
- F. Yards Maintained. All yard space shall be maintained in accordance with one or more of the following provisions:
  - 1. Fenced as permitted or required ([Section 301.02, Fences](#)).
  - 2. Landscaped by lawns, shrubbery, trees and other plantings, maintained in a neat, orderly, and natural state, or used for permitted accessory or ancillary use.
  - 3. Paved for parking as permitted per [Chapter 305](#).

### 203.07 BUILDING LINES

Along every street right-of-way a building line shall be established from the centerline of that right-of-way a distance equal to the width of the existing right-of-way or the width of the right-of-way proposed in the [Franklin County Thoroughfare Plan](#), as adopted by the Mid-Ohio Regional Planning Commission, as amended, whichever right-of-way is greater. A platted

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building line or a recorded plat shall govern in cases of conflict. For a substandard road or a road not identified on the [Franklin County Thoroughfare Plan](#), a minimum building setback of sixty (60) feet from the centerline of the road shall be required.

Where a property adjoins a limited access right-of-way, a building line shall be established 50 feet from the property line adjoining the limited access line. Where a property adjoins a limited access right-of-way, accessory structures may be permitted within the established building line on a condition that the setback of not less than five (5) feet from the property line is provided.

- A. Required Setback. A structure or other use of land, except parking, shall locate no closer to a street right-of-way than the established building line.
- B. Parking Setback. Open parking or loading spaces shall be permitted to extend toward the street right-of-way from the established building line a distance equal to forty (40) percent of the required setback distance, but in no case shall be less than twenty (20) feet.
- C. Reduced Setback. If existing structures or uses on two lots adjacent to another lot have a setback less than the setback line established by these Regulations, the setback on the center lot shall be the average setback established on the adjacent lots.

**203.08 ASSIGNED YARDS FOR ARRANGEMENT OF STRUCTURES**

- A. Assigned Yard Method. As an alternative method of determining the minimum requirement of yard space for the arrangement of two or more structures on the same lot or the arrangement of structures on separate lots of the same ownership or with agreement between owners, the following requirements may be used.
  - 1. Determination of Assigned Yards. The assigned yard (typically diamond-shaped) shall be the area bounded by lines passing through points that are located by the following procedure:
    - a. The outline of the structure shall be a quadrangle described by lines established by the projection of the outermost faces of the structure.
    - b. If a wing, bay or other section of the structure is twenty-five (25) percent or less of the linear dimension of a projected face or is ten (10) feet or more in difference in height, then a quadrangle and/or height as determined above may be described separately. If a face of the structure is other than straight, then the projection of such a face shall be a line through the outermost point of the face, such a line being parallel to the projection of the structure's front face.
    - c. The points shall be established on a perpendicular bisector of each side of the quadrangle at a distance from such side equal to the sum of the length of the side and height of the structure divided by two (2).
  - 2. Relationship of Assigned Yards. The assigned yard of a structure shall not be occupied by any other structure, except accessory structures on the same lot. Structures adjacent to property of another ownership shall comply with the yard requirements prescribed in relation to the lot line except that if the adjacent

property is developed or its proposed structure is determined and with written consent of the adjacent property owner, then assigned yards may be used to establish the arrangement between the structures.

The assigned yard shall not extend into a street right-of-way, except that if a street is abutted by property of the same ownership or with agreement between owners for its full extent between intersections, then the assigned yard may be extended to the centerline of the right-of-way, except that the structure shall not be closer than ten (10) feet to the existing or proposed right-of-way, whichever is greater.

### **203.09 SIGHT TRIANGLE**

At every intersection of street right-of-ways, a sight triangle shall be established as described by the right-of-way lines of the intersecting streets and the third side being a line passing through a point on each right-of-way line that is a distance from their point of intersection equal to the sum of the width of both rights-of-way divided by four (4).

- A. Visibility Maintained. Within the sight triangle, there shall be maintained a clear visibility between the heights of two and one-half (2-1/2) feet and ten (10) feet above the average center line grade of the intersecting streets within the sight triangle, except trunks of existing trees or light or sign supports. Such supports shall have a maximum dimension of six (6) inches or less of its horizontal section. If two (2) or more supports are on a framework, they shall not have an opaqueness of more than ten (10) percent when viewed parallel to the third side of the sight triangle. The maintenance of clear visibility first requires that there shall be no vehicle parking or standing space provided within the sight triangle.

### **203.10 DISPOSAL AREA SETBACK REQUIREMENT**

Dwelling units and on-site water supply wells shall not be permitted within one thousand (1,000) feet of any landfill disposal area.

### **203.11 HEIGHT MODIFICATIONS**

The height limitations stipulated elsewhere in this Zoning Ordinance shall not apply to the following:

- A. Farm Buildings, Churches, Architectural Features, and Similar Structures. Barns, silos, or other farm buildings or structures on farms; church spires, belfries, cupolas and domes; monuments; chimneys; flagpoles; parapet walls extending not more than four (4) feet above the limiting height of the building.
- B. Elevator Penthouses, Water Tanks, and Similar Structures. Elevator penthouses, water tanks, monitors, and scenery lofts, provided the height of any such structure doesn't exceed fifty (50) percent of the corresponding street lot line frontage; monuments, grain elevators, conveyers, derricks, gas holders or other structures and mechanical appurtenances where the manufacturing process requires a greater height.

### **203.12 YARD PROJECTIONS**

The yard space required for a use or structure shall, during its life, remain free of all uses or occupancies except as follows:

- A. Landscaping shall be permitted in any required yard, provided that no fence or wall, unless decorative, no higher than three (3) feet in height except as may be otherwise

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required, and not located so as to reduce visibility, shall be located between a public right-of-way and a front building line. Such fencing shall not include chain link fencing.

- B. Eaves, cornices, canopies, window sills, belt courses, and any similar architectural feature may project into any required yard a distance not to exceed three (3) feet.
- C. Bay windows, balconies, uncovered porches, uncovered steps, and chimneys may project beyond the front building line or into a required rear yard space a distance not to exceed five (5) feet.
- D. Driveways shall be permitted in required yards, but shall be three (3) feet or more from any property line, except where such driveways are developed jointly as a common drive to adjoining lots.

**CHAPTER 204  
SPECIAL PROVISIONS**

- 204.01 [Adults-Only Entertainment](#)
- 204.02 [Agriculture – Permitted Regulations](#)
- 204.03 [Airports](#)
- 204.04 [Bed and Breakfast Inns](#)
- 204.05 [Boarding and Care of Animals](#)
- 204.06 [Boarding Homes](#)
- 204.07 [Cellular Telephone District \(CTT\)](#)
- 204.08 [Cemeteries](#)
- 204.09 [Child Care Center](#)
- 204.10 [Drive-In Facility](#)
- 204.11 [Elderly Care](#)
- 204.12 [Farm Markets](#)
- 204.13 [Home Child Care](#)
- 204.14 [Hospitals](#)
- 204.15 [In-Law Suite](#)
- 204.16 [Open Display](#)
- 204.17 [Private Schools](#)
- 204.18 [Religious](#)
- 204.19 [Residential Group Homes](#)
- 204.20 [Storage and Processing of Animal Products](#)

**CROSS REFERENCES**

[Chapter 205 Permitted and Conditional Uses](#)

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**204.01 ADULTS-ONLY ENTERTAINMENT ESTABLISHMENT**

Adults-Only Entertainment Establishment, as defined in [Section 102.02](#), and including Adult Book Stores and Adult Motion Picture Theaters, shall be allowed in the Community Service District, subject to approval in accordance with [Chapter 107](#), except that such use shall not be permitted within one-thousand (1,000) feet of the following areas and/or structures:

- A. Residential Zoning Districts or Residential Uses.
- B. Churches and Houses of Worship.
- C. Schools and all other Educational Institutions.
- D. Parks, Playgrounds and, other Recreational Facilities.

Such use shall not be permitted within one-thousand (1,000) feet of another such Adults-Only Entertainment Establishment, including Adult Book Stores and Adult Motion Picture Theaters.

**204.02 AGRICULTURE - PERMITTED REGULATIONS**

Within any platted subdivision or in any area consisting of fifteen (15) or more lots, subdivided under the [Subdivision Regulations of Franklin County, Ohio](#), that are contiguous to one another, or some of which are contiguous to one another and adjacent to one side of a dedicated public road, and the balance of which are contiguous to one another and adjacent to

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the opposite side of the same dedicated public road, the Township shall regulate:

- A. Agriculture on lots of one (1) acre or less.
- B. Buildings or structures incident to the use of land for agricultural purposes on lots greater than one (1) acre but not greater than five (5) acres by: setback building line, height, and size.
- C. Dairying and animal and poultry husbandry as to use on lots greater than one (1) acre but not greater than five (5) acres when at least thirty-five percent (35%) of the lots in the subdivision are developed with at least one (1) building, structure, or improvement that is subject to real property taxation or that is subject to the tax on manufactured homes. After thirty-five percent (35%) of the lots are so developed, existing dairying and animal and poultry husbandry as a use shall be considered nonconforming use of land and buildings or structures ([ORC 519.21](#)).

**204.03 AIRPORTS**

- A. The applicant shall present sufficient evidence that the design and location of the airport satisfied all of the applicable requirements of the Federal Aviation Administration, and the Ohio Department of Transportation, Division of Aviation, and Franklin County.
- B. The applicant shall provide proof that all appropriate air rights and/or easements have been secured from surrounding property owners and in all runway paths.
- C. The location of buildings, hangars, or other structures shall meet or exceed the minimum setback requirements of the district in which the airport is located.
- D. The location and capacity of all off-street parking and loading areas and the location of vehicular access to public streets shall be approved by the Board of Zoning Appeals.
- E. All airports shall have water supply and wastewater disposal facilities approved by the Ohio EPA.
- F. Appropriate visual and noise screening of the hanger and terminal areas from existing surrounding development shall be provided as per Chapter 304.
- G. The airport shall be at least seventeen hundred and fifty (1750) feet from any existing residence or residential district.
- H. Commercial or industrial uses shall be prohibited unless a conditional use permit is granted for each use.
- I. Evidence shall be submitted to show the facility complies with all airport zoning regulations in effect.

**204.04 BED AND BREAKFAST INNS**

Bed and Breakfast Inns shall be allowed as a conditional use in any agricultural and any residential zoning district and residential portion of a Planned Unit Development District, subject to approval in accordance with [Chapter 107](#) and provided the following standards are



met:

- A. There shall be no more than four (4) separate guest rooms within a single family dwelling that are utilized by bed and breakfast guests nor more than twenty-five (25) percent of a dwelling's net floor area shall be allocated for this purpose, whichever is greater. A guest room shall contain no less than one-hundred (100) square feet of living space, not including closets, for two guests and thirty (30) square feet for each additional guest up to a total of four (4) guests per room.
- B. The owner/operator of the bed and breakfast shall live full-time on the inn's premises. Such owner/operator shall be the owner of record of no less than fifty (50) percent interest of the property in question.
- C. Written approval from fire and health officers shall be required for each conditional use application requesting approval for a bed and breakfast inn. Each guest room shall contain a separate installed smoke detector alarm approved by the fire officer. No premises shall be utilized for a bed and breakfast inn unless there are at least two (2) separate exits to the outdoors.
- D. No more than one (1) meal shall be served to each paying guest of the bed and breakfast inn and that meal shall be breakfast.
- E. A paying guest may stay at a bed and breakfast inn for not more than seven (7) consecutive nights at any single visit nor more than a total of twenty-eight (28) nights in any given year.
- F. Only one (1) kitchen facility shall be permitted per structure for which a conditional use is granted to operate a bed and breakfast inn. No cooking facilities shall be permitted in individual guest quarters.
- G. A minimum of one (1) full bathroom—including shower, toilet, and sink—shall be required for every two guest rooms to be available for the exclusive use of bed and breakfast paying guests.
- H. A guest register listing the name, address, phone number, and dates of stay of all paying guests shall be maintained by the owner/operator and shall be made available for inspection by the Zoning Administrator.
- I. Rental of the bed and breakfast inn for special gatherings such as wedding receptions and parties shall be prohibited in all residential zoning districts or properties adjacent to a residential zoning district.
- J. Bed and breakfast inns shall not be permitted and a conditional use shall be revoked or suspended by the Board of Zoning Appeals whenever the operation has been found by the Zoning Administrator to conflict with or violate public nuisance regulations under [Chapter 307](#).
- K. No more than two (2) individuals who are non-residents of the dwelling may be employed in the operation of a bed and breakfast inn, whether or not compensated.

#### **204.05 BOARDING AND CARE OF ANIMALS**

Boarding and Care of Animals shall be allowed as a permitted use in the Agricultural,



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Conservation, and Open Space District (ACOS) and Community Service District (CS) provided such use occupies a lot of not less than five (5) acres and structures, pens, or other enclosures used for such purposes shall not be within two hundred (200) feet of any property line.

**204.06 BOARDING HOMES**

Boarding Homes shall be permitted as a conditional use in any residential zoning district, subject to approval in accordance with [Chapter 107](#).

**204.07 CELLULAR TELEPHONE DISTRICT (CTT)**

- A. Under [Section 519.211](#) of the Ohio Revised Code, the Jackson Township Board of Trustees has the authority to approve, through the zoning process, the location of any tower that is owned or used by a public utility, used in the provision of cellular telephone communications service, and proposed to be located in an area zoned for residential use.
- B. Procedure to Determine Jurisdiction
  - 1. Notification.

In the case of a public utility that plans to construct a tower in Jackson Township in an area zoned for residential use that is to be used in the provision of cellular telephone communications service, the public utility shall:

    - a. Provide written notice, by certified mail, of the public utility's intent to construct such tower and the information specified in this section to the owners of property, as listed on the Franklin County Auditor's current tax list, whose land is contiguous to or directly across the street from the property on which the public utility plans to construct the tower. If the notice is returned unclaimed or refused, the public utility shall mail the notice by regular mail. The failure of delivery of any such notice does not invalidate the notice.
    - b. Provide written notice, by certified mail, to the Jackson Township Board of Trustees of the public utility's intent to construct a tower and the information specified in this section of the Resolution. The notice shall include verification that written notice has been provided to the owners of property whose land is contiguous to or directly across the street from the property on which the public utility plans to construct the tower.
    - c. The notice referred to in this section shall state the public utility's intention to construct a tower, a description of the property sufficient to identify the location of the property on which the tower will be constructed and that if the property owner has an objection to the location of the tower, he/she may give notice to the Jackson Township Board of Trustees requesting that the tower location be the subject of zoning procedures contained in [Sections 519.02](#) to [519.25](#) of the Ohio Revised Code. Such request shall be made by the property owner by written notice to the Jackson Township Board of Trustees within fifteen (15) days of the mailing date of the notice to the property owner by the public utility.

2. Objections and Procedure

- a. If the Jackson Township Board of Trustees receive the notice from the property owner described in this Section or if a Jackson Township Trustee has an objection to the location of the tower, they or he/she shall request that the Jackson Township Clerk give written notice to the public utility, within twenty (20) days of the mailing date of the notice from the public utility described in this section, that the requirements of sections [519.02](#) to [519.25](#) of the Ohio Revised Code will be applicable to the proposed location of the tower.
- b. If no notice is received from the property owner described in this section or no objection is made by a Jackson Township Trustee, the construction of the tower shall not be subject to the requirements of sections [519.02](#) to [519.25](#) of the Ohio Revised Code.

**204.08 CEMETERIES**

Cemeteries shall be allowed in any zoning district except R, SR, S, PR, and PUD Districts, subject to approval in accordance with [Chapter 107](#), provided such use occupies a parcel of not less than forty (40) acres, provided interment shall not be within one hundred (100) feet of any property line, and provided any mausoleum, crematory or other structures shall not be located within three hundred (300) feet of any property line.

**204.09 CHILD CARE CENTER**

Child Care Centers shall be allowed as a conditional use in any agricultural and any residential zoning district, subject to approval in accordance with [Chapter 107](#), and permitted in the OI District, provided such use occupies a lot of not less than one (1) acre, provided such use is not located on a local street within a platted subdivision, and provided there is an outdoor play area of at least two hundred (200) square feet per child. Such play area shall be arranged in accordance with the provisions of the zoning district for accessory uses and shall be enclosed with a chain link fence or its equivalent in strength and protective character to a height of four (4) feet, but not more than six (6) feet.

**204.10 DRIVE-IN FACILITY**

Drive-in facilities shall be allowed in any commercial district except MUC and NC Districts, subject to approval in accordance with [Chapter 107](#), and provided such use is developed in association with a permitted use and provided such drive-in facility is located at least fifty (50) feet from a residential zoning district or residential use.

**204.11 ELDERLY CARE**

Elderly Care uses, including convalescent rest homes and homes for the aged, are allowed in any residential zoning district, subject to approval in accordance with [Chapter 107](#), and permitted in the OI District, provided such use occupies a lot not less than five (5) acres and there is one (1) acre or more per twenty (20) beds.

**204.12 FARM MARKETS**

Farm markets shall be permitted in a district zoned for agricultural, industrial, residential, or commercial uses provided fifty (50) percent or more of the gross income received from the market is derived from produce raised on farms owned or operated by the market operator in a normal crop year. Farm markets shall comply with the size of structure, off-street parking,

setback, and access standards of the appropriate district and sections of this Resolution ([ORC 519.21](#)).

**204.13 HOME CHILD CARE**

Home Child Care consistent with the licensing requirements of the State of Ohio for a Type B home, shall be permitted in a permitted single family use in any residential zoning district provided a resident provides day care services for one to six children only and no more than three of which are under the age of two. Any numbers or combinations of ages beyond these limitations would be considered a Child Care Center and would require a conditional use permit as per [Chapter 107](#).

**204.14 HOSPITALS**

Hospitals shall be permitted in the CC, OI, and PCD Districts and shall be allowed as a conditional use in the NC District subject to approval in accordance with [Chapter 107](#), provided such use occupies a lot not less than five (5) acres and there is one (1) acre or more per twenty (20) beds.

**204.15 IN-LAW SUITE**

In-Law Suites are allowed as a conditional use in a permitted single family use in any residential zoning district, subject to approval in accordance with [Chapter 107](#), as a separate dwelling unit with independent cooking facilities in a single family residence, provided the occupants of the in-law suite are members of the household, and provided the in-law suite is an integral part of the principle structure and not located in an accessory structure.

**204.16 OPEN DISPLAY AND SALES**

Open display and sales shall be allowed as a conditional use in any commercial district except MUC and NC Districts, subject to approval in accordance with [Chapter 107](#), and provided such use is developed in association with a permitted use and provided such open display and sales is screened from any adjacent residential zoning district or residential use.

**204.17 PRIVATE SCHOOLS**

Private schools shall be permitted in any residential zoning district and the OI District, provided such use occupies a lot not less than ten (10) acres in size and provided there is one (1) acre or more per twenty-five (25) day students and one (1) acre or more per fifteen (15) resident students.

**204.18 RELIGIOUS**

A Religious use—including churches or other places of worship—shall be permitted in any residential zoning district and any commercial district provided such use occupies a lot of not less than three (3) acres and provided that a minimum of one (1) additional acre of area is provided for each one hundred (100) seats or similar accommodations in the main assembly area above three hundred (300) seats, and provided such use is not located on a local street within a platted subdivision.

**204.19 RESIDENTIAL GROUP HOMES**

Residential Group Homes which meet the definition of household by containing no more than five (5) persons, excluding care-givers, unless all household members are related by blood, adoption, or marriage, shall be permitted in any residential zoning district. Residential Group Homes with numbers of residents in excess of this amount shall be considered Boarding Home and must meet the applicable requirements of [Section 204.06](#).

**204.20 STORAGE AND PROCESSING OF AGRICULTURAL PRODUCTS**

Grain elevator, mill, or other facilities for the storage, sorting, or other preliminary processing of agricultural products including other than those produced on the premises shall be permitted in any agricultural and any commercial zoning district provided such use is not located within fifty (50) feet of a side or rear lot line, except when along a railroad right-of-way, and is not located within one hundred (100) feet of a residential zoning district or residential use.

**204.21 YARD SALES / GARAGE SALES**

Yard sales, garage sales or similar type sales in residentially zoned areas are limited to (2) two such sales per calendar year per property with each sale limited to maximum of (3) three consecutive calendar days. Such sales may be permitted (1) one temporary on-premise sign not to exceed three-square feet in size. The Township reserves authority to terminate any sale at any time if deemed to be in violation of this Chapter or otherwise creates a public nuisance or adverse public safety situation.

**CHAPTER 205  
PERMITTED AND CONDITIONAL USES**

- 205.01 [Permitted and Conditional Uses](#)
- 205.02 [Table 1](#)

**CROSS REFERENCES**  
[Chapter 204 Special Provisions](#)

**205.01 PERMITTED AND CONDITIONAL USES**

The permitted and conditional uses for each Zoning District are as provided for in this chapter. The interpretation of uses shall be as defined in [Section 204.02](#). [Chapter 204](#) provides additional interpretation. Where available the Standard Industrial Classification code is provided below to assist in interpretation.

Permitted and conditional uses shall meet the applicable requirements provided in this Zoning Resolution prior to issuance of a Certificate of Zoning Compliance by the Zoning Administrator.

The following is a list of permitted and conditional uses by zoning district as they appear on [Table 1](#).

A. Agriculture, Conservation, and Open Space District (ACOS).

1. Permitted Uses.

Agriculture  
Boarding and care of animals  
Education services (as noted on [Table 1-C](#)) – 82  
Farm markets  
Home child care  
Private schools  
Religious organizations – 866  
Residential group home  
Single family residential and accessory structures  
Storage and processing of agricultural products  
Vocational schools - 824

2. Conditional Uses.

Bed and breakfast inns  
Cellular telephone towers (See [Section 204.07](#))  
Cemeteries  
Child care centers  
Elderly care  
In-law suite  
Rooming and boarding homes

B. Rural Residential District (R).

1. Permitted Uses.

Agriculture  
Education services (as noted on [Table 1-C](#)) - 82  
Home child care  
Private schools  
Religious organizations - 866  
Residential group home  
Single family residential and accessory structures  
Vocational schools - 824

2. Conditional Uses.

Bed and breakfast inns  
Rooming and boarding homes  
Cellular telephone towers (See [Section 204.07](#))  
Cemeteries  
Child care centers  
Elderly care  
In-law suite

C. Semi-Rural Residential District (SR).

1. Permitted Uses.

Agriculture  
Education services (as noted on [Table 1-C](#)) - 82  
Home child care  
Private schools  
Religious organizations - 866  
Residential group home  
Single family residential and accessory structures  
Vocational schools - 824

2. Conditional Uses.

Bed and breakfast inns  
Rooming and boarding homes  
Cellular telephone towers (See [Section 204.07](#))  
Cemeteries  
Child care centers  
Elderly care  
In-law suite

D. Suburban Residential District (S).

1. Permitted Uses.

Agriculture  
Education services (as noted on [Table 1-C](#)) - 82  
Home child care  
Private schools  
Religious organizations - 866

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Residential group home  
Single family residential and accessory structures  
Vocational schools - 824

2. Conditional Uses.

Bed and breakfast inns  
Rooming and boarding homes  
Cellular telephone towers (See [Section 204.07](#))  
Cemeteries  
Child care centers  
Elderly care  
In-law suite

E. Planned Residential District (PR).

1. Permitted Uses.

Agriculture  
Education services (as noted on [Table 1-C](#)) - 82  
Home child care  
Mobile home developments (See [Section 207.02 \(C\)](#))  
Multi-family residential and accessory structures  
Private schools  
Religious organizations - 866  
Residential group home  
Single family residential and accessory structures  
Two-family residential and accessory structures  
Vocational schools - 824

2. Conditional Uses.

Bed and breakfast inns  
Rooming and boarding homes  
Cellular telephone towers (See [Section 204.07](#))  
Cemeteries  
Child care centers  
Elderly care  
In-law suite

F. Neighborhood Cluster District (NC).

1. Permitted Uses.

Barber shops - 724  
Beauty shops - 723  
Cemeteries  
Coin-operated laundries and dry-cleaning - 7215  
Drug stores and proprietary stores - 591  
Farm markets  
Florists - 5992

Food stores - 54  
Garment pressing, and agents for laundries and drycleaners - 7212  
Hardware stores - 525  
Insurance carriers - 63  
Laundry and garment services, not elsewhere classified - 7219  
Offices and clinics of dentists - 802  
Offices and clinics of doctors of medicine - 801  
Offices and clinics of osteopathy - 803  
Offices and clinics of other health professionals - 804  
Paint, glass, and wallpaper stores - 523  
Photographic studios, portrait - 722  
Real estate agents and managers - 6531  
Religious organizations - 866  
Shoe repair shops and shoeshine parlors - 725  
Tax return preparation services - 7291  
Video tape rental - 784

2. Conditional Uses.

Business services (as noted on [Table 1-C](#)) - 73  
Eating and drinking places - 581  
Finance, insurance, and real estate (as note on [Table 1-D](#)) - Div. H  
Gasoline service stations - 554  
Health services (as noted on [Table 1-D](#)) - 80  
Hospitals  
Legal services - 81  
Miscellaneous shopping goods stores - 594  
Personal services (as noted on [Table 1-C](#)) - 72  
Retail stores, not elsewhere classified - 599  
Social services (as noted on [Table 1-D](#)) - 83  
Used merchandise stores - 593

G. Community Cluster District (CC).

1. Permitted Uses.

Apparel and accessory stores - 56  
Amusement and recreation services (as noted on [Table 1-C](#)) - 79  
Auto and home supply stores - 553  
Automobile parking - 752  
Automotive dealers, not elsewhere classified - 559  
Automotive rental and leasing, without drivers - 751  
Automotive services, except repair - 754  
Barber shops - 724  
Beauty shops - 723  
Boat dealers - 555  
Cemeteries  
Coin-operated laundries and dry-cleaning - 7215  
Drive-in motion picture theaters - 7833  
Drug stores and proprietary stores - 591  
Eating and drinking places - 581



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Engineering, accounting, research, management, and related services (as noted on [Table 1-C](#)) - 87  
Farm markets  
Finance, insurance, and real estate (as noted on [Table 1-C](#)) - Div. H  
Florists - 5992  
Food stores - 54  
Garment pressing, and agents for laundries and drycleaners - 7212  
Gasoline service stations - 554  
General merchandise stores - 53  
Hardware stores - 525  
Health services (as noted on [Table 1-C](#)) - 80  
Home furniture, furnishings, and equipment stores - 57  
Hospitals  
Hotels, rooming houses, camps, and other lodging (as noted on [Table 1-C](#)) - 70  
Insurance carriers - 63  
Laundry and garment services, not elsewhere classified - 7219  
Legal services - 81  
Lumber and other building materials stores - 521  
Membership organizations (as noted on [Table 1-C](#)) - 86  
Miscellaneous shopping goods stores - 594  
Mobile home dealers - 527  
Motion pictures (as noted on [Table 1-C](#)) - 78  
Motion picture theaters, except drive-in - 7833  
Motorcycle dealers - 557  
Motor vehicle dealers (new and used) - 551  
Motor vehicle dealers (used) - 552  
Museums, art galleries, and botanical and zoological gardens (as noted on [Table 1-C](#)) - 84  
Offices and clinics of dentists - 802  
Offices and clinics of doctors of medicine - 801  
Offices and clinics of osteopathy - 803  
Offices and clinics of other health professionals - 804  
Paint, glass, and wallpaper stores - 523  
Personal services (as noted on [Table 1-C](#)) - 72  
Photographic studios, portrait - 722  
Recreational vehicle dealers - 556  
Real estate agents and managers - 6531  
Religious organizations - 866  
Retail nurseries, lawn and garden supply stores - 526  
Retail stores not elsewhere classified - 599  
Schools and other educational services not elsewhere classified - 829  
Shoe repair shops and shoeshine parlors - 725  
Social services (as noted on [Table 1-C](#)) - 83  
Storage and Processing of Agricultural Products  
Tax return preparation services - 7291  
Used merchandise stores - 593  
Video tape rental - 784

2. Conditional Uses.

Automotive repair shops - 753  
Business services (as noted on [Table 1-C](#)) - 73

Coin-operated amusement devices  
Drive-in facilities  
Open display and sales

H. Community Service District (CS).

1. Permitted Uses.

Amusement and recreation services (as noted on [Table 1-C](#)) - 79  
Auto and home supply stores - 553  
Automobile parking - 752  
Automotive dealers, not elsewhere classified - 559  
Automotive rental and leasing, without drivers - 751  
Automotive repair shops - 753  
Automotive services, except repair - 754  
Boarding and care of animals (See [Section 204.05](#))  
Boat dealers - 555  
Business services (as noted on [Table 1-C](#)) - 73  
Cemeteries  
Coin-operated laundries and dry-cleaning - 7215  
Computer programming, data processing, etc. - 737  
Construction - Div. C  
Drive-in motion picture theaters - 7833  
Drug stores and proprietary stores - 591  
Eating and drinking places - 581  
Engineering, accounting, research, management, and related services (as noted on [Table 1-C](#)) - 87  
Farm markets  
Florists  
Fuel dealers - 598  
Garment pressing, and agents for laundries and drycleaners - 7212  
Gasoline service stations - 554  
General merchandise stores - 53  
Hardware stores - 525  
Home furniture, furnishings, and equipment stores - 57  
Laundry and garment services, not elsewhere classified - 7219  
Lumber and other building materials stores - 521  
Membership organizations (as noted on [Table 1-C](#)) - 86  
Miscellaneous repair services - 76  
Miscellaneous services, not elsewhere classified - 89  
Miscellaneous shopping good stores - 594  
Mobile home dealers - 527  
Motion pictures (as noted on [Table 1-C](#)) - 78  
Motion picture theaters, except drive-in - 7833  
Motorcycle dealers - 557  
Motor vehicle dealers (new and used) - 551  
Motor vehicle dealers (used) - 552  
Paint, glass, and wallpaper stores - 523  
Personal services (as noted on [Table 1-C](#)) - 72  
Recreational vehicle dealers - 556  
Religious organizations - 866

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Retail nurseries, lawn and garden supply stores - 526  
Retail stores, not elsewhere classified - 599  
Schools and educational services, not elsewhere classified - 829  
Storage and processing of agricultural products  
Used merchandise sales - 593  
Video tape rental - 784

2. Conditional Uses.

Adults-only entertainment establishment (See [Section 204.01](#))  
Boarding and care of animals (See [Section 204.05](#))  
Bed and breakfast inns  
Open display and sales

I. Office and Institutional District (OI).

1. Permitted Uses.

Advertising - 731  
Arrangement of passenger transportation - 472  
Arrangement of transportation of freight and cargo - 473  
Business services (as noted on [Table 1-C](#)) - 73  
Cemeteries  
Computer programming, data processing, etc. - 737  
Consumer credit reporting agencies - 732  
Drive-in uses  
Elderly care  
Education services (as noted on [Table 1-C](#)) - 82  
Engineering, accounting, research, management, and related services (as noted on [Table 1-C](#)) - 87  
Farm markets  
Finance, insurance, and real estate (as noted on [Table 1-C](#)) - Div. H  
Health services (as noted on [Table 1-C](#)) - 80  
Hospitals  
Hotels, rooming houses, camps, and other lodging (as noted on [Table 1-C](#)) - 70  
Insurance carriers - 63  
Legal services - 81  
Mailing, reproduction, commercial art and photography, and stenographic services - 733  
Membership organizations (as noted on [Table 1-C](#)) - 86  
Museums, art galleries, and botanical and zoological gardens (as noted on [Table 1-C](#)) - 84  
Offices and clinics of dentists - 802  
Offices and clinics of doctors of medicine - 801  
Offices and clinics of osteopathy - 803  
Offices and clinics of other health professionals - 804  
Personnel supply services - 736  
Private schools  
Real estate agents and managers - 6531  
Religious organizations - 866  
Schools and education services, not elsewhere classified - 829

Social services (as noted on [Table 1-C](#)) - 83  
Storage and processing of agricultural products  
Tax return preparation services - 7291  
Vocational schools - 824

2. Conditional Uses.

Child care centers  
Eating and drinking places - 581  
Gasoline service stations - 554  
Testing Laboratories - 8734

J. Mixed-Use Corridor District (MUC).

1. Permitted Uses.

Advertising - 731  
Apparel and accessory stores - 56  
Barber shops - 724  
Beauty shops - 723  
Business services (as noted on [Table 1-C](#)) - 73  
Cemeteries  
Coin-operated laundries and dry-cleaning - 7215  
Computer programming, data processing, etc. - 737  
Consumer credit reporting agencies - 732  
Drug stores - 591  
Farm markets  
Finance, insurance, and real estate (as noted on [Table 1-C](#)) - Div. H  
Florists - 5992  
Food stores - 54  
Garment pressing, and agents for laundries and drycleaners - 7212  
Hardware stores - 525  
Insurance carriers - 63  
Laundry and garment services, not elsewhere classified - 7219  
Mailing, reproduction, commercial art and photography, and stenographic services - 733  
Miscellaneous shopping goods stores - 594  
Paint, glass, and wallpaper stores - 523  
Personnel supply services - 736  
Photographic studios, portrait - 722  
Real estate agents and managers - 6531  
Religious organizations - 866  
Retail stores, not elsewhere classified - 599  
Shoe repair shops and shoeshine parlors - 725  
Storage and processing of agricultural products  
Tax return preparation services - 7291  
Used merchandise stores - 593  
Vocational schools - 824

2. Conditional Uses.

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Gasoline service stations - 554  
Eating and drinking places - 581  
Personal services (as noted on [Table 1-C](#)) - 72

K. Planned Commercial District (PC).

1. Permitted Uses.

Advertising - 731  
Amusement and recreation services (as noted on [Table 1-C](#)) - 79  
Amusement parks - 7996  
Apparel and accessory stores - 56  
Auto and home supply stores - 553  
Automobile parking - 752  
Automotive dealers, not elsewhere classified - 559  
Automotive rental and leasing, without drivers - 751  
Automotive repair shops - 753  
Automotive services, except repair - 754  
Barber shops - 724  
Beauty shops - 723  
Boat dealers - 555  
Business services (as noted on [Table 1-C](#)) - 73  
Cemeteries  
Coin-operated amusement devices - 7993  
Coin-operated laundries and dry-cleaning - 7215  
Computer programming, data processing, etc. - 737  
Construction - Div. C  
Consumer credit reporting agencies - 732  
Drive-in motion picture theaters - 7833  
Drug stores and proprietary stores - 591  
Eating and drinking places - 581  
Engineering, accounting, research, management, and related services (as noted on [Table 1-C](#)) - 87  
Farm markets  
Finance, insurance, and real estate (as noted on [Table 1-C](#)) - Div. H  
Florists  
Food stores - 54  
Fuel dealers - 598  
Garment pressing, and agents for laundries and drycleaners - 7212  
Gasoline service stations - 554  
General merchandise stores - 53  
Hardware stores - 525  
Health services (as noted on [Table 1-C](#)) - 80  
Home furniture, furnishings, and equipment stores - 57  
Hospitals  
Hotels, rooming houses, camps, and other lodging (as noted on [Table 1-C](#)) - 70  
Insurance carriers - 63  
Laundry and garment services, not elsewhere classified - 7219  
Legal services - 81  
Lumber and other building materials stores - 521  
Mailing, reproduction, commercial art and photography, and stenographic

services - 733  
Membership organizations (as noted on [Table 1-C](#)) - 86  
Miscellaneous repair services - 76  
Miscellaneous shopping good stores - 594  
Mobile home dealers - 527  
Motion pictures (as noted on [Table 1-C](#)) - 78  
Motion picture theaters, except drive-in - 7833  
Motorcycle dealers - 557  
Motor vehicle dealers (new and used) - 551  
Motor vehicle dealers (used) - 552  
Museums, art galleries, and botanical and zoological gardens (as noted on [Table 1-C](#)) - 84  
Offices and clinics of dentists - 802  
Offices and clinics of doctors of medicine - 801  
Offices and clinics of osteopathy - 803  
Offices and clinics of other health professionals - 804  
Paint, glass, and wallpaper stores - 523  
Personal services (as noted on [Table 1-C](#)) - 72  
Personnel supply services - 736  
Photographic studios, portrait - 722  
Racing, including track operation - 7948  
Real estate agents and managers - 6531  
Recreational vehicle dealers - 556  
Retail nurseries, lawn and garden supply stores - 526  
Retail stores, not elsewhere classified - 599  
Schools and educational services, not elsewhere classified - 829  
Shoe repair shops and shoeshine parlors - 725  
Social services (as noted on [Table 1-C](#)) - 83  
Storage and processing of agricultural products  
Tax return preparation services - 7291  
Used merchandise sales - 593  
Video tape rental - 784

2. Conditional Uses.

Drive-in facilities  
Open display and sales

L. Light Industrial District (I-1).

1. Permitted Uses.

Apparel and other finished products made from fabrics - 23  
Bus charter service - 414  
Cemeteries  
Electronic and other electrical equipment and components, except computer equipment - 36  
Farm markets  
Furniture and fixtures - 25  
Measuring, analyzing, and controlling instruments; photographic, medical, and optical goods; watches/clocks - 38  
Miscellaneous manufacturing industries - 39

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- Miscellaneous services incidental to transportation - 478
- Motor freight transportation and warehousing - 42
- Printing, publishing, and allied industries - 27
- School buses (private) - 415
- Taxicabs - 412
- Terminal and service facilities for motor vehicle passenger transportation - 417
- Wholesale trade - durable goods (as noted on [Table 1-F](#)) - 50
- Wholesale trade - nondurable goods (as noted on [Table 1-F](#)) - 51

2. Conditional Uses.

- Commercial physical and biological research - 8731
- Testing laboratories - 8734

M. Limited Industrial District (I-2).

1. Permitted Uses.

- Cemeteries
- Fabricated metal products, except machinery and transportation equipment - 34
- Farm markets
- Food and kindred products - 20
- Industrial and commercial machinery and computer equipment - 35
- Leather and leather products - 31
- Lumber and wood products, except furniture - 24
- Scrap and waste materials - 5093
- Stone, clay, glass, and concrete products - 32
- Textile mill products - 22
- Tobacco products - 21
- Transportation equipment - 37

2. Conditional Uses.

- Chemicals and allied products - 28
- Paper and allied products - 26
- Petroleum and petroleum products - 517
- Wholesale trade – motor vehicle parts, used - 5015<sup>6</sup>

N. Planned Industrial District (PI).

1. Permitted Uses.

- Apparel and other finished products made from fabrics - 23
- Bus charter service - 414
- Cemeteries
- Electronic and other electrical equipment and components, except computer equipment - 36
- Fabricated metal products, except machinery and transportation equipment - 34

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<sup>6</sup> Zoning Text Amendment approved by Board of Trustees on Dec. 5, 2000 in Resolution #2000-183, following hearing and approval by Township Zoning Commission on Nov. 24, 2000.

Farm markets  
Food and kindred products - 20  
Furniture and fixtures - 25  
Industrial and commercial machinery and computer equipment - 35  
Leather and leather products - 31  
Lumber and wood products, except furniture - 24  
Measuring, analyzing, and controlling instruments; photographic, medical, and optical goods; watches/clocks - 38  
Miscellaneous manufacturing industries - 39  
Miscellaneous services incidental to transportation - 478  
Motor freight transportation and warehousing - 42  
Paper and allied products - 26  
Petroleum and petroleum products - 517  
Printing, publishing, and allied industries - 27  
School buses - 415  
Stone, clay, glass, and concrete products - 32  
Taxicabs - 412  
Terminal and service facilities for motor vehicle passenger transportation - 417  
Textile mill products - 22  
Tobacco products - 21  
Transportation equipment - 37  
Wholesale trade - durable goods (as noted on [Table 1-F](#)) - 50  
Wholesale trade - nondurable goods (as noted on [Table 1-F](#)) - 51

2. Conditional Uses.  
Scrap and waste materials - 5093<sup>7</sup>

O. Floodplain District (FP).

1. Permitted Uses.

Agricultural land uses such as general farming and cultivation, pasturing, grazing, outdoor open air nurseries, truck farming, forestry, sod farming, and similar uses.

Private or public recreational land uses such as golfing, tennis, archery, picnicking, boating, swimming, parks, wildlife or nature preserves, shooting ranges, hunting and fishing areas, hiking, biking, jogging and horseback riding trails, and other similar uses.

Residential open space uses such as lawns, gardens, play areas and other similar uses.

2. Conditional Uses.

Alteration or relocation of the channel or watercourse

Construction, placement, or substantial improvement or maintenance of public or private culverts, utilities, bridges and stream crossings of any type or size, erosion control, and erosion protection measures

Extraction of sand, gravel, or other resources

Navigational and stream flow aids, marinas, boat rental, docks, piers, wharves,

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<sup>7</sup> Text Amendment #5-RZ-2000 approved by the Board of Trustees on December 5, 2000 in Resolution #2000-183, following hearing and approval by the Jackson Township Zoning Commission on November 20, 2000.



Jackson Township Zoning Resolution  
and water measuring and monitoring devices

P. Excavation and Quarry District (EQ).

1. Permitted Uses.

Borrow pits

Cemeteries

Extraction - Extraction shall include borrow pits and the following activities:

141 Dimension Stone

142 Crushed and Broken Stone, including Riprap

144 Sand and Gravel

Processing - The temporary erection and operation of plants and equipment necessary for crushing, polishing, dressing, or otherwise physically or chemically processing the material extracted on the site including:

3271 Concrete Brick and Block

3272 Concrete Products, except Block and Brick

3273 Ready Mix Concrete

2. Conditional Uses.

Q. Oil and Gas District (OG).

1. Permitted Uses.

Cemeteries

Extraction

131 Crude Oil and Natural Gas

132 Natural Gas Liquids

138 Oil and Gas Field Service

Temporary Equipment and Structures - The temporary erection of structure and equipment necessary for the drilling and production of oil and gas on the site.

2. Conditional Uses.

R. Exceptional Use District (EU).

1. Permitted Uses.

Arboreta and botanical or zoological gardens

Cemeteries

Other Uses Not Provided For - Other legal uses of unique or exceptional requirements or circumstances that are otherwise not permitted by this Zoning Resolution.

Recreation and Amusement - Amusement center, amusement park, skating rink, miniature golf, swimming pool, drive-in theater (except adults only entertainment establishments as defined in [Chapter 102](#) and [Chapter 204](#)).

Athletic field, stadium, race track or other similar sports facility not otherwise

allowed by the provisions of this Zoning Resolution. Golf club, country club, fishing club or lake, gun club, riding stable including boarding of animals, or similar recreational facility operated on an admission fee or membership basis. Resort establishment, park, camping or boating facilities, picnic grounds, or similar recreational facility operated on an admission fee or membership basis.

Social and Cultural Institutions - Cemetery or crematory not otherwise allowed by the provisions of this Zoning Resolution. Hospital, sanatorium, convalescent home, rest home, or home for children or the aged, not otherwise allowed by the provisions of this Zoning Resolution. Private school or college including those with students or faculty in residence, not otherwise allowed by the provisions of this Zoning Resolution.

Transportation - Airport or flying field, transportation terminals, depots or other transportation facilities not exempt from regulation.

S. Planned Unit Development District (PUD).

1. Permitted Uses.

Agriculture

Apparel and accessory stores

Commercial Uses - All commercial uses as permitted within the Neighborhood Commercial and Community Commercial Districts unless otherwise prohibited herein.

Industrial Uses - All industrial uses as permitted within the Light Industrial District unless otherwise prohibited herein.

Single family residential and accessory structures

Two-family residential and accessory structures

Mobile home development (See [Section 207.02 \(C\)](#))

Multi-family residential and accessory structures

2. Prohibited Uses.

The following uses shall be prohibited in the Planned Unit Development District (PUD):

Automotive, Motorcycle, Boat, and Mobile Home Dealers (SI 551, 552, 555, 557, 559, 527)

3. Conditional Uses.

Cemeteries

Commercial Uses - All commercial uses as conditionally permitted within the Neighborhood Cluster (NC) and Community Cluster (CC) Districts unless otherwise prohibited herein.

Industrial Uses - All industrial uses as conditionally permitted within the Light Industrial District unless otherwise prohibited herein.

Residential Uses - All residential uses as conditionally permitted in the Rural Residential, Semi-Rural Residential, Suburban Residential, and Planned Residential Districts are permitted in the PUD District.

**205.02 TABLE 1**

The permitted and conditional uses for each Zoning District are as provided for in Table 1, all sections, which shall constitute this section of the Zoning Resolution. The interpretation of uses shall be as defined in [Chapter 203](#). [Chapter 203](#) provides additional interpretation.

Permitted and conditional uses shall meet the applicable requirements provided in this Zoning Resolution prior to issuance of a Certificate of Zoning Compliance by the Zoning Administrator.

<b>Table 1-A RESIDENTIAL USES</b> Jackson Township Zoning Resolution						
<b>USES</b>	<b>ZONING DISTRICT</b>					
	ACOS	R	SR	S	PR	PUD
Single Family Residential	P	P	P	P	P	P
Two-Family Residential	NP	NP	NP	NP	P	P
Multi-Family Residential	NP	NP	NP	NP	P	P
Mobile Homes	NP	NP	NP	NP	P	P

NOTES: P - Permitted Use NP - Not Permitted

**Table 1-B COMMERCIAL USES - RETAIL**  
Jackson Township Zoning Resolution

USES	SIC	ZONING DISTRICTS						
		NC	CC	CS	OI	MUC	PC	PUD
APPAREL AND ACCESSORY STORES	56	NP	P	NP	NP	P	P	P
AUTOMOTIVE DEALERS AND GASOLINE SERVICE STATIONS	55							
Auto and Home Supply Stores	553	NP	P	P	NP	NP	P	NP
Automotive Dealers, Not Elsewhere Classified	559	NP	P	P	NP	NP	P	NP
Boat Dealers	555	NP	P	P	NP	NP	P	NP
Gasoline Service Stations	554	CU	P	P	CU	CU	P	P
Motorcycle Dealers	557	NP	P	P	NP	NP	P	NP
Motor Vehicle Dealers (New and Used)	551	NP	P	P	NP	NP	P	NP
Motor Vehicle Dealers (Used)	552	NP	P	P	NP	NP	P	NP
Recreational Vehicle Dealers	556	NP	P	P	NP	NP	P	NP
BUILDING MATERIALS, HARDWARE, GARDEN SUPPLY, AND MOBILE HOME DEALERS	52							
Hardware Stores	525	P	P	P	NP	P	P	P
Lumber and Other Building Materials Stores	521	NP	P	P	NP	NP	P	NP
Mobile Home Dealers	527	NP	P	P	NP	NP	P	NP
Paint, Glass and Wallpaper Stores	523	P	P	P	NP	P	P	P
NOTES: P - Permitted Use NP - Not Permitted CU - Conditional Use								

**Table 1-B COMMERCIAL USES - RETAIL (Continued)**  
Jackson Township Zoning Resolution

USES	SIC	ZONING DISTRICTS						
		NC	CC	CS	OI	MUC	PC	PUD
BUILDING MATERIALS, HARDWARE, GARDEN SUPPLY, AND MOBILE HOME DEALERS (Cont'd)	52							
Retail Nurseries, Lawn and Garden Supply Stores	526	NP	P	P	NP	NP	P	NP
EATING AND DRINKING PLACES	581	CU	P	P	CU	CU	P	P
FOOD STORES	54	P	P	NP	NP	P	P	P
GENERAL MERCHANDISE STORES	53	NP	P	P	NP	NP	P	P
HOME FURNITURE, FURNISHINGS AND EQUIPMENT STORES	57	NP	P	P	NP	NP	P	P
MISCELLANEOUS RETAIL	59							
Drug Stores and Proprietary Stores	591	P	P	P	NP	P	P	P
Florists	5992	P	P	P	NP	P	P	P
Fuel Dealers	598	NP	NP	P	NP	NP	P	NP
Miscellaneous Shopping Goods Stores	594	CU	P	P	NP	P	P	P
Retail Stores, Not Elsewhere Classified	599	CU	P	P	NP	P	P	P
Used Merchandise Stores	593	CU	P	P	NP	P	P	NP

NOTES: P - Permitted Use NP - Not Permitted CU - Conditional Use

**Table 1-C COMMERCIAL USES - SERVICES**

Jackson Township Zoning Resolution

USES	SIC	ZONING DISTRICTS						
		NC	CC	CS	OI	MUC	PC	PUD
AMUSEMENT AND RECREATION SERVICES All except those noted below:	79	NP	P	P	NP	NP	P	NP
Coin-Operated Amusement Devices	7993	NP	CU	NP	NP	NP	P	NP
Racing, Including Track Operation	7948	NP	NP	NP	NP	NP	P	NP
Amusement Parks	7996	NP	NP	NP	NP	NP	P	NP
AUTOMOTIVE REPAIR, SERVICES, AND PARKING	75							
Automotive Rental and Leasing, Without Drivers	751	NP	P	P	NP	NP	P	NP
Automobile Parking	752	NP	P	P	NP	NP	P	P
Automotive Repair Shops	753	NP	CU	P	NP	NP	P	NP
Automotive Services, Except Repair	754	NP	P	P	NP	NP	P	NP
BUSINESS SERVICES All except those noted below:	73	CU	CU	P	P	P	P	P
Advertising	731	NP	NP	NP	P	P	P	NP
Consumer Credit Reporting Agencies	732	NP	NP	NP	P	P	P	NP
Mailing, Reproduction, Commercial Art and Photography, and Stenographic Services	733	NP	NP	NP	P	P	P	NP
Personnel Supply Services	736	NP	NP	NP	P	P	P	NP
NOTES: P - Permitted Use NP - Not Permitted CU - Conditional Use								

**Table 1-C COMMERCIAL USES - SERVICES (Continued)**

Jackson Township Zoning Resolution

USES	SIC	ZONING DISTRICTS						
		NC	CC	CS	OI	MUC	PC	PUD
BUSINESS SERVICES (Continued)								
Computer Programming, Data Processing, Etc.	737	NP	NP	P	P	P	P	NP
CONSTRUCTION	Div. C	NP	NP	P	NP	NP	P	NP
ENGINEERING, ACCOUNTING, RESEARCH, MANAGEMENT, AND RELATED SERVICES All except those noted below:	87	NP	P	P	P	NP	P	NP
Commercial Physical and Biological Research	8731	CU - Light Industrial District (I-1)						
Testing Laboratories	8734	CU - Light Industrial District (I-1)						
HOTELS, ROOMING HOUSES, CAMPS, AND OTHER LODGING All except those noted below:	70	NP	P	NP	P	NP	P	P
Camps and Recreational Vehicle Parks	703	Exceptional Use District (EU)						
Rooming and Boarding Houses	702	CU - Residential Districts as provided in Sec. 204						
MOTION PICTURES All except those noted below:	78	NP	P	P	NP	NP	P	NP
Drive-In Motion Picture Theaters	7833	NP	P	P	NP	NP	P	NP
Motion Picture Theaters, Except Drive-In	7832	NP	P	P	NP	NP	P	NP
Video Tape Rental	784	P	P	P	NP	NP	P	P

NOTES: P - Permitted Use NP - Not Permitted CU - Conditional Use

**Table 1-C COMMERCIAL USES - SERVICES (Continued)**  
 Jackson Township Zoning Resolution

USES	SIC	ZONING DISTRICTS						
		NC	CC	CS	OI	MUC	PC	PUD
MISCELLANEOUS REPAIR SERVICES	76	NP	NP	P	NP	NP	P	NP
MISCELLANEOUS SERVICES	89	NP	NP	P	NP	NP	P	NP
PERSONAL SERVICES All except those noted below:	72	CU	P	P	NP	CU	P	NP
Coin-Operated Laundries and Dry-cleaning	7215	P	P	P	NP	P	P	P
Garment Pressing, and Agents for Laundries and Drycleaners	7212	P	P	P	NP	P	P	P
Laundry and Garment Services, Not Elsewhere Classified	7219	P	P	P	NP	P	P	P
Photographic Studies, Portrait	722	P	P	NP	NP	P	P	P
Beauty Shops	723	P	P	NP	NP	P	P	P
Barber Shops	724	P	P	NP	NP	P	P	P
Shoe Repair Shops and Shoeshine Parlors	725	P	P	NP	NP	P	P	P
Tax Return Preparation Services	7291	P	P	NP	P	P	P	P

NOTES: P - Permitted Use NP - Not Permitted CU - Conditional Use



**Table 1-D OFFICE AND INSTITUTIONAL USES**

Jackson Township Zoning Resolution

USES	SIC	ZONING DISTRICTS						
		NC	CC	CS	OI	MUC	PC	PUD
EDUCATIONAL SERVICES All uses except those noted below:	82	P - Residential Districts and OI						
Vocational Schools	824	P - Residential Districts and OI						
Schools and Educational Services, Not Elsewhere Classified	829	NP	P	P	P	NP	P	NP
FINANCE, INSURANCE, AND REAL ESTATE All uses except those noted below:	Div. H	CU	P	NP	P	P	P	NP
Insurance Carriers	63	P	P	NP	P	P	P	NP
Real Estate Agents and Managers	6531	P	P	NP	P	P	P	NP
HEALTH SERVICES All uses except those noted below:	80	CU	P	NP	P	NP	P	NP
Offices and Clinics of Doctors of Medicine	801	P	P	NP	P	NP	P	NP
Offices and Clinics of Dentists	802	P	P	NP	P	NP	P	NP
Office and Clinics of Osteopathy	803	P	P	NP	P	NP	P	NP
Offices and Clinics of other Health Professionals	804	P	P	NP	P	NP	P	NP
NOTES: P - Permitted Use NP - Not Permitted CU - Conditional Use								

**Table 1-D OFFICE AND INSTITUTIONAL USES (Continued)**  
Jackson Township Zoning Resolution

USES	SIC	ZONING DISTRICTS						
		NC	CC	CS	OI	MUC	PC	PUD
LEGAL SERVICES	81	CU	P	NP	P	NP	P	NP
MEMBERSHIP ORGANIZATIONS All uses except those noted below:	86	NP	P	P	P	NP	P	P
Religious Organizations	866	P - Residential and Commercial Districts						
MUSEUMS, ART GALLERIES, AND BOTANICAL AND ZOOLOGICAL GARDENS All uses except those noted below:	84	NP	P	NP	P	NP	P	NP
Arboreta and Botanical or Zoological Gardens	842	Exceptional Use District (EU)						
SOCIAL SERVICES All uses except those noted below:	83	CU	P	NP	P	NP	P	NP
NOTES: P - Permitted Use NP - Not Permitted CU - Conditional Use								

<b>Table 1-E INDUSTRIAL USES - MANUFACTURING</b> Jackson Township Zoning Resolution				
<b>USES</b>	<b>SIC CODE</b>	<b>ZONING DISTRICTS</b>		
		I-1	I-2	PI
Apparel and Other Finished Products Made From Fabrics	23	P	NP	P
Chemicals and Allied Products	28	NP	CU	NP
Electronic and Other Electrical Equipment and Components	36	P	NP	P
Fabricated Metal Products, Except Machinery and Transportation Equipment	34	NP	P	P
Food and Kindred Products	20	NP	P	P
Furniture and Fixtures	25	P	NP	P
Industrial and Commercial Machinery and Computer Equipment	35	NP	P	P
Leather and Leather Products	31	NP	P	P
Lumber and Wood Products, Except Furniture	24	NP	P	P
Measuring, Analyzing, and Controlling Instruments; Photographic, Medical, and Optical Goods; Watches/Clocks	38	P	NP	P
Miscellaneous Manufacturing Industries	39	P	NP	P
Paper and Allied Products	26	NP	CU	P
Petroleum Refining and Related Industries	29	NP	NP	NP
Primary Metal Industries	33	NP	NP	NP
Printing, Publishing, and Allied Industries	27	P	NP	P
Rubber and Miscellaneous Plastics Products	30	NP	NP	NP
Stone, Clay, Glass, and Concrete Products	32	NP	P	P
Textile Mill Products	22	NP	P	P
Tobacco Products	21	NP	P	P
Transportation Equipment	37	NP	P	P
NOTES: P - Permitted Use NP - Not Permitted CU - Conditional Use				

<b>Table 1-E INDUSTRIAL USES - TRANSPORTATION, COMMUNICATIONS, ELECTRIC, GAS, AND SANITARY SERVICES</b> Jackson Township Zoning Resolution				
<b>USES</b>	<b>SIC CODE</b>	<b>ZONING DISTRICTS</b>		
		I-1	I-2	PI
Arrangement of Passenger Transportation	472	P - OI		
Arrangement of Transportation of Freight and Cargo	473	P - OI		
Bus Charter Service	414	P	NP	P
Miscellaneous Services Incidental to Transportation	478	P	NP	P
Motor Freight Transportation and Warehousing	42	P	NP	P
School Buses	415	P	NP	P
Taxicabs	412	P	NP	P
Terminal and Service Facilities for Motor Vehicle Passenger Transportation	417	P	NP	P
NOTES: P - Permitted Use NP - Not Permitted				

<b>Table 1-F INDUSTRIAL USES - WHOLESALE TRADE</b> Jackson Township Zoning Resolution				
<b>USES</b>	<b>SIC CODE</b>	<b>ZONING DISTRICTS</b>		
		I-1	I-2	PI
WHOLESALE TRADE - DURABLE GOODS All uses except those noted below:	50	P	NP	P
Scrap and Waste Materials	5093	NP	P	CU <sup>8</sup>
Motor Vehicle Parts, Used <sup>9</sup>	5015	NP	CU	NP
WHOLESALE TRADE - NONDURABLE GOODS All uses except those noted below:	51	P	NP	P
Chemicals and Allied Products	516	NP	CU	P
Petroleum and Petroleum Products	517	NP	CU	P
NOTES: P - Permitted Use NP - Not Permitted CU - Conditional Use				

<sup>8</sup> Text Amendment #5-RZ-2000 approved by the Board of Trustees on December 5, 2000 in Resolution #2000-183, following hearing and approval by the Jackson Township Zoning Commission on November 20, 2000

<sup>9</sup> Text Amendment #5-RZ-2000 approved by the Board of Trustees on December 5, 2000 in Resolution #2000-183, following hearing and approval by the Jackson Township Zoning Commission on November 20, 2000. Added this SIC classification to clarify that automotive junk yards would only be considered in the I-2 District as a "Conditional Use."

**Table 1-G MISCELLANEOUS USES**

Jackson Township Zoning Resolution

<b>USES</b>	<b>ZONING DISTRICT</b>
Adult-Only Entertainment	CU - CS District
Agriculture	P - Any Residential District\ACOS
Bed and Breakfast Inns	CU - Any Residential District
Boarding and Care of Animals	P - ACOS and CS District
Boarding Homes	CU - Any Residential District
Cemeteries	CU - Any District
Child Care Centers	CU - Any Residential District and OI District
Drive-In Facility	CU - Any Commercial District Except MUC and NC, PC, PUD
Elderly Care	CU - Any Residential District
Farm Markets	P - Any Commercial and ACOS District
Home Child Care	P - Any Residential District - Single Family Use
Hospitals	P - CC, OI, and PC; CU - NC
In-Law Suite	CU - Any Residential District - Single Family Use
Mobile Homes	P - PR and PUD
Open Display and Sales	CU - Any Commercial District Except MUC, NC and OI
Private Schools	P - Any Residential District and OI
Residential Group Home	P - Any Residential District
Sales or Office Use	CU- In All Districts
Storage/Processing of Agricultural Products	P - ACOS District and Any Commercial District
NOTES: P - Permitted Use CU - Conditional Use	

**CHAPTER 206  
DIMENSIONAL STANDARDS**

- 206.01 [Table 2 - Dimensional Requirements](#)

**CROSS REFERENCES**

- [Chapter 203 General Provisions](#)
- [Chapter 204 Special Provisions](#)
- [Section 303.01 Accessory Uses and Structures Permitted](#)

**206.01 TABLE 2 - DIMENSIONAL REQUIREMENTS**

[Table 2](#) identifies the dimensional requirements for all districts. In some cases, dimensional requirements are provided based upon the wastewater and water systems available to a given property. As a result, where indicated by the symbol "Sewer" dimensional requirements apply where central sanitary sewer and water service is available to the subject site. Where indicated by the symbol "No Sewer" dimensional requirements apply without central sanitary sewer and water service.

- A. Minimum Lot Width. The minimum lot width shall be measured as the minimum distance that a tax parcel abuts an improved and accepted public right-of-way or an approved private street.

TABLE 2 DIMENSIONAL REQUIREMENTS														
Jackson Township Zoning Resolution														
Franklin County, Ohio														
Zoning District		Minimum Lot Size	Minimum Lot Width	Minimum Building Setback	Minimum Principal Building Setbacks			Minimum Accessory Building Setbacks		Maximum Lot Coverage	Maximum Principal Building Height		Minimum Finished Floor Area	
					Rear Yard Feet	Side Yard Feet	Total Side Yards	Rear Yard Feet	Side Yard Feet		Stories	Feet	Single Story	Multi Story
ACOS		2 ac	300*	Sec 203.07	100	20	50	5	5	20%	3	45	1,400	1,600
R		1.5 ac	300*	"	100	20	50		5	20%	3	45	1,400	1,600
SR		45,000	150	"	75	10	25	5	5	25%	3	45	1,400	1,600
S	No Sewer	1 ac	150	"	75	10	25	5	5	20%	3	45	1,400	1,600
	Sewer	20,000	100	"	50	8	20	5	5	20%	3	45	1,400	1,600
PR/Single Family	No Sewer	1 ac	150	"	75	10	25	5	5	20%	3	45	1,200	1,400
	Sewer	20,000	100	"	50	8	20	5	5	30%	3	45	1,200	1,400
PR/Two Family	No Sewer	NA	NA	"	NA	NA	NA	5	5	NA	3	45	960/D U	1,100 /DU
	Sewer	10,000	80	"	30	8	20	5	5	30%	3	45	960/D U	1,100 /DU

**TABLE 2 DIMENSIONAL REQUIREMENTS (CONTINUED)**

**Jackson Township Zoning Resolution  
Franklin County, Ohio**

Zoning District		Minimum Lot Size	Minimum Lot Width	Minimum Building Setback	Minimum Principal Building Setbacks			Minimum Accessory Building Setbacks		Maximum Lot Coverage	Maximum Principal Building Height		Minimum Finished Floor Area							
					Rear Yard Feet	Side Yard Feet	Total Side Yards	Rear Yard Feet	Side Yard Feet		Stories	Feet	Single Story	Multi Story						
PR/Multi Family																				
PR/Mobile Home	No Sewer	NA	NA	"	NA	NA	NA	5	5	NA	3	45	NA	1,100 /DU						
	Sewer	5,000	150	"	50	50	110	5	5	30%	3	45	NA	1,100 /DU						
NC	No Sewer	NA	NA	"	NA	NA	NA	5	5	NA	3	45	NA	1,200 /DU						
	Sewer	4,500	360	"	30	20	40	5	5	50%	3	45	NA	1,200 /DU						
CC		20,000	150	"	20	15				50%	3	45								
CS		1 ac	200	"	20	15				40%	3	45								
OI		1 ac	200	"	25	20				30%	3	45								
MUC		20,000	150	"	20	15				30%	3	45								
PC		20,000	150	"	20	15				50%	3	45								
1-1		Open	Open	"	Open	Open				30%	3	45								
1-2		1 ac	200	"	50	30				40%	3	45								
P1		2 ac	250	"	75	50				50%	3	45								
FP		Open	Open	"	Open	Open				50%	3	45								
EQ		See Sec. 208.02																		
OG		NA	NA	50	100	100				NA	NA	NA			NA	NA	NA	36		
CTT		10	Open	230	230	230				NA	NA	NA			NA	NA	NA	36		
EU	See Sec. 208.06																			
PUD	See Sec. 208.08																			
		100	1,000	Open	Open	Open	Open	5	5	Open	3	45	1,200	1,400						



**CHAPTER 207  
SUPPLEMENTAL DISTRICT REQUIREMENTS**

- 207.01 [Agricultural, Conservation, and Open Space District \(ACOS\)](#)
- 207.02 [Planned Residential District \(PR\)](#)
- 207.03 [Planned Commercial District \(PC\)](#)
- 207.04 [Mixed-Use Commercial District \(MUC\)](#)
- 207.05 [Planned Industrial District \(PI\)](#)

**CROSS REFERENCES**

[Chapter 206 Dimensional Standards](#)  
[Section 106.04 Submittal Requirements](#)

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**207.01 AGRICULTURAL, CONSERVATION, AND OPEN SPACE DISTRICT**

The following supplemental requirements shall apply within the Agricultural, Conservation, and Open Space District (ACOS):

A. Permitted Uses.

1. Agriculture uses and any accessory uses and structures thereof, including farm markets.
2. The creation of no more than two (2) building lots from a tax parcel existing at the adoption of this resolution and that meet Franklin District Board of Health requirements.

B. Conditional Uses.

1. The creation of three or more building lots from a tax parcel existing at the adoption of this resolution and that meet Franklin District Board of Health requirements.
2. Farm markets.

C. General. Except where otherwise noted, the following development standards shall apply in the Agricultural, Conservation, and Open Space District (ACOS):

1. Tract Size - A tract zoned ACOS shall have a minimum tract size of five (5) acres and the minimum tract size for a conditional use shall be six (6) acres.
2. Tract Width - A tract zoned ACOS shall have a minimum width of three hundred and fifty (350) feet adjacent to a public road.
3. Density - For a conditional use, the maximum net density, as defined in [Chapter 102](#), shall be one-half (1/2) dwellings per acre.

D. Conditional Use.

1. Open Space/Farmland - A minimum of fifty percent (50%) of the gross site shall

be set aside as open space or farmland by easement or as a reserve(s) on the required plat and shall be owned either jointly by all property owners or a not-for-profit organization.

2. Minimum Lot Size. Minimum lot size shall be one (1) acre.

## 207.02 PLANNED RESIDENTIAL DISTRICT

The following development standards shall apply within the Planned Residential District (PR):

- A. General. Except where otherwise noted, the following development standards shall apply in the Planned Residential District:
  1. Tract Area - A tract zoned PR shall have a minimum area of five (5) acres.
  2. Tract Width - A tract zoned PR shall have a minimum width of three hundred and fifty (350) feet adjacent to a public road.
  3. Density - The maximum net density, as defined in [Chapter 102](#), shall be six (6) dwellings per acre.
  4. Open Space - A minimum of twenty percent (20%) of the gross site shall be set aside as open space by easement or as a reserve(s) on the required plat.
  5. Uses - The accompanying zoning text shall define which uses are permitted as a part of the rezoning application.
  6. Plat Required - No use shall be constructed or altered until a Subdivision Plat has been recorded in accordance with the [Subdivision Regulations of Franklin County, Ohio](#). The Plat shall be in accordance with the approved Development Plan.
  7. Landscaping - The landscaping requirements of [Chapter 304](#) shall apply.
- B. Multi-Family Developments. As provided for under the PR and PUD Districts, the following standards shall apply to multi-family developments:
  1. Tract Area. A tract zoned under PR or PUD for multi-family development shall have a minimum area of five (5) acres.
  2. Tract Width. A tract zoned under PR or PUD for multi-family development shall have a minimum width of three hundred and fifty (350) feet on a public road.
  3. Density - The maximum net density, as defined in [Chapter 102](#), shall be ten (10) dwellings per acre.
  4. Accessory Uses - Office facilities for managing and operating the development, including property sales, leasing, and maintenance; recreational facilities; and laundering facilities for exclusive use by residents.
  5. Open Space - A minimum of thirty percent (30%) of the gross site shall be set aside as open space by easement or as a reserve(s) on the required plat.
- C. Mobile Home Developments. The purposes of this section is to express the intent of

*Jackson Township Zoning Resolution*

Jackson Township as it relates to the treatment of what is commonly considered mobile homes as defined in Ohio law as house trailers as of January 1, 1983. It is the intention of Jackson Township to differentiate a mobile home from other dwellings on the basis of taxation and specific definition. It is the intent of Jackson Township to differentiate a mobile home from other dwellings primarily on the basis of taxation. A mobile home is subject to a trailer tax while a dwelling is subject to real property taxation. A unit sold as a motor vehicle and having such a title shall become a dwelling for the purposes of this resolution when an owner presents evidence to the Zoning Administrator that the County Auditor has or will place the unit on the real property duplicate after placement. In addition, a unit sold and titled as a vehicle shall not be given a permit until such time as the applicant for a permit for a single family dwelling subject to real property taxation shows on the application that:

1. All other requirements of this resolution will be met including minimum dimensional requirements, and the three-twelfths-inch (3/12") roof pitch directly from the factory is met as a requirement.
  2. The unit will be placed on a permanent foundation following the manufacturer's recommended plan for foundation and attachment of the unit thereto.
- D. As provided for under the PR and PUD Districts, the following standards shall apply to mobile home developments:
1. Tract Area. A tract zoned under PR or PUD for mobile home developments shall have a minimum area of five (5) acres.
  2. Tract Width. A tract zoned under PR or PUD for mobile home developments shall have a minimum width of three hundred and fifty (350) feet adjacent to a public road.
  3. Density. The maximum net density, as defined in [Chapter 102](#), shall be five (5) mobile homes per acre.
  4. Development Standards. The location and arrangement of land and structures shall be determined in accordance with the following procedures. Where different from State of Ohio standards and requirements, the more restrictive standards and requirements shall apply:
    - a. The mobile home development shall be developed with accessways of not less than thirty-five (35) feet in width and shall be paved for not less than twenty (20) feet. Such pavement shall be constructed of not less than six (6) inches of an impervious pavement material on a prepared subgrade.
    - b. There shall be common walks three (3) feet or more in width either within the access right-of-way or along mobile home site boundaries to provide access to and from the mobile home to the accessway. Such walks shall be constructed of not less than four (4) inches of an impervious pavement material on a prepared subgrade.
    - c. Each mobile home site shall be not less than forty-eight hundred (4,800)

square feet and shall be not less than sixty (60) feet in width and shall abut upon an access drive for not less than twenty-five (25) feet.

- d. Each mobile home site shall be developed with a mobile home stand of not less than twenty (20) feet by sixty (60) feet and each manufactured home stand shall be not less than fifteen (15) feet from the mobile home site boundary. The mobile home stand shall be constructed of a minimum of six (6) inches of impervious pavement material on a prepared subgrade.
  - e. Each mobile home site shall be provided with a water outlet connection to an approved central water supply and a connection to an approved central sewer system.
  - f. Each mobile home site shall be developed with a paved area (patio) of not less than one hundred and eighty (180) square feet. The patio shall be of not less than four (4) inches of Portland Cement or other rigid type of impervious pavement, and shall be connected to common walks by a similarly paved walk of not less than two (2) feet in width.
  - g. Each mobile home site shall be developed with at least one (1) paved and covered parking space of not less than ten (10) feet by twenty (20) feet. The parking pad shall be constructed of not less than four (4) inches of impervious pavement material on a prepared subgrade.
5. Accessory Uses - Office facilities for managing and operating the development, including property sales, leasing, and maintenance; recreational facilities; and laundering facilities for exclusive use by residents. Accessory uses are limited to fifteen percent (15%) of the net site.

### 207.03 PLANNED COMMERCIAL DISTRICT

The following development standards shall apply in the Planned Commercial District (PC):

- A. General. The following development standards shall apply in the Planned Commercial District:
  1. Tract Area - A tract zoned PC shall have a minimum area of one (1) acre.
  2. Tract Width - A tract zoned PC shall have a minimum width of one hundred and fifty (150) feet adjacent to a public road.
  3. Lot Coverage - Maximum lot coverage shall be thirty-five percent (35%).
  4. Outside Storage - No outside storage shall be permitted.
  5. Pollution - No smoke or other similar emission resulting from a commercial process shall be emitted from any structure. No use shall emit odorous gases or other odorous matter that can be detected at the property line. No use shall emit noise greater than sixty (60) decibels measured at the property line.
  6. Plat Required - No use shall be constructed or altered until a Subdivision Plat has been recorded in accordance with the [Subdivision Regulations of Franklin](#)

[County, Ohio](#). The Plat shall be in accordance with the approved Development Plan.

- B. Performance Standards. The following performance standards shall apply, in addition to all other applicable standards, in the Planned Commercial District:
1. Traffic - Where deemed relevant by the Zoning Administrator or Zoning Commission, a detailed traffic analysis shall be prepared and paid for by the Applicant and such analysis shall be performed by a professional engineer licensed in the State of Ohio.
  2. Environment - Where deemed relevant by the Zoning Administrator or Zoning Commission, an environmental analysis shall be prepared and paid for by the Applicant and such analysis shall be performed by an earth sciences professional or engineer.
  3. Uses - The accompanying zoning text shall define which uses are permitted as a part of the rezoning application.
  4. Landscaping - The landscaping requirements of [Chapter 304](#) shall apply.

#### **207.04 MIXED-USE COMMERCIAL DISTRICT**

The following supplemental requirements shall apply within the Mixed-Use Commercial District (MUC):

- A. Permitted Uses.
1. Permitted uses of the Neighborhood Cluster, Community Cluster, and Office and Institutional Districts.
  2. Single family residential uses.
  3. Accessory uses and structures.
- B. Prohibited Uses.
1. Drive-in uses.
  2. Auto-related uses.
  3. Outdoor display and sales.
- C. General. Except where otherwise noted, the following development standards shall apply in the Mixed-Use Commercial District (MUC):
1. Tract Size - A minimum tract size shall be two (2) acres.
  2. Tract Width - A minimum width of one hundred (100) feet adjacent to a public road and one hundred and fifty (150) feet at the building line.
  3. Lot Coverage - A maximum lot coverage of fifty percent (50%).
  4. Clustering - Any non-residential permitted use must be located within two

hundred (200) feet to an existing non-residential permitted use.

5. Landscaping - The landscaping requirements of [Chapter 304](#) shall apply.

## 207.05 PLANNED INDUSTRIAL DISTRICT

The following development standards shall apply in the Planned Industrial District (PI):

- A. General. The following development standards shall apply in the Planned Industrial District:
  1. Tract Area - A tract zoned PI shall have a minimum area of five (5) acres.
  2. Tract Width - A tract zoned PI shall have a minimum width of three hundred and fifty (350) feet adjacent to a public road.
  3. Lot Coverage - Maximum lot coverage shall be fifty percent (50%)
  4. Outside Storage - No outside storage shall be permitted unless screened from nearby residences and public right-of-way by a six (6) foot wood privacy fence.
  5. Pollution - No smoke or other similar emission resulting from a commercial process shall be emitted from any structure. No use shall emit odorous gases or other odorous matter that can be detected at the property line.
  6. Noise - No use shall emit noise greater than sixty (60) decibels measured at the property line.
  7. Plat Required - No use shall be constructed or altered until a Subdivision Plat has been recorded in accordance with the [Subdivision Regulations of Franklin County, Ohio](#). The Plat shall be in accordance with the approved Development Plan.
- B. Performance Standards. The following performance standards shall apply, in addition to all other applicable standards, in the Planned Industrial District:
  1. Traffic - Where deemed relevant by the Zoning Administrator or Zoning Commission, a detailed traffic analysis shall be prepared and paid for by the Applicant and such analysis shall be performed by a professional engineer licensed in the State of Ohio.
  2. Environment - Where deemed relevant by the Zoning Administrator or Zoning Commission, an environmental analysis shall be prepared and paid for by the Applicant and such analysis shall be performed by an earth sciences professional or engineer.
  3. Uses - The accompanying zoning text shall define which uses are permitted as a part of the rezoning application.
  4. Landscaping - The landscaping requirements of [Chapter 304](#) shall apply.

**CHAPTER 208  
SPECIAL DISTRICTS**

- 208.01 [General Provisions](#)
- 208.02 [Floodplain District \(FP\)](#)
- 208.03 [Excavation and Quarry District \(EQ\)](#)
- 208.04 [Oil and Gas District \(OG\)](#)
- 208.05 [Exceptional Use District \(EU\)](#)
- 208.06 [Planned Unit Development District \(PUD\)](#)

**CROSS REFERENCES**

[Chapter 201 Zoning Districts Established](#)

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**208.01 GENERAL PROVISIONS**

- A. Special Districts Established. Districts providing for use or development of land for certain purposes or under certain conditions, as hereafter specified, are hereby established and adopted.
- B. Special District Regulations. Regulations pertaining to use or development of land in Special Districts are provided for the following:
1. Floodplain District (FP). The FP District provides for the management of areas impacted by the 100-year floodplain as measured by the National Flood Insurance Program under the Federal Emergency Management Agency. The FP District's purpose is to prevent obstruction of the water channel and to protect structures and property from flood damage.
  2. Excavation and Quarry District (EQ). The EQ District is provided in recognition of those natural resources which may be excavated while protecting the needs of land, persons and uses within close proximity of such excavation, as well as the reclamation of said excavated land.
  3. Oil and Gas District (OG). The OG District is provided in recognition of those natural resources which may be extracted while protecting the public and property from any adverse impacts that could result from drilling and production operations.
  4. Exceptional Use District (EU). The EU District is provided in recognition of certain specific uses which are of such a nature as to warrant specific consideration and regulation, as well as any use not otherwise provided for in this resolution under a specific zoning district.
  5. Planned Unit Development District (PUD). The PUD District provides for a development which is planned to integrate residential, commercial, industrial, or any other use within a single zoning district. The purpose of the PUD District is to encourage the efficient use of land resources, greater efficiency in providing public and utility services, and encouraging innovation in the planning and building of all types of development.



- C. Relation to Zoning Districts. Special Districts and regulations thereof shall be in addition to the Zoning Districts as established on the [Zoning District Map](#) and nothing herein is intended to amend, modify, or otherwise change the zoning regulations except as specifically set forth in Special District regulations.
1. Relation to Zoning District Map. The inclusion of land in a Special District shall be in addition to the Zoning District as established on the [Zoning District Map](#), and nothing herein is intended to amend, modify, or otherwise change the Zoning District boundaries as shown on the Zoning District Map.

## 208.02 FLOODPLAIN DISTRICT

- A. Establishment of Regulatory Floodplain District. The Regulatory Floodplain District shall exist as an overlay district and shall apply concurrently with other zoning district classifications. Land uses and development allowed under this designation must also meet all other applicable sections of this Resolution.
1. Designation of the Regulatory Floodplain District. The Regulatory Floodplain Districts shall be designated as those flood hazard areas which are identified in the "Flood Insurance Study, County of Franklin, Ohio, Unincorporated Areas" and accompanying Flood Insurance Rate Maps (FIRM) and Flood Boundary and Floodway Maps (FBFM) published by the Federal Emergency Management Agency (FEMA) under the National Flood Insurance Program (NFIP) dated July 5, 1983, and all revisions and amendments thereto. These maps and data shall be on file at the Rural Zoning Commission, the Mid-Ohio Regional Planning Commission (MORPC), and the Franklin County Engineers' Office.
  2. Floodway and Floodway Fringe. The Regulatory Floodplain District is further divided into two portions consisting of the Floodway and the Floodway Fringe. The Floodway is that portion of the Floodplain consisting of the channel and sufficient adjacent lands to convey the Base Flood discharge without increasing the base Flood Elevation more than one-half foot. The Floodway Fringe is that portion of the Floodplain outside of the Floodway. The FEMA water surface profiles of the Base Flood shall govern the location of the Floodplain boundary. The Base Flood Elevations and Floodway boundaries shall be established as those indicated by NFIP maps and data published by FEMA, including all revisions and amendments thereto. The Floodplain District shall be illustrated on the [Franklin County Zoning District Maps](#). FEMA maps and data shall be used to establish the Regulatory Floodplain Districts. FEMA maps and data shall govern in case of omission on or conflict with the zoning maps.
  3. Non-detailed Flood Hazard Areas. In designated flood hazard areas for which FEMA has not determined detailed flood elevations and Floodway boundaries, the applicant shall be required to furnish information prepared by qualified personnel to enable the administration of this Resolution consistent with its intent. Flood maps and data published by State or Federal sources such as the USDA Soil Conservation Service, U. S. Army Corps of Engineers, U. S. Geological Survey, or Ohio Department of Natural Resources shall be utilized when available. In cases of differing information from two or more of these sources, the more comprehensive and recent technical data shall be used.



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When detailed flood elevations and Floodway boundaries are not available for the Base Flood through FEMA or other State or Federal sources, the applicant shall provide them. Such information and data shall be prepared by a qualified Professional Engineer in accordance with currently accepted hydrologic and hydraulic engineering techniques and methodology. Such studies, analyses, computations, etc. shall be submitted in sufficient detail to allow thorough technical review by the Community NFIP Administrator and State NFIP Coordinating Agency.

B. Floodway Use Regulations.

1. Permitted Uses. The following uses, not including buildings, shall be permitted within the floodway, provided they comply with all other applicable sections of this Resolution:
  - a. Agricultural land uses such as general farming and cultivation, pasturing, grazing, outdoor open air nurseries, truck farming, forestry, sod farming, and similar uses.
  - b. Private or public recreational land uses such as golfing, tennis, archery, picnicking, boating, swimming, parks, wildlife or nature preserves, shooting ranges, hunting and fishing areas, hiking, biking, jogging and horseback riding trails, and other similar uses.
  - c. Residential open space uses such as lawns, gardens, play areas, and other similar uses.
2. Prohibited Uses. The following structures and uses are prohibited in the Floodway unless specifically listed under [Section 208.02 \(B\) \(3\)](#) as a Conditional Use:
  - a. Buildings and structures, including mobile homes, for residential, commercial, industrial, agricultural, or other use.
  - b. Storage or processing of materials.
  - c. Trash, garbage or waste disposal operations, landfills, wastewater treatment and disposal facilities.
  - d. Placement of material, fill or spoil of any type, or the construction or extension of levees, dams, dikes, floodwalls, or other such moundings or embankments.
  - e. Encroachments which would cause any increase in the Base Flood Elevations.
3. Conditional Uses. The following uses shall be conditional uses within the Floodway provided they comply with all other applicable sections of this Resolution and any conditions attached by the Board of Zoning Appeals in granting the Conditional Use Permit:
  - a. Navigational and stream flow aids, marinas, boat rental, docks, piers,

wharves, and water measuring and monitoring devices.

- b. Construction, placement, or substantial improvement or maintenance of public or private culverts, utilities, bridges and stream crossings of any type or size, and erosion control and protection measures.
- c. Extraction of sand, gravel, or other resources.
- d. Alteration or relocation of the channel or watercourse.

C. Floodway Fringe Use Regulations.

- 1. Permitted Uses. Uses permitted in the Floodway by [Section 208.02 \(B\)](#) shall also be permitted in the Floodway Fringe.
- 2. Prohibited Uses. No uses are expressly prohibited within the floodway fringe portion of the regulatory flood plain, provided all other applicable regulations and standards are met.
- 3. Conditional Uses. The following uses shall be Conditional Uses in the Floodway Fringe, provided they meet all applicable standards and requirements of this Resolution and any conditions attached by the Board of Zoning Appeals in granting the Conditional Use Permit:
  - a. All Conditional Uses in the Floodway as listed in [Section 208.02 \(B\)](#) above.
  - b. Residential, agricultural, commercial, industrial, manufacturing, or similar structures or buildings.
  - c. Storage or processing of materials.
  - d. Parking and loading areas.
  - e. Waste processing and/or disposal facilities and wastewater treatment and disposal systems.
  - f. Flood control or mitigation structures and measures.
  - g. Temporary or permanent placement of material, fill or spoil of any type, or other such mounding or embankment or additions or extensions thereto.

D. Development Standards.

- 1. Development Standards. In addition to other applicable development standard provisions of this Resolution, the following standards for arrangement, development, and use of land and buildings shall be required in the Regulatory Floodplain District:
  - a. No use of the Floodplain shall unduly or adversely affect or impact the efficiency, flow characteristics, or flood heights of the main channel or

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other affected tributaries, ditches, drainage facilities, or systems for storm frequencies up to and including the Base Flood event. No use or encroachment within the Floodway shall increase the base Flood Elevation.

- b. All activities and developments shall be planned, designed, constructed, and installed consistent with the need to minimize damage in time of flooding.
2. Buildings and Structures. Temporary or permanent buildings and structures, including mobile homes, new construction, and substantial improvement of residential and non-residential buildings shall be designed and constructed that:
- a. The lowest floor, including basement, is at least one foot above the Regional Flood Elevation, plus any increase caused by potential encroachments into the Floodway Fringe. Floodway Fringe encroachment increases range from zero (0.0) to one-half (1/2) feet and are listed in the Flood Insurance Study published by FEMA and available at the offices listed in [Section 208.02 \(A\)](#).
  - b. Fill used to elevate structures which are located entirely within the Floodway Fringe shall extend a minimum of ten (10) feet beyond the walls of the structure at a grade not to exceed ten percent (10%) and be suitably placed and compacted to prevent erosion or scour during periods of high water.
  - c. They shall have a means of vehicular ingress and egress to land outside the Regulatory Floodplain which shall be at least fifteen (15) feet wide and at least one foot above the Regional Flood Elevation.
  - d. The applicant shall obtain and furnish to the Community NFIP Administrator as-built elevations, certified by a Registered Surveyor, of the basement and first floor to be maintained on file for public inspection.
  - e. Flood protection shall be achieved by elevation of the structure. Structures shall not be permitted with floor levels below the Base Flood Elevations.
  - f. Placement of a mobile home shall meet or exceed the requirements of [Federal Law 44 CFR part 60.3](#) and shall be protected from flotation or lateral movement by over-the-top ties at each corner plus two additional ties per side or frame ties at each corner plus five additional ties per side. Additions to the mobile home shall also be anchored. Individual components of the anchoring system shall be able to carry a 4,800 pound force.
3. Storage or Processing of Materials. Storage or processing of materials which are buoyant, pollutants, flammable, explosive, or could be injurious to human, animal, or plant life in time of flooding shall be stored one and one-half (1 1/2) feet above the Base Flood Elevation, or suitably flood proofed and protected.

Proposed protection measures and safeguards shall be approved by the Ohio EPA. Storage of materials or equipment or placement of other obstruction which in time of flooding may be dislodged or otherwise carried off site by flood waters to the possible damage or detriment to life or property must be protected by suitable safety measures approved by the Board of Zoning Appeals.

4. Parking and Loading Areas. Public or private parking or loading areas which would be inundated to a depth of eighteen (18) inches or more subjected to flow velocities over four (4) feet per second must be provided with adequate flood warning devices and measures approved by the Board of Zoning Appeals.
  5. Waste Processing and/or Disposal Facilities and Wastewater Treatment and Disposal Systems. Such facilities must be approved by the Ohio EPA, Franklin County Sanitary Engineer, or Franklin County District Board of Health, whichever has jurisdiction, and further must be elevated or designed and constructed in such a way to provide protection for the entire facility from the Base Flood.
  6. Flood or Erosion Control Measures or Watercourse Alteration or Relocation. Dams, dikes, levees, embankments, floodwalls, rip rap rock protection, or other flood or erosion control measures and any alteration or relocation of the channel or watercourse shall be subject to all applicable provisions of [Section 1521.06](#) and [1521.07 of the Ohio Revised Code](#) and all other applicable Federal, State, County, and Local ordinances and regulations.
    - a. Such measures over three (3) feet in height or including over one thousand (1,000) square feet of surface area shall be submitted by the community NFIP Administrator to the U. S. Army Corps of Engineers and/or the Ohio Department of Natural Resources for review, recommendations, and approval as appropriate.
    - b. Flood control measures intended to remove lands from the Regulatory Floodplain District Classification must be approved by FEMA. The Regulatory Floodplain District shall be changed to coincide only with effective revisions to published NFIP maps.
    - c. Adjacent communities and ODNR shall be notified when channel or watercourses are to be altered or relocated.
  7. Public or Private Utilities or Facilities. Activities or developments such as bridges, culverts, docks, wharves, piers, water supply, sanitary or storm sewers and works, or construction of other public or private utility works and apparatuses shall be planned, designed, constructed, installed, and maintained consistent with the need to minimize the potential of flood damage to them and to the community in accordance with this Resolution. Compensating measures shall be required by this Resolution to offset potential impacts of such projects.
- E. Additional Plan Requirements. For Zoning Compliance, Conditional Use Permits, and Variance applications involving the Regulatory Floodplain District, the applicant shall furnish sufficient information to permit the Board of Zoning Appeals to determine the Regulatory Floodplain and Floodway Boundaries and to facilitate the administration

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and enforcement of this Resolution. Such information shall include:

1. Plans drawn to scale showing the nature, location, dimensions and details of the property, development, activities and the land use, both existing and proposed.
2. Existing and proposed topographic information.
3. Other information as may be reasonable deemed necessary by the Administration Officer or the Board of Zoning Appeals.

- F. Compliance With Approved Plans. Certificates of Zoning Compliance and Conditional Use Permits issued on the basis of applications, plans, specifications, and other information approved by the Zoning Administrator or the Board of Zoning Appeals shall authorize only the use, arrangement, and construction set forth therein.

The Applicant shall submit certification of finished elevations and/or other proofs or assurances of compliance with approved plans to the satisfaction of the Zoning Administrator and/or Board of Zoning Appeals.

- G. Compliance With National Flood Insurance Program. The provisions of this chapter have been submitted to and reviewed by the National Flood Insurance Program (NFIP) State Coordination Agency and the Federal Emergency Management Agency (FEMA) as required by Federal Law. These agencies have determined that these provisions meet or exceed the Federal Standards of [Federal Law 44 CFR part 60](#).

1. The administration of this Zoning Resolution shall in no way lower the requirement or standard of the National Flood Insurance Program, [44 CFR part 60.3](#) and [60.6](#).
2. The Community NFIP Administrator shall review all applications involving Conditional Uses and Variances in the Floodplain and prepare a brief report and recommendation to be submitted to the Board of Zoning Appeals prior to any action.

- H. Warning and Disclaimer of Liability. This Resolution does not imply that areas outside the Regulatory Floodplain District or uses allowed or otherwise permitted or approved within the Regulatory Floodplain District in accordance with provisions of this Resolution will be free from flooding or flood damages. This Resolution or its administration and/or enforcement shall not create liability on the part of the Jackson Township, an officer or employee of the County, or other staff or personnel involved in its administration and/or enforcement. Additional flood protection beyond that required by this Resolution is recommended and encouraged.

### **208.03 EXCAVATION AND QUARRY DISTRICT (EQ)**

- A. Permitted Use. Land structures governed by the EQ District shall be used for only the following purposes in addition to permitted uses of the Zoning District in which the land is located:

1. Extraction. Extraction shall include the following activities and borrow pits:

- 141 Dimension Stone
- 142 Crushed and Broken Stone, including Riprap
- 144 Sand and Gravel

2. Processing. The temporary erection and operation of plants and equipment necessary for crushing, polishing, dressing or otherwise physically or chemically processing the material extracted on the site including:

- 3271 Concrete Brick and Block
- 3272 Concrete Products, except Block and Brick
- 3273 Ready Mix Concrete

3. Borrow Pits.

B. Development Standards. The following standards for arrangement and development of land and buildings are required under this District:

1. Intensity of Use. There is no minimum lot area required; however, the lot shall be adequate to provide the yard space required by the following Development Standards and meet all other applicable requirements:
  - a. For excavation, quarrying, and permitted processing all equipment used shall be constructed, maintained, and operated in such a manner as to eliminate, as far as practicable, noise, vibration, or dust which would injure or annoy persons living or working in the vicinity.
  - b. Accessways or roads within the premises shall be maintained in a dust free condition through surfacing or other such treatment as may be necessary.
  - c. No excavation shall be made from the banks or beds of the Scioto River, or any other stream or waterway and no quarrying shall be permitted closer than two hundred (200) feet of either bank of the above named tributaries except by a finding of the Franklin County Engineer which shall show that such excavation or quarrying shall not impair the lateral support needed for permanent stream levees.
  - d. All excavations shall be made either to a depth of five (5) feet below a water producing level, graded, or back-filled with non-noxious and non-flammable solids to assure that the excavated area will not collect and retain stagnant water, or that the graded or back-filled surface will create a gentle rolling topography to minimize erosion by wind or rain and substantially conform with the contour of surrounding area.
  - e. Whenever the floor of a quarry is five (5) feet or more below a grade of adjacent land, the property containing the quarry shall be completely enclosed by a barrier either consisting of a mound of earth not less than six (6) feet in height located at least twenty-five (25) feet from any street right-of-way and planted with a double row of evergreen shrubs or other approved landscaping, or shall be enclosed with a chain link fence or its

equivalent in strength and protective character to a height of six (6) feet in height along the property line.

2. Yard Requirements. An excavation shall be located one hundred (100) feet or more and back-filled to one hundred and fifty (150) feet from a street right-of-way line. Quarrying operations shall be located fifty (50) feet or more from a street right-of-way line. With approval by the Franklin County Engineer, such excavation or quarrying may be permitted within these limits to the point of reducing the ground elevation to the established street grade.

Excavation or quarrying shall be no closer than one hundred (100) feet to a property boundary line, except with the written consent of adjacent property owner.

Plants or equipment for processing of extracted materials or other approved ancillary operations shall not be located nearer than eight hundred (800) feet to the boundary of the land placed under the provisions of this District.

- C. Rehabilitation Plan. Extraction shall be permitted only from areas for which there is a Rehabilitation Plan approved by the Jackson Township Zoning Commission and the Jackson Township Board of Zoning Appeals of Trustees.

1. Rehabilitation Plan. All such Rehabilitation Plans shall include the following:
  - a. A grading plan showing existing contours in the area to be extracted and proposed future contours showing the topography of the area after completion. Such plans shall include the surrounding area within five hundred (500) feet of the property boundary line and drawn to an appropriate scale with contour lines at intervals of five (5) feet or less.
  - b. Existing and proposed drainage of the area.
  - c. Details of regrading and vegetation of the site during and at conclusion of the operation.
  - d. Surety or other financial responsibility provisions to objectively assure the timely and adequate completion of the Rehabilitation Plan.
2. Required Rehabilitation. The following requirements shall be met in the Rehabilitation Plan:
  - a. The banks of all extraction, when not back-filled, shall be sloped at a grade of not less than two (2) feet horizontal to one (1) foot vertical. This slope shall be maintained twenty (20) feet beyond the water line if such exists.
  - b. Spoil banks shall be graded to a level suiting the existing terrain.
  - c. All banks and extracted areas shall be surfaced with at least six (6) inches of suitable soil, except exposed rock surfaces, and shall be planted or seeded with trees, shrubs, legumes or grasses maintained until the soil is established and approved by the County Engineer.



- d. When any extraction has been completed, such area shall be left as a permanent spring-fed lake or the floor thereof shall be leveled in such a manner as to prevent the collection and stagnation of water, to provide proper drainage without excessive soil erosion, and shall otherwise comply with these requirements.
- e. All equipment and structures shall be removed within three (3) months of the completion of the extraction of materials.

#### 208.04 OIL AND GAS DISTRICT (OG)

- A. Permitted Uses. Land and structures governed by this District shall be used only for the following purposes in addition to Permitted Uses of the Zoning District in which the land is located:
  - 1. Extraction.
    - 131 - Crude Oil/Natural Gas
    - 132 - Natural Gas Liquids
    - 138 - Oil and Gas Field Service
  - 2. Temporary Equipment and Structures. The temporary erection of structure and equipment necessary for the drilling and production of oil and gas on the site.
- B. Development Standards. The following standards for arrangement and development of land and buildings are required in this District:
  - 1. Spacing of Wells. No permit shall be issued to drill, deepen, reopen, or plug a well for the production of oil or gas unless the proposed well is located:
    - a. Upon a tract or drilling unit containing not less than ten (10) acres.
    - b. Not less than four hundred and sixty (460) feet from any well drilling to, producing from, or capable of producing from the same pool.
    - c. Not less than two hundred and thirty (230) feet from a boundary of the subject tract or drilling unit.
  - 2. Access and Egress. Prior to commencement of any drilling operations, all private roads used for access to the drill site, and the drill site itself, shall be surfaced by clean, crushed rock, gravel, or decomposed granite, or oiled and maintained to prevent dust and mud.
  - 3. Derricks. All derricks and mast hereafter erected for drilling or re-drilling shall be at least equivalent to the American Petroleum Institute Standards 4A, 14th Edition and 4D, 3rd Edition.
  - 4. Signs and Fencing. A sign having a surface area of not less than two (2) square feet and no more than six (6) square feet bearing the current name and number of the well and the name or insignia of the operator shall be displayed



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at all times from the commencement of drilling operations until the well is abandoned.

All oil well production equipment having external moving parts hazardous to life or limb shall be attended twenty-four hours per day or shall be enclosed by a steel chain link fence not less than six (6) feet in height in addition having not less than three (3) strands of barbed wire sloping outward at approximately a 45 degree angle and for eighteen (18) inches from the top of the fence.

There shall be no aperture below such fence greater than four (4) inches. Fence gates shall be placed at non-hazardous locations and shall be locked at all times when unattended by a watchman or service man.

5. Lighting, Delivery and Power.

a. Lighting. All lights shall be directed or shielded so as to confine direct rays to the drill site.

b. Delivery of Equipment. The delivery or removal of equipment or material from the drill site shall be limited to the hours between 7:00 a.m. and 7:00 p.m., except in case of emergency.

c. Power Sources. All power sources shall be electric motors or muffled internal combustion engines.

6. Storage of Equipment. There shall be no storage of material, equipment, machinery or vehicle which is not for immediate use or servicing of an installation on the drill site. Storage tanks shall be located on the drill site and storage tank capacity at the drill site shall not exceed a total aggregate of two thousand (2,000) barrels exclusive of processing equipment.

7. Flammable Waste Gases. Flammable waste gases or vapors escaping from a production drill site shall be burned or controlled to prevent hazardous concentration reaching sources of ignition or otherwise endangering the area.

C. Rehabilitation Plan. Drilling and production shall be permitted only from areas for which there is a Rehabilitation Plan approved by the Jackson Township Zoning Commission and Township Trustees.

1. Rehabilitation Plan. All such Rehabilitation Plans shall include the following:

a. Redevelopment plan showing existing and proposed site and all facilities pertinent thereto. Such plans shall include the surrounding area within five hundred (500) feet of the property boundary line and drawn to an appropriate scale.

b. Details of regrading and revegetation of the site during and at the conclusion of the operation.

c. Surety or other financial responsibility provisions to objectively assure the timely and adequate completion of the Rehabilitation Plan.

2. Required Rehabilitation. The following requirements shall be met in the Rehabilitation Plan:
  - a. Upon cessation of drilling and beginning of production, the well shall be serviced only with a portable derrick when required.
  - b. All concrete, pipe, wood, and other foreign materials shall be removed from the drill site to a depth of six (6) feet below grade, unless part of a multi well collar then being used in connection with any other well for which a permit has been issued.
  - c. All holes and depressions shall be filled and packed with native earth. All oil, waste oil, refuse, or waste material shall be removed from the drill site.
  - d. Adequate landscaping shall be required of the drilling site with screen planting around visible equipment and tanks, ground cover on other portions of the site, and maintenance of all equipment and premises in a good and painted condition.
  - e. All drilling equipment and the derrick shall be removed from the premises within sixty (60) days following the completion, abandonment, or desertion of any well.

#### **208.05 EXCEPTIONAL USE DISTRICT (EU)**

- A. Special Uses. The following listed uses shall be subject to these Exceptional Use District Regulations, except as they may be permitted by other provisions of this Zoning Resolution:
  1. Transportation. Airport or flying field, transportation terminals, depots, or other transportation facilities not exempt from regulation.
  2. Recreation and Amusement. Amusement center, amusement park, skating rink, miniature golf, swimming pool, drive-in theater (except adults only entertainment establishments as defined in [Chapter 102](#)). Athletic field, stadium, race track, or other similar sports facility not otherwise allowed by the provisions of this Zoning Resolution. Golf club, country club, fishing club or lake, gun club, riding stable, including boarding of animals, or similar recreational facility operated on an admission fee or membership basis. Resort establishment, park, camping or boating facilities, picnic grounds, or similar recreational facility operated on an admission fee or membership basis.
  3. Social and Cultural Institution. Cemetery or crematory not otherwise allowed by the provisions of this Zoning Resolution. Hospital, Sanatorium, convalescent home, rest home, home for children or the aged not otherwise allowed by the provisions of this Zoning Resolution. Private school or college including those with students or faculty in residence not otherwise allowed by the provisions of this Zoning Resolution.
  4. Other Uses Not Provided For. Other legal uses of unique or exceptional requirements or circumstances that are otherwise not permitted by this Zoning

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- B. Procedure. The following procedure shall be followed in placing land in the Exceptional Use District:
1. Development Plan. Three (3) copies of a Development Plan shall be submitted with the application for amendment of the Zoning District Map and such plan shall include in text or in map form:
    - a. The proposed location and size of areas of use, indicating size, location, and type of structure.
    - b. The proposed location, size, and use of all open areas landscaped and other open space with suggested ownership of such areas.
    - c. The proposed provision of water, sanitary sewer, and surface drainage facilities including engineering feasibility or other evidence of reasonableness.
    - d. The proposed circulation pattern including streets, both public and private, parking areas, walks, and other accessways including their relation to topography, existing streets, and other evidence of reasonableness.
    - e. The proposed schedule of site development and construction of buildings and associated facilities including sketches or other documentation indicating design principles or concepts for site development, buildings, landscapes, or other features. Such schedule shall include the use or redevelopment of existing features such as structures, streets, easements, utility lines, and land use.
    - f. The relationship of the proposed development to the existing and future land use in the surrounding area, the street system, community facilities and services, and other public improvements.
    - g. Evidence that the Applicant has sufficient control over the land to effectuate the proposed Development Plan within three (3) years. Such control includes property rights, economic resources, and engineering feasibility as may be necessary.
  2. Basis of Approval. The basis of approval for the Exceptional Use District shall be:
    - a. That the proposed development is consistent in all respects to the purpose, intent, and applicable standards of this Zoning Resolution.
    - b. That the proposed development is in conformity with the Jackson Township Comprehensive Plan or a portion thereof as it may apply.
    - c. That the proposed development advances the general welfare of the Township and that the benefits to be derived from the proposed use justifies the change in the land use character of the area.

3. Effect of Approval. The Development Plan as approved by the Jackson Township Zoning Commission shall constitute an amendment to the Special District Map and a supplement to this chapter as they apply to the land included in the approved amendment. The approval shall be for a period of three (3) years to allow the preparation of the Subdivision Plat, submitted in accordance with the [Subdivision Regulations for Franklin County, Ohio](#), if required; or if no plat is required, for the completion of plans for application for a Certificate of Zoning Compliance. If the plat is not submitted and filed nor such Certificate applied for and used within the three (3) year period, the approval shall become voided and the land shall revert to its previous Zoning District, except if an application for time extension is submitted and approved in accordance with this section.
  4. Extension of Time or Modification. An extension of the time limit of the modification of the approved Development Plan may be approved by the Jackson Township Board of Trustees. Such approval shall be given upon a finding of the purpose and necessity for such extension or modification and evidence of reasonable effort toward the accomplishment of the original Development Plan, and that such extension for modification is not in conflict with the general health, safety, and welfare of the public or the development standards of this chapter. A major modification to the plans or existing property shall require a resubmittal of an E.U. application to the Zoning Commission.
- C. Development Standards. The provisions of Article 2 shall pertain to this District. Because of the unique nature and requirements of these uses, and because their locations cannot be readily predetermined, appropriate Development Standards cannot be set forth, but full usage of Development Standards, requirements, and other provisions of this Zoning Resolution as they may be appropriate, shall be used.

## 208.06 PLANNED UNIT DEVELOPMENT DISTRICT (PUD)

- A. Use Regulations.
1. Permitted Uses. The following uses are permitted within the Planned Unit Development District (PUD):
    - a. Residential Uses - All residential uses as permitted in the Rural Residential, Semi-Rural Residential, Suburban Residential, and Planned Residential Districts are permitted in the PUD District.
    - b. Commercial Uses - All commercial uses as permitted within the Neighborhood Commercial and Community Commercial Districts unless otherwise prohibited herein.
    - c. Industrial Uses - All industrial uses as permitted within the Light Industrial District unless otherwise prohibited herein.
  2. Prohibited Uses. The following uses shall be prohibited in the Planned Unit Development District (PUD):
    - a. Automotive, Motorcycle, Boat, and Mobile Home Dealers (SIC 551, 552, 555, 556, 559, and 527).

- b. Adult entertainment (see [Section 204.01](#)).

3. Conditional Uses.

- a. Residential Uses - All residential uses as conditionally permitted in the Rural Residential, Semi-Rural Residential, Suburban Residential, and Planned Residential Districts are permitted in the PUD District.
- b. Commercial Uses - All commercial uses as conditionally permitted within the Neighborhood Commercial and Community Commercial Districts unless otherwise prohibited herein.
- c. Industrial Uses - All industrial uses as conditionally permitted within the Light Industrial District unless otherwise prohibited herein.

B. Development Standards. The following development standards shall apply within the Planned Unit Development District (PUD):

- 1. General. Except where otherwise noted, the following development standards shall apply:
  - a. Tract Area - A tract zoned PUD shall have a minimum area of one hundred (100) acres.
  - b. Tract Width - A tract zoned PUD shall have a minimum width of one thousand (1,000) feet adjacent to a public road.
  - c. Density - The maximum net density, as defined in [Chapter 102](#), shall be six (6) dwellings per acre.
  - d. Open Space - A minimum of twenty percent (20%) of the gross site shall be set aside as open space by easement or as a reserve(s) on the required plat.
  - e. Uses - The accompanying zoning text shall define which uses are permitted as a part of the rezoning application and shall indicate the location of such uses.
  - f. Plat Required - No use shall be constructed or altered until a Subdivision Plat has been recorded in accordance with the [Subdivision Regulations of Franklin County, Ohio](#). The Plat shall be in accordance with the approved Development Plan.
- 2. Multi-Family Components. The following standards shall apply to multi-family developments:
  - a. Density - The maximum net density, as defined in [Chapter 102](#), shall be six (6) dwellings per acre.
  - b. Accessory Uses - Office facilities for managing and operating the development, including property sales, leasing, and maintenance; recreational facilities; and laundering facilities for exclusive use by

residents.

3. Mobile Home Components. As provided for under the PUD Districts, the following standards shall apply to mobile home developments:
  - a. Density. The maximum net density, as defined in [Chapter 102](#), shall be five mobile homes per acre.
  - b. Development Standards. The location and arrangement of land and structures shall be determined in accordance with the following procedures:
    - 1) The mobile home development shall be developed with accessways of not less than thirty-five (35) feet in width and shall be paved for not less than twenty (20) feet. Such pavement shall be constructed of not less than six (6) inches of an impervious pavement material on a prepared subgrade.
    - 2) There shall be common walks three (3) feet or more in width either within the accessway or along mobile home site boundaries to provide access to and from the mobile home to the accessway. Such walks shall be constructed of not less than four (4) inches of an impervious pavement material on a prepared subgrade.
    - 3) Each mobile home site shall be not less than forty-eight hundred (4,800) square feet and shall be not less than sixty (60) feet in width and shall abut upon an access drive for not less than twenty-five (25) feet.
    - 4) Each mobile home site shall be developed with a mobile home stand of not less than twenty (20) feet by sixty (60) feet and such mobile home stand shall be not less than fifteen (15) feet from the mobile home site boundary. The mobile home stand shall be constructed of a minimum of six (6) inches of impervious pavement material on a prepared subgrade.
    - 5) Each mobile home site shall be provided with a water outlet connection to an approved water supply and a connection to an approved sewer system.
    - 6) Each mobile home site shall be developed with a paved area (patio) of not less than one hundred and eighty (180) square feet. The patio shall be of not less than four (4) inches of Portland Cement or other rigid type of impervious pavement, and shall be connected to common walks by similarly paved walk of not less than two (2) feet in width.
    - 7) Each mobile home site shall be developed with at least one (1) paved and covered parking space of not less than ten (10) feet by twenty (20) feet. The parking pad shall be constructed of not less than four (4) inches of impervious pavement material on a

prepared subgrade.

- c. Accessory Uses - Office facilities for managing and operating the development, including property sales, leasing, and maintenance; recreational facilities; and laundering facilities for exclusive use by residents.
4. Commercial Components. As provided for under the PUD Districts, the following standards shall apply to commercial components:
- a. Lot Coverage - Maximum lot coverage shall be thirty-five (35) percent.
  - b. Outside Storage - No outside storage shall be permitted.
  - c. Pollution - No smoke or other similar emission resulting from a commercial process shall be emitted from any structure. No use shall emit odorous gases or other odorous matter that can be detected at the property line. No use shall emit noise greater than sixty (60) decibels measured at the property line.
  - d. Performance Standards. The following performance standards shall apply, in addition to all other applicable standards:
    - 1) Where deemed relevant by the Zoning Administrator or Rural Zoning Commission, a detailed traffic analysis shall be prepared and paid for by the Applicant and such analysis shall be prepared by a professional engineer licensed in the State of Ohio.
    - 2) Where deemed relevant by the Zoning Administrator or Rural Zoning Commission, an environmental analysis shall be prepared and paid for by the Applicant and such analysis shall be prepared by an earth sciences professional or engineer.
    - 3) The accompanying zoning text shall define which uses are permitted as a part of the rezoning application.
5. Industrial Components. As provided for under the PUD Districts, the following standards shall apply to industrial components:
- a. Lot Coverage - Maximum lot coverage shall be fifty (50) percent.
  - b. Outside Storage - No outside storage shall be permitted.
  - c. Pollution - No smoke or other similar emission resulting from a commercial process shall be emitted from any structure. No use shall emit odorous gases or other odorous matter that can be detected at the property line. No use shall emit noise greater than sixty (60) decibels measured at the property line.
  - d. Performance Standards. The following performance standards shall apply, in addition to all other applicable standards.

- 1) Where deemed relevant by the Zoning Administrator or Rural Zoning Commission, a detailed traffic analysis shall be prepared and paid for by the Applicant and such analysis shall be prepared by a professional engineer licensed in the State of Ohio.
- 2) Where deemed relevant by the Zoning Administrator or Rural Zoning Commission, an environmental analysis shall be prepared and paid for by the Applicant and such analysis shall be prepared by an earth sciences professional or engineer.
- 3) The accompanying zoning text shall define which uses are permitted as a part of the rezoning application.

C. Submittal Requirements.

Refer to [Section 106.06](#).



**ARTICLE 3  
SUPPLEMENTAL REGULATIONS**

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<b>CHAPTER</b>		<b>PAGE</b>
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**CHAPTER 301  
GENERAL PROVISIONS**

- 301.01 [Portable, Non-Residential Structures](#)
- 301.02 [Fences and Walls](#)
- 301.03 [Land Suitability and Environmental Performance Standards](#)

**CROSS REFERENCES**  
[Chapter 303 Accessory Uses and Structures](#)

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**301.01 PORTABLE, NON-RESIDENTIAL STRUCTURES**

Portable, non-residential structures shall not be permitted in the Township, except for temporary construction trailers limited to the actual time of construction and for which a Certificate of Zoning Compliance has been issued for the actual construction period as indicated therein. For the purposes of this Resolution, a portable, non-residential structure shall be defined as any building or similar structure designed for uses other than habitation which is not placed on a permanent foundation, excluding accessory structures meeting the requirements of [Section 303.01](#).

**301.02 FENCES AND WALLS**

- A. Applicability. The provisions of this chapter shall apply to all residential zoning districts and PUD Districts relative to residential uses. In all other districts fences shall be approved as part of the site plan or development plan.
- B. Regulations. In any residential zoning district or PUD no fence or wall shall exceed six (6) feet in height and no fence or wall shall exceed thirty (30) inches in height between the street right-of-way line and the building setback lines. Supporting members shall be so installed so as not to be visible from any other property which adjoins or faces the fences or walls being installed. This regulation shall not apply to fences or walls which are designed so that the supporting members are identical in appearance on both sides of the fence or wall. Fences and walls shall be kept in proper repair and maintained so as not to create conditions which endanger the health, comfort, and safety of the public. Partition fences and livestock fences may be permitted within any required yard within the ACOS District.
- C. Permit And Inspection. No fence or wall shall be erected or constructed until a permit has been issued by the Zoning Administrator who shall review each request to determine its compliance with this chapter. Each property owner shall determine property lines and ascertain that the fence or wall does not encroach upon another lot, parcel of land, public right-of-way, or easement. The Township shall furnish such inspection as is deemed necessary. An inspection by the Township shall not be construed to mean that the Township has determined that the fence or wall encroaches upon another lot, public right-of-way, or easement, nor shall it relieve the property owner of the duty imposed upon him or her described herein or otherwise required.
- D. Construction on Embankments. Where a fence or wall is constructed on an embankment, or where the ground under a fence has been graded to a higher level than the surrounding ground, the permissible height of the fence or wall, as set forth in

this chapter, shall be reduced by the height of the embankment or grading.

**301.03 LAND SUITABILITY AND ENVIRONMENTAL PERFORMANCE STANDARDS**

- A. General. No land which is subject to flooding, improper or inadequate stormwater drainage, limiting topographic, soil or geologic condition, or other conditions which may be harmful to the health, safety, and general welfare of the present or future inhabitants of the Township shall be approved unless the applicant presents and commits to methods adequate to overcome or avoid the limiting conditions.
- B. Soil Criteria.
  - 1. Floodplain Soils. The following soils are floodplain soils as determined by the USDA Soil Survey of Franklin County, Ohio. The frequency, duration and extent of flooding may vary. In most cases these soils do not constitute acceptable sites for building.

<b>Table 4 FLOODPLAIN SOILS</b> Jackson Township Zoning Resolution	
SOIL TYPE	SYMBOL
Algiers Silt Loam	Ag
Eel Silt Loam	Ee
Genesse Silt Loam	Gn
Medway Silt Loam	Mh
Ross Silt Loam	Rs
Shoals Silt Loam	Sh
Sloan Silt Loam	So

- 2. High Water Table Soils. The following soils which are located in very flat or low areas characteristically have severe seasonally high water table problems which often cannot be completely resolved. The creation of buildings with basements or wastewater leaching systems in the following soil types is therefore discouraged. The burden is on the applicant to demonstrate that safe and healthful building and leaching sites can be provided in these soils.

<b>Table 5 HIGH WATER TABLE SOILS</b> Jackson Township Zoning Resolution	
SOIL TYPE	SYMBOL
Condit Silt Loam	Cn
Kokomo Silty Clay Loam	Ko
Montgomery Silty Clay Loam	Ms
Pewamo Silty Clay Loam	Pm
Westland Silty Clay Loam	Wt

- C. Stormwater Runoff. All proposed development with a runoff rate exceeding the capacity of the downstream system shall be required to control the rate of stormwater discharge, as determined by the Zoning Administrator. No activity shall be undertaken on a lot that will create adverse impact onto adjacent properties. All stormwater drainage shall be directed to a suitable outlet as required. The Township shall not approve an application when the Zoning Administrator determines that adequate stormwater drainage cannot be provided to the proposed development.
  
- D. Natural and Scenic Features. Applications for zoning approval shall include measures to protect outstanding scenic spots, stream banks and watercourses, or exceptionally fine wooded areas when deemed necessary by the Zoning Commission and Trustees.
  
- E. Individual Wastewater Treatment And Disposal Systems And Individual Water Supply.
  - 1. Residential Development With Individual Wastewater Treatment and Disposal Systems and Individual Water Supply. A tract of land that was of record on the date of adoption of this Zoning Resolution shall not be developed with individual sewage treatment or individual water supply for more than nineteen (19) dwelling units or for more than fifty (50) percent of the tract within a three-year period without the approval of the Franklin County District Board of Health, whichever is the most restrictive. Approval shall be with a finding of adequate control of water pollution and sewage disposal in accordance with Board of Health rules and regulations.
  
  - 2. Required Lot Sizes. The size of the lot or area provided for each dwelling unit shall be of a size equal to or larger than as approved by the Board of Health, but shall be not less than the minimum lot size for the Zoning District in which it is located.

**CHAPTER 302  
HOME OCCUPATIONS**

- 302.01 [Purpose](#)
- 302.02 [Permitted Use](#)
- 302.03 [Conditional Use](#)

**CROSS REFERENCES**

- [Chapter 305 Off-Street Parking and Loading](#)
  - [Chapter 306 Signage](#)
- 

**302.01 PURPOSE**

The purpose of these provisions is to allow where appropriate limited, non-residential activities in residential structures that are compatible with the neighborhoods in which such structures and related home occupation activities are located. The standards provided for herein are intended to ensure compatibility of home occupations with other permitted uses and with the residential character of the neighborhood.

**302.02 PERMITTED USE**

A home occupation use shall be permitted within a dwelling unit provided the occupation does not occupy more than twenty (20) percent of the gross floor area or two-hundred (200) square feet of the dwelling unit, whichever is larger, and provided the following criteria are met:

- A. Requirements. The following requirements shall apply to permitted home occupation uses:
1. The home occupation shall only be conducted within a principal structure and shall not be conducted within an accessory structure.
  2. The external appearance of the principal structure shall not be altered and the home occupation within the residence shall not be conducted in a manner which would cause the premises to differ in any way.
  3. No more than one (1) non-resident employee shall be engaged in such home occupation.
  4. No equipment or process shall be used in such home occupation which creates noise, vibration, glare, fumes, odors, or electrical interference detectable to the normal senses off the lot. In the case of electrical interference, no equipment or process shall be used which creates visual or audible interference in any radio or television receivers off the premises, or causes fluctuations in line voltage off the premises.
  5. Sales are only of commodities or services produced on the premises.
  6. There shall be no external indication of such home occupation other than one (1) sign, controlled by the sign regulations in this Zoning Resolution under [Chapter 306](#).
  7. There shall be no outside storage of any kind related to such home occupation.

8. Specialized tutoring or instruction shall be limited to one (1) individual in the principal structure during said tutoring or instruction.
9. No traffic shall be generated by such home occupation in greater volume than would normally be expected in a residential neighborhood.

### 302.03 CONDITIONAL USE

It is recognized that there may exist certain home occupations that fail to meet the criteria of [Section 302.02](#), but which may be appropriate for a residential area provided the following standards can be met, subject to approval in accordance with [Chapter 107](#).

- A. Requirements. Home occupation conditional uses must meet the following standards and/or any other conditions as determined by the Board of Zoning Appeals in order to protect the residential character of the subject area:
  1. There shall be no more than three (3) non-resident employees.
  2. The conduct of the home occupation may be approved within a structure accessory to the principal structure.
  3. Sales of commodities not produced on the premises may be permitted provided such commodities are specified and approved as a part of the application for a Conditional Use, provided the Board of Zoning Appeals determines that such sales will not become a detriment to the existing residential character of the lot or neighborhood through a resulting increase in traffic, noise, vibration, glare, fumes, odors, electrical interference, or any other factor resulting in an adverse impact.
  4. Organized instruction may be permitted provided the class size does not exceed six (6) pupils during any one period of instruction, provided the Board of Zoning Appeals determines that such organized instruction will not become a detriment to the existing residential character of the lot or neighborhood through a resulting increase in traffic, on-street parking, or any other factor resulting in an adverse impact.
  5. No outside storage of any kind associated with a home occupation conditional use shall be permitted unless it is located to the rear of the principle structure and is completely screened from the adjacent residential lots by a six-foot one hundred (100) percent opaque wood privacy fence and shall not be visible from a public right-of-way or adjoining lots.
  6. The off-street parking requirements of [Chapter 305](#) shall apply and such off-street parking area shall not be located in front of the building line and shall meet all requirements of [Chapter 305](#)
  7. No more than one (1) truck having dual tires on one or more axles or having more than two (2) axles designed for the transportation of cargo and including tractor trucks, trailers, and semi-trailers, may be permitted on a residential lot in association with a home occupation and subject to approval in accordance with [Chapter 107](#).

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- B. Validity. For the purposes of this Resolution, a Home Occupation Conditional Use ceases to be valid once the premises used for the home occupation is no longer occupied by the holder of the Certificate of Zoning Compliance or upon the conduct of a home occupation in a manner not approved by the Board of Zoning Appeals.

**CHAPTER 303  
ACCESSORY USES AND STRUCTURES**

- 303.01 [Accessory Uses and Structures Permitted](#)
- 303.02 [Development Standards](#)
- 303.03 [Swimming Pools](#)
- 303.04 [Satellite Dish Antennas](#)
- 303.05 [Towers, Antennas, and Similar Structures, Excluding Satellite Dish](#)

**CROSS REFERENCES**

[Chapter 304 Landscaping and Buffering](#)

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**303.01 ACCESSORY USES AND STRUCTURES PERMITTED**

Unless otherwise specified, accessory uses and structures shall be permitted on a lot in a residential zoning district and PUD District in association with a residential principal use or structure, except where otherwise noted, provided the accessory use or structure meets the requirements of this chapter and the development standards of the applicable zoning district.

For the purposes of this chapter the following shall apply:

1. Garages, porches, decks, and other similar features that are physically attached to a dwelling structure shall not be considered accessory structures.
2. Decks located within ten (10) feet of the principal building shall not be considered accessory structures, this requirement superseding [Sec. 303.02 \(A\)](#), but must meet all required yard setbacks.

**303.02 DEVELOPMENT STANDARDS**

The following development standards do not apply to swimming pools; satellite dish antennas; and towers, antennas, and similar structures. Please see each section below for appropriate development standards.

- A. **Location.** Accessory uses and structures shall be located completely to the rear of the principal structure and shall be no closer than ten (10) feet from any part of the principal structure. Accessory uses and structures shall be no closer than five (5) feet to any rear and side property line. Accessory uses and structures shall not be located within a recorded easement.
- B. **Quantity.** A lot in a residential zoning district and residential portion of a planned district shall not contain more than two (2) accessory structures. **A second accessory structure of the same purpose (i.e., a second storage barn, a second swimming pool, etc.) may not be constructed without first securing Variance approval from the Board of Zoning Appeals. The additional structure may only be permitted as a conditional use with the approval of the Board of Zoning Appeals** <sup>10</sup> The area of accessory structures must meet the area requirements of Subsection D herein.

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<sup>10</sup> Text Amendment approved by Board of Trustees on Feb. 15, 2000 in Resolution #2000-28 following hearing and approval by Zoning Commission on January 24, 2000.



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- C. **Exterior.** In order to protect property values and encourage neighborhood stability an accessory structure shall have an exterior which meets these standards and is compatible in appearance to the principal residential structure on the parcel or lot. Compatibility shall be determined based upon the following criteria: exterior building materials, color, architecture, roof style, and siding.
  
- E. **Area.**<sup>11</sup> The maximum permitted area of an accessory structure placed on a lot in a residential zoning district shall be based on the following lot categories on which the accessory structure is to be located.

<b>Table 6 ACCESSORY STRUCTURES</b> Jackson Township Zoning Resolution				
<b>Size of Lot</b>	<b>Maximum Square Footage</b>	<b>Maximum Height to Peak of Roof</b>	<b>Roof Pitch</b>	<b>Maximum Door Height</b>
Under two (2) Acres	1,200 sq ft	22 feet	4 : 1	14 feet
Over two (2), under four (4) Acres	1,400 sq ft	22 feet	4 : 1	14 feet
Over four (4) Acres	2,000 sq ft	22 feet	4 : 1	14 feet

**1. Under Two (2) Acres or Less.** An accessory structure shall be no larger than twelve hundred (1,200) square feet, shall contain no more than one (1) story, nor shall it exceed a total height of twenty-two (22) feet as measured from the floor to the top of the roof with a minimum roof pitch of 4:1; and no door serving the accessory structure shall exceed fourteen (14) feet in height.

2. **Lot Size Over Two (2) Acres But Less Than Four (4) Acres.** An accessory structure shall be no larger than fourteen hundred (1,400) square feet and shall not exceed a height of twenty-two (22) feet as measured from the floor to the top of the roof with a minimum roof pitch of 4:1 and no door serving the accessory structure shall exceed fourteen (14) feet in height.

3. **Lot Size Four (4) or More Acres.** An accessory structure shall be no larger two thousand (2,000) square feet and shall not exceed a height of twenty-two (22) feet as measured from the floor to the top of the roof with a minimum roof pitch of 4:1 and no door serving the accessory structure shall exceed fourteen (14) feet in height.

- F. **Maintenance.** Accessory uses and structures shall be maintained in good condition and kept secure from the deteriorating effect of natural elements.

**303.03 SWIMMING POOLS**

No private swimming pool, above or below ground, shall be allowed in a residential zoning district except as an accessory use, meeting the requirements of [Chapter 303.02\(B\)](#) relative to

<sup>11</sup> Text Amendment approved by Board of Trustees on Feb 15, 2000 in Resolution #2000-28 following hearing and approval by Zoning Commission on January 24, 2000.

quantity and unless such private swimming pool has received a Certificate of Zoning Compliance and provided such pool complies with the following conditions and requirements. Portable above ground swimming pools that are less than twelve (12) feet in diameter and one-hundred (100) square feet in area are excluded from these regulations:

- A. The pool is intended and used primarily for the enjoyment of the occupants of the principal use of the property.
- B. The pool shall be located to the rear of the principal structure and may not be located closer than ten (10) feet to any lot line of the property on which it is located.
- C. Controlled Access Required<sup>12</sup>:
  - a. An in-ground pool, or the entire yard in which such in-ground pool is located, shall be enclosed by a fence with a minimum height of sixty (60) inches with a gate or locking device to prevent uncontrolled access by means other than through the gate from the street and from adjacent properties.
  - b. All above-ground pools shall have either the sixty (60) inch fencing/barrier requirements of Section 303.03 (C) (a) above or a removable and/or lockable ladder device to prevent uncontrolled access by means other than through the gate or ladder from the street and from adjacent properties.
- D. Any lighting to illuminate the pool area shall be so arranged as to deflect the light away from the adjoining properties.
- E. No person, firm, or corporation shall construct or install a swimming pool or make any alteration therein or in the appurtenances thereof without having received an approved Certificate of Zoning Compliance from the Zoning Administrator.

In a multi-family or manufactured home development, a pool shall be permitted as an accessory structure and shall meet all of the above requirements.

### 303.04 SATELLITE DISH ANTENNAS

- A. Permit Required. Prior to construction and installation of a satellite dish antenna, a permit shall be required to be issued by the Zoning Administrator following compliance by the Applicant with all requirements of this chapter and all other applicable sections of this Zoning Resolution, as amended.
- B. Residential Zoning Districts. Within residential zoning districts and the residential portions of PUD Districts the following provisions shall apply to satellite dish antennas designed to transmit or receive radio or television signals to or from earth satellites:
  - 1. Such satellite dishes shall be for the personal use of residents and their guests only and shall contain no graphic message or advertising.
  - 2. Such satellite dishes shall be considered accessory structures and shall comply

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<sup>12</sup> Text Amendment approved by Board of Trustees on December 5, 2000 in Resolution #2000-182 following hearing and approval by Zoning Commission on November 20, 2000.

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with the following conditions and requirements:

- a. Such dishes shall be located to the rear of the principal building or structure and shall not exceed an above-grade height of twelve (12) feet.
- b. Such dishes shall not be located closer than ten (10) feet to a rear lot line, eight (8) feet from a side lot line, or one (1) foot from any easement.
- c. Such dishes shall be mounted in a concrete base in line with grade and only metal supports of galvanized construction shall be utilized.
- d. Wiring between such dishes and any other structure shall be placed underground.
- e. Such dishes shall be designed to withstand a wind force of up to ninety (90) miles per hour without the use of supporting guy wires.
- f. Such dishes shall be effectively screened from adjoining residential lots by shrubbery or evergreen trees planted along all visible perspectives a minimum four (4) feet in height and four (4) feet on center.
- g. Roof-mounted satellite dish antennas shall be prohibited.
- h. All dishes shall be unobtrusive in color or manufacture. The use of vegetation matching colors where appropriate or mesh construction is encouraged.

C. Non-Residential Zoning Districts. Within Non-Residential Districts and the non-residential portion of PUD Districts, the following provisions shall apply to satellite dish antennas designed to transmit or receive radio or television signals to or from earth satellites:

1. Such dishes shall contain no graphic message or advertising.
2. Such dishes shall be considered accessory structures and shall comply with the following conditions and requirements:
  - a. Such dishes shall be located to the rear of the principal building or structure and shall not exceed an above-grade height of twelve (12) feet.
  - b. Such dishes shall not be located within than fifty (50) feet of a public right-of-way, thirty (30) feet of a side or rear lot line, and not closer than fifty (50) feet to a lot line of adjacent residential districts.
  - c. Such dishes shall be mounted in a concrete base in line with grade and only metal supports of galvanized construction shall be utilized.
  - d. Wiring between such dishes and any other structure shall be placed underground.

- e. Such dishes shall be designed to withstand a wind force of up to ninety (90) miles per hour without the use of supporting guy wires.
- f. Roof-mounted dish antennas shall be prohibited.
- g. All dishes shall be unobtrusive in color or manufacture. The use of vegetation matching colors where appropriate or mesh construction is encouraged.

### **303.05 TOWERS, ANTENNAS, WINDMILLS AND SIMILAR STRUCTURES EXCLUDING SATELLITE DISHES**

- A. Permit Required. Prior to construction and installation of a tower, antenna, windmill, and other similar structure, a permit shall be required to be issued by the Zoning Administrator following compliance by the Applicant with all requirements of this chapter and all other applicable sections of this Zoning Resolution, as amended.
- B. Development Standards. Radio and TV towers, antennas, solar collectors, and similar structures shall be permitted in association with a principal use or structure provided that the following standards are met:
  - 1. All towers, antennas, windmills, and similar accessory structures shall be located to the rear of the building setback line. No such structure shall be permitted to encroach upon the minimum required side yard and rear yard.
  - 2. No such structure shall be permitted to exceed the thirty-five (35) feet in total height, inclusive of the height of any building or base upon which said structure is erected, except upon issuance of a Conditional Use permit in accordance with [Chapter 107](#).
  - 3. Any guy anchorage or similar device shall be at least ten (10) feet from any property line.
  - 4. No structure shall be in excess of a height equal to the distance from the base of the structure to the nearest overhead electrical power line or phone line less five (5) feet (excluding lines which serve only the lot on which said structure is placed).
  - 5. No structure shall be in excess of a height equal to the distance from the base of the structure to the nearest lot line less five (5) feet.
  - 6. Suitable fencing and/or landscaping or other treatment is provided to effectively prevent unauthorized climbing of the structure.
  - 7. The structure or the activity for which the structure is used shall not interfere with radio and television reception on nearby properties.
- C. Submittal Requirements. Prior to issuance of any Certificate of Zoning Compliance for a tower or similar structure as described in this chapter, the applicant shall submit a plot plan and supporting information to the Zoning Administrator which meets the

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criteria of this section and which, in addition, shows the following:

1. Proposed location and height of proposed structure, support systems, and distances to the nearest phone, electric lines, and property lines.
2. Type of structure and construction materials and, if requested by the Zoning Inspector, a structural engineering analysis.
3. Documentation of any maintenance program which may be necessary.
4. Proof that a building permit can be obtained or is not necessary for the proposed structure.
5. Proof that any license which may be required has been or will be obtained.
6. All fencing, landscaping, or other treatment which may be required.
7. Other information as may be requested by the Zoning Inspector.

**CHAPTER 304  
LANDSCAPING AND BUFFERING**

- 304.01 [Purpose](#)
- 304.02 [Submittal Requirements](#)
- 304.03 [Installation and Maintenance](#)
- 304.04 [Landscaping Standards](#)
- 304.05 [On-Site Landscaping - Non-Residential Uses](#)
- 304.06 [Off-Street Parking Area](#)
- 304.07 [Signage](#)
- 304.08 [Service Courts and Loading Dock Areas](#)
- 304.09 [Trash Container Receptacles](#)
- 304.10 [Significant and Specimen Trees](#)
- 304.11 [Buffering](#)

**CROSS REFERENCES**

- [Chapter 303 Accessory Uses and Structures](#)
- [Chapter 305 Off-Street Parking and Loading](#)
- [Chapter 306 Signage](#)

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**304.01 PURPOSE**

The purpose and intent of this chapter is the preservation and promotion of landscaping as a suitable and necessary aspect of land development, as a component of the Township's development character, as an important beneficial element of the microclimate through the provision of shade, and to promote the public health, safety, and general welfare. It is further the purpose of this chapter to promote the proper utilization of landscaping as a buffer between certain land uses to minimize conflicts, and to protect, preserve, and promote the character of the Township.

**304.02 SUBMITTAL REQUIREMENTS**

- A. Procedure. Landscaping plans shall be submitted as provided in [Chapter 103](#) or where required as a part of a planned district.
- B. Plan Contents. The landscaping plan shall be prepared by a licensed design, landscape, or nursery professional and shall include the following information:
  - 1. Landscaping plan drawn to scale indicating property lines, easements, proposed improvements, natural features, drainage, uses, structures, and proposed landscaping which shall include botanical and common names, installation size, on-center planting dimensions where applicable, and a summary of all landscaping materials used on-site, new and existing, by type, botanical name, size, and quantity.
  - 2. Typical building elevations and/or cross sections with proposed vegetation as may be required.
  - 3. Title block with the pertinent names and addresses of property owner, applicant, design, landscape, or nursery professional and State of Ohio license number, scale, date, north arrow, zoning district, and Jackson Township,

- C. Criteria For Review. The submitted landscaping plan shall be reviewed to determine if proposed improvements comply with the requirements and standards of this chapter and commonly accepted landscaping and design standards. The Rural Zoning Commission and/or Zoning Administrator may call upon professional services to provide an evaluation relative to any submitted landscaping plan.

### 304.03 INSTALLATION AND MAINTENANCE

- A. Installation. Landscaping plans and the improvements identified therein meeting the requirements of this Zoning Resolution shall be completely installed no later than six (6) months subsequent to the date of issuance of a building permit. A single three (3) month extension may be granted by the Zoning Administrator upon request of the Applicant upon demonstration that such extension is warranted because of adverse weather conditions or unavailability of approved landscaping material. All landscaping material shall be installed in a sound, professional manner and according to accepted landscaping and planting procedures.
- B. Maintenance. All landscaping material shall be maintained in proper and healthful condition. Property owners shall maintain landscaped areas in a proper, neat, and orderly appearance, and free from refuse and debris. Upon issuance of a citation, corrective action shall be completed within sixty (60) days unless the Zoning Administrator determines that weather constraints require one additional sixty (60) day period. Failure to meet the requirements of this section shall constitute violation of this Zoning Resolution and enforcement and penalty requirements of [Chapter 103](#) shall apply.
- C. Dead or Diseased Trees. It shall be unlawful for any property owner to maintain or permit to stand on his or her property dead, diseased, or damaged tree, shrubs, evergreen, or other plants which are deemed by the Zoning Administrator to be a menace to the public health, safety, and general welfare, or which may result in a traffic or safety hazard.
- D. Replacement of Dead Plant Material. Any plant material planted in fulfillment of this chapter which dies within the first year of planting shall be replaced by the applicant.

### 304.04 LANDSCAPE STANDARDS

Proposed landscape materials should complement existing vegetation, all architectural features, and general layout, and should be comprised of indigenous plant material. Landscaping design and materials shall consist of the following:

- A. Plants. All plant materials shall be living plants that conform to the standards of the American Association of Nurserymen and shall have passed any inspections required under State regulations. Artificial plants are prohibited in all landscaped areas in the Township required as per this chapter.
- B. Deciduous Trees. Deciduous trees shall be species having an average mature crown spread of greater than fifteen (15) feet in Central Ohio and having trunk(s) which can be maintained with over five (5) feet of clear wood in areas which have visibility requirements, except at vehicular use area intersections where eight (8) foot clear

wood requirements will control. Trees having an average mature spread of crown less than fifteen (15) feet may be substituted by grouping of the same so as to create the equivalent of a fifteen (15) foot crown spread.

- C. Evergreen Trees. Evergreen trees shall be a minimum of five (5) feet in height with a minimum caliper of one and one-half (1-1/2) inches at planting.
- D. Shrubs and Hedges. Shrubs and hedges shall be at least two (2) feet in average height when planted.
- E. Berms. Berms shall be physical barriers which when planted, block or screen the view just as a hedge or low wall would. Mounds shall be constructed of clean fill, top soil, and similar materials, and shall be designed with proper plant material to prevent erosion and facilitate drainage. Earth mounds shall not exceed four (4) feet in height, shall not exceed a slope of 3:1, and shall be planted completely by plant material, which may include mulching limited to the immediate base of plantings other than turf.

### **304.05 ON-SITE LANDSCAPING - NON-RESIDENTIAL USES**

All large trees as defined herein shall be maintained and preserved as part of all non-residential development. The location of all buildings, structures, driveways, off-street parking and loading areas, and all other improvements shall be designed to avoid the destruction of any existing large tree as defined herein. As part of an approved landscaping plan, a large tree as defined herein may be replaced only by a medium tree as defined herein under the following conditions:

- A. An existing large tree will be located within a public right-of-way or easement.
- B. An existing large tree is located within the area to be covered by a proposed structure or within twelve (12) feet from the perimeter of such structure(s) and such structure(s) cannot be located in a manner to avoid removal of an existing tree at the same time permitting desirable, logical, and appropriate development of the lot.
- C. An existing large tree will be located within a proposed driveway, off-street parking area, or other improvement and relocation of such improvement would not permit desirable, logical, and appropriate development of the lot.
- D. An existing large tree is damaged or diseased.

In addition to the requirements for off-street parking areas, all non-residential uses shall provide twenty (20) square feet of landscaped area for every one thousand (1,000) square feet of building ground coverage area, or fraction thereof, and one (1) inch in tree caliper for every one thousand (1,000) square feet of building ground coverage. All areas of a lot not covered by buildings, structures, paving, or the landscaping required herein shall be covered by natural turf at a minimum. Tree planting requirements may be waived by the Zoning Commission if the quantity of existing trees and their aggregate trunk sizes meet or exceed these requirements and are evenly distributed throughout the subject site.

### **304.06 OFF-STREET PARKING AREAS**

Off-street parking areas for more than five (5) vehicles shall be effectively screened on each side which abuts a residential zoning district by a one hundred (100) percent opaque wall or fence six (6) feet in height. When adjacent to a public right-of-way off-street parking areas



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shall be landscaped with a strip of land not less than fifteen (15) feet in width planted with an evergreen hedge or dense planting of evergreen shrubs not less than two (2) feet in height at time of planting with a mature height of not less than four (4) feet or an earth berm for the entire length of the parking area adjacent to the right-of-way. This subsection shall apply to bed and breakfast inns regardless of the size of off-street parking area.

All off-street parking areas shall provide one (1) tree of no less than a two (2) inch tree trunk diameter, measured at six (6) inches from the ground, for every six (6) parking spaces. All trees shall be balled and burlapped when planted. Planting beds for parking lot trees shall be constructed so as to minimize damage to trunks and roots of the trees from vehicles, pedestrians, and parking lot maintenance through the use of adequate soil planting area and curbing or parking blocks. Planting soil area per tree shall be a minimum of sixteen (16) square feet. The minimum dimension for the planting areas shall be four (4) feet on one side. All trees shall be maintained in a healthy condition.

Relative to landscaping within off-street parking areas and screening of parking area perimeters, for off-street parking areas equal to or larger than twenty-five hundred (2,500) square feet in total area or ten (10) or more parking spaces, whichever is greater, minimum landscaping areas within the interior of the parking area shall be provided at the rate of ten (10) square feet for every one thousand (1,000) square feet of parking area. No more than fifty (50) percent of landscaping material shall consist of turf.

**304.07 SIGNAGE**

A landscaped area totaling a minimum of fifty (50) square feet shall be provided centered on the base of all freestanding signs and should be comprised of a variety of natural materials, such as turf, ground cover, shrubs, and hedges. No more than fifty (50) percent of landscaping material shall consist of turf. Low maintenance plant materials should be utilized. A sketch plan drawn to scale and indicating plant material by botanical name and quantity shall be provided to the Zoning Administrator with the application for a sign permit.

**304.08 SERVICE COURTS AND LOADING DOCK AREAS**

All areas used for service or loading and unloading activities shall be screened along the entire lot line if adjacent to or abutting a residential zoning district or public right-of-way by a one hundred (100) percent opaque wood fence six feet in height.

**304.09 TRASH CONTAINER RECEPTACLES**

For all non-single family residential uses requiring trash container receptacles, such as dumpsters, all such containers or receptacles shall be enclosed on all sides by walls or fences with an opacity of one hundred (100) percent and a height of six (6) feet. Trash containers and receptacles shall be located behind the building line and to the rear of non-residential uses. Trash containers and receptacles shall conform to side and rear yard setback requirements, and for non-residential uses adjacent to a residential zoning district such containers and receptacles shall be located no closer than twenty-five (25) feet to any property line.

**304.10 SIGNIFICANT AND SPECIMEN TREES**

All significant and specimen trees as defined herein should be protected and preserved wherever feasible to ensure that the value provided to the Township and its citizens by the cultural, historical, biological, or horticultural significance of any tree is continued into the future.

### 304.11 BUFFERING

Buffering requirements of this chapter are intended to provide the various land uses permitted with the best possible compatibility and integration with one another and to mitigate conflicts resulting from noise, pollution, and light, and to ensure privacy, and also to allow for an easier transition between different types of uses. This section applies to all zoning districts.

- A. Buffer Types. The following narrative describes the three buffer types that are permitted. [Table 7](#) provides options for structuring each buffer type.
1. Type A - Opaque Buffer. Type A buffer is the densest buffer required and is to be one hundred (100) percent opaque from the ground to six (6) feet above the ground. Buffering shall be provided by plant material, fence, wall, and/or a berm. Plant material shall reach desired maturity within two (2) years and shall provide the same level of buffering all year.
  2. Type B - Semi-Opaque Buffer. Type B buffer is the intermediate buffer required and is to be one hundred (100) percent opaque from the ground to three (3) feet and at least fifty (50) percent opaque from three (3) feet to six (6) feet above the ground. Buffering shall be provided by plant material, fence, wall, and/or a berm. Plant material shall reach desired maturity within two (2) years and shall provide the same level of buffering all year.
  3. Type C - Light Buffer. Type C buffer is the least intense buffer required and is to be at least thirty (30) percent opaque from the ground to six (6) feet above the ground. Buffering shall be provided by plant material, fence, wall, and/or a berm. Plant material shall reach desired maturity within two (2) years.
- B. Buffer Locations. Required buffer locations shall be provided as identified in [Table 8](#). Determination of appropriate buffer is based upon the proposed use within the appropriate zoning district and the adjoining or abutting zoning district.

If all or any part of a required buffer has been provided on the adjacent property, the proposed use must provide that amount of the buffer which has not been provided on the adjacent property.

<b>Table 7 BUFFERS</b> Jackson Township Zoning Resolution			
BUFFER TYPE	MINIMUM BUILDING SETBACK	MINIMUM BUFFER WIDTH	EXAMPLES
A	50 Feet	40 Feet	1. Small trees planted 30 feet on center and six foot high evergreen screening planted four feet on center.
			2. Large trees planted 40 feet on center and six foot high solid wood fence.
			3. Tall evergreen trees, stagger planted, with branches touching the ground.
B	40 Feet	30 Feet	1. Small trees planted 30 feet on center and three foot high stone wall.
			2. Small trees planted 20 to 30 feet on center and three foot high earth berm.
			3. Large trees planted 40 feet on center and three foot high evergreen hedge shrubbery planted three feet on center.
C	30 Feet	20 Feet	1. Small trees planted 30 feet on center.
			2. Small trees planted 30 feet on center and split rail fence.
			3. Large trees planted 40 feet on center and assorted low shrubbery.

**Table 8 REQUIRED BUFFER LOCATIONS**  
Jackson Township Zoning Resolution

PROPOSED USE	ADJOINING USE																				
	ACOS	R	SR	S	PRD	NC	CC	CS	OI	MUC	PCD	I-1	I-2	PID	FP	EQ	OG	CTT	EU	PUD	
ACOS		A	A	A	A																
R												A	A	A		A	A			A	
SR												A	A	A		A	A			A	
S												A	A	A		A	A			A	
PRD												A	A	A		A	A			A	
NC		B	B	B	B							B	A	A		B	B			B	C
CC		B	B	B	B	C						B	A	A							B
CS		A	A	A	A	C	C		C												A
OI		B	B	B	B	C					C	A	A	A		B	B			B	B
MUC		A	A	A	A							B	A	A		B	B			B	A
PCD		A	A	A	A							A	A	A		B	B			B	A
I-1		A	A	A	A	B	B	B	B	B	B										A
I-2		A	A	A	A	A	A	A	A	A	A										A
PID		A	A	A	A	A	A	A	A	A	A										A
FP																					
EQ		A	A	A	A																A
OG		A	A	A	A																A
EU		A	A	A	A											B	B				A
PUD												A	A	A		A	A			A	

**CHAPTER 305  
OFF-STREET PARKING AND LOADING**

- 305.01 [General Provisions](#)
- 305.02 [Dimensions](#)
- 305.03 [Schedule of Parking Spaces](#)
- 305.04 [Development Standards](#)
- 305.05 [Access Drives](#)
- 305.06 [Off-Street Loading](#)
- 305.07 [Limitations in Residential Districts](#)

**CROSS REFERENCES**

[Chapter 304 Landscaping and Buffering](#)

**305.01 GENERAL PROVISIONS**

Surfaced off-street automobile parking shall be provided on any lot on which any of the following uses are hereafter established and are intended for use by the public, whether as customers, employees, or residents of a use or uses. Off-street loading and vehicle storage space shall be provided for the handling of materials and products of commercial and industrial uses. Such off-street parking, loading, and vehicle storage spaces shall be provided with vehicular access to a publicly dedicated street.

Such required facilities, additional space provided, and access drives thereto, including required curb-cuts, shall be sloped and constructed to provide adequate drainage of the area, surfaced as required herein, and maintained in such a manner that no dust will be produced by continuous use. The design and construction of all such facilities shall be subject to approval by the Zoning Administrator.

**305.02 DIMENSIONS**

- A. Parking Spaces. Minimum area and dimensions exclusive of driveways and aisles shall be set forth in [Table 9](#).
- B. Parking Aisles. Minimum widths shall be set forth in [Table 10](#).

<b>Table 9 PARKING SPACE DIMENSIONS</b>			
Jackson Township Zoning Resolution			
TYPE OF PARKING SPACE	MINIMUM WIDTH	MINIMUM LENGTH	MINIMUM AREA
45-Degree Parking	13	20	260
60-Degree Parking	9/10	18/20	162/200
90-Degree Parking	9/10	18/20	162/200
Parallel Parking	9/10	23	230

<b>Table 10 PARKING AISLE DIMENSIONS</b> Jackson Township Zoning Resolution	
TYPE OF PARKING	MINIMUM AISLE WIDTH
Angle Parking	18
Parallel Parking on One-Way Drive	14
90-Degree Parking	22

**305.03 SCHEDULE OF PARKING SPACES**

The number of off-street parking spaces required shall be as set forth in [Table 11 \(A-D\)](#). For uses not specifically named herein, the requirement shall be the same as required for a listed use similar in nature, as determined by the Zoning Administrator.

- A. Where two (2) or more uses are provided on the same lot, including principal and supplementary uses, the total number of spaces required shall equal the sum of their individual requirements.
- B. The calculation of parking spaces shall be to the next highest whole number where a fractional space results.
- C. Whenever a building or use is constructed or enlarged in gross floor area, by number of employees, by number of dwelling units, by seating capacity, or otherwise after the effective date of this Resolution such as to create a requirement under this chapter 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.
- D. Churches and houses of worship may establish with public or commercial establishments joint parking facilities for fifty (50) percent or less of their required spaces provided that a written agreement thereto is obtained and that all parking areas so designated lie within three hundred (300) feet of the main entrance of the church or house of worship.

<b>Table 11-A SCHEDULE OF PARKING SPACES</b> Jackson Township Zoning Resolution	
<b>RESIDENTIAL USES</b>	
<b>USE</b>	<b>REQUIRED PARKING SPACES</b>
One (1) or two (2) dwelling units per lot	Two (2) spaces per dwelling unit
Three (3) dwelling units per lot	One and one-half (1-1/2) spaces per dwelling unit
Four (4) or more dwelling units per lot	Two (2) spaces per dwelling unit
Bed and Breakfast Inn	Two (2) spaces per dwelling unit and one (1) space per each guest room
Boarding Home	One (1) space per two (2) occupants
Residential Group Home	One (1) space per two (2) occupants
<b>COMMERCIAL USES</b>	
<b>USE</b>	<b>REQUIRED PARKING SPACES</b>
Automobile service station	One (1) space for each two (2) pumps and two (2) spaces for each service bay
Automobile repairs, car washes	One (1) space for each two hundred (200) sq ft of gross floor area
Commercial lodging	One (1) space for each sleeping room and space as required herein for supplementary uses (e.g. restaurants)
Drive-in or fast-food restaurants, with seating	One (1) space for each seventy-five (75) sq ft of gross floor area
Drive-in or fast-food restaurants, without seating	One (1) space for each one hundred and fifty (150) sq ft of gross floor area
Funeral homes and mortuaries	One (1) space for each one hundred and fifty (150) sq ft of gross floor area devoted to this use, but no less than six (6) spaces
Indoor sales exclusively of motor vehicles, aircraft, watercraft, lumber, plants, or furniture	One (1) space for each one thousand (1,000) sq ft of sales area

<b>Table 11-B SCHEDULE OF PARKING SPACES</b> Jackson Township Zoning Resolution	
<b>COMMERCIAL USES (Continued)</b>	
<b>USE</b>	<b>REQUIRED PARKING SPACES</b>
Outdoor display and sales	One (1) space for each one thousand (1,000) sq ft of display or sales area
Personal services, such as barber or beauty shops	Two (2) spaces per service provider
Restaurants or bars not elsewhere specified	One (1) space for each one hundred (100) sq ft of gross floor area
Retail sales or services not elsewhere specified	Three (3) spaces for the first one thousand (1,000) sq ft of gross floor area and one (1) space for each additional two hundred (200) sq ft of gross floor area
Service-related uses such as printing or plumbing shops	One (1) space for each two (2) employees and one (1) space for every two (2) vehicles used for service or delivery
<b>OFFICE AND INSTITUTIONAL USES</b>	
<b>USE</b>	<b>REQUIRED PARKING SPACES</b>
Administrative or business office	One (1) space for each three hundred (300) sq ft of gross floor area, but no less than three (3) spaces
Banks, savings and loans, or financial services	One (1) space for each four hundred (400) sq ft of gross floor area, but no less than four (4) spaces
Business, technical or trade school, college or university	One (1) space for each two (2) students
Child care centers	Two (2) spaces for each classroom, but not less than six (6) spaces
Convalescent or nursing facilities	One (1) space for each two (2) beds
Elementary or middle schools	One (1) space for each teacher and staff member and one (1) space for each student up to five (5) percent of the student body
High school	One (1) space for each four (4) students



<b>Table 11-C SCHEDULE OF PARKING SPACES</b> Jackson Township Zoning Resolution	
<b>OFFICE AND INSTITUTIONAL USES (Continued)</b>	
<b>USE</b>	<b>REQUIRED PARKING SPACES</b>
Libraries, museums, or art galleries	One (1) space for each four hundred (400) sq ft of gross floor area
Medical, dental, or veterinarian offices or clinics	One (1) space for one hundred and fifty (150) sq ft of gross floor area
<b>RECREATION</b>	
<b>USE</b>	<b>REQUIRED PARKING SPACES</b>
Assembly halls without fixed seating	One (1) space for each one hundred (100) sq ft of gross floor area used for assembly
Auditoriums, stadiums, or similar places with fixed seating	One (1) space for each four (4) seats
Bowling alleys, tennis courts, or similar places of intensive public activity	Four (4) spaces for each alley, court, or similar activity area and space as required herein for supplementary uses
Driving range	Two (2) spaces for each three (3) playing locations
Golf course	Seven (7) spaces for each hole and one (1) space for each two (2) employees on combined work shifts
Miniature golf course	Two (2) spaces for each hole and one (1) space for each two (2) employees on combined work shifts
Pool, indoor	One (1) space for each five (5) persons capacity [computed as one (1) person for each one thousand (1,000) gallons of pool capacity] and one (1) space for each four (4) seats or thirty (30) sq ft of gross floor area used for seating, whichever is greater
Pool, outdoor	One (1) space for each five (5) persons capacity [computed as one (1) person for each five-hundred (500) gallons of pool capacity] and space as required herein for supplementary uses

<b>Table 11-D SCHEDULE OF PARKING SPACES</b> Jackson Township Zoning Resolution	
<b>RECREATION (Continued)</b>	
USE	REQUIRED PARKING SPACES
All other recreational uses	One (1) space for each three (3) patrons the establishment is designed to serve
<b>MANUFACTURING USES</b>	
USE	REQUIRED PARKING SPACES
Manufacturing, warehousing, wholesaling, or similar establishments	One (1) space for each two (2) employees on combined work shift and one (1) space for each ten thousand (10,000) sq ft of gross building area
<b>OTHER USES</b>	
USE	REQUIRED PARKING SPACES
Cemeteries	One (1) space for each one-half (1/2) acre
Churches or houses of worship with fixed seating	One (1) space for each four (4) seats
Churches or houses of worship without fixed seating	One (1) space for each one hundred (100) sq ft of gross floor area used for assembly

**305.04 DEVELOPMENT STANDARDS**

Every parcel of land hereafter used as a public or private off-street parking area, including a commercial parking lot and automobile or trailer sales lot, shall be developed and maintained in accordance with the following requirements:

- A. Minimum Distance. No part of any parking area for more than five (5) vehicles shall be closer than twenty (20) feet to any dwelling unit, school, or hospital or other institution for human care located on an abutting or adjoining lot, unless separated by a one hundred (100) percent opaque wood fence or other approved constructed screen six (6) feet in height.
- B. Location Relative to Use. Off-street parking facilities shall be located on the same lot as the structure or use served, except that a parking facility providing the sum of parking space required of several uses may be provided contiguous and in common to the several structures and uses served. Parking spaces may be located on a lot other than that containing the principal use provided it is within three hundred (300) feet of the principal use, with the approval of the Planning and Zoning Board, and subject to meeting all applicable requirements of this Ordinance.

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- C. Parking Lot Layout. All parking areas having a capacity over twenty (20) vehicles shall be striped with double lines twelve (12) inches both sides of center between stalls to facilitate in and out movement. Whenever a parking lot extends to a property line or where the extension of a vehicle beyond the front line of the parking space would interfere with drive or aisle access, wheel blocks or other devices shall be used to restrict such extension.
- D. Surfacing. All off-street parking areas shall be graded for proper drainage and surfaced with concrete, asphaltic concrete, premixed asphalt pavement, blacktop, or brick so as to provide a durable and dustless surface. Off-street parking area designs shall be reviewed and approved by the Township prior to issuance of a Certificate of Zoning Compliance.
- E. Lighting. Any lighting used to illuminate any off-street parking area shall be so arranged as to reflect the light away from adjoining premises in any residential zoning district and public right-of-way.
- F. Vehicular Access. All parking areas shall be provided with direct vehicular access to a street or alley abutting the property upon which the parking area is provided or to an adjacent parking area.

**305.05 ACCESS DRIVES**

The frequency of access points along thoroughfares in the Township is to be minimized to reduce vehicle and pedestrian conflict and improve traffic flow. Access drives (driveways) leading to and from a street shall be developed according to the following standards:

- A. Width. The minimum width of an access drive shall be ten (10) feet and the maximum width shall be twenty-five (25) feet, except at curb returns. An additional ten (10) feet of width for access drives may be granted on appeal to the Board of Zoning Appeals for non-residential uses when shown that such addition is necessary to the conduct of business and will not adversely impact traffic flow. Access drive entrances at a street shall be a minimum of eighteen (18) feet in width.
- B. Spacing.<sup>13</sup> The following standards shall apply to determining the permitted spacing of access drives:
  - 1. Street classifications are based upon the [Franklin County Thoroughfare Plan-2020](#), as amended, and interpretation by the Zoning Administrator relative to street classification and posted speed.
  - 2. Access drive spacing shall be related to the classification of the road, the posted speed limit, and the residential density of the zoning district as listed in Table 12-A. For those speed limits not listed, the minimum spacing shall be calculated by rounding up the next highest distance.

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<sup>13</sup> Text Amendment Aug. 13, 2002 changed spacing requirements and lot widths, see also 206 Table. 2

Table 12-A Access Drive Spacing Requirements								
Zoning District	Major Arterials		Minor Arterials		Collectors		*Local (see note below)	
ACOS	55mph	300'	55mph	300'	55mph	275'	45mph	230'
			35mph	250'	35mph	230'	35mph	185'
Rural	55mph	300'	55mph	300'	55mph	275'	45mph	230'
			35mph	250'	35mph	230'	35mph	185'
Semi-Rural	55mph	300'	55mph	300'	45mph	230'	45mph	200'
			35mph	200'	35mph	185'	35mph	150'
Suburban	55mph	300'	55mph	300'	45mph	230'	45mph	200'
			35mph	200'	35mph	185'	35mph	150'
All Other Commercial Industrial	*see <a href="#">Table 12-C</a>		*see <a href="#">Table 12-C</a>		*see <a href="#">Table 12-C</a>		*see <a href="#">Table 12-C</a>	

\*Note: LOCAL streets, regardless of zoning district, constructed within platted subdivisions with posted speeds of 25mph may have access spacing no less than twenty-five (25) feet depending upon lot layout. All such spacing is to be coordinated through [The Franklin County Subdivision Regulations](#) and recorded upon the plat.

3. Access driveway spacing shall not be used to deny access or otherwise create variance situations for existing lots of record.
4. For all residential uses in platted subdivisions on LOCAL streets developed in accordance with [The Franklin County Subdivision Regulations – 2000](#) (as amended), the minimum spacing between access drives shall be twenty-five (25) feet.
5. For all subdivisions of land in the ACOS and RURAL Zoning Districts, the minimum lot width shall be three hundred (300) feet when such lots directly access the existing public roadway. Exceptions shall be granted in the case of major subdivisions developing new local streets, stub streets, cul-de-sacs, or other street types classified as “LOCAL” using [The Franklin County Subdivision Regulations – 2000](#) (as amended) in which case the minimum lot width shall be as listed in [Table 2](#), “Dimensional Requirements.”

<b>Table 12-B Franklin County Street Classifications Year 2020 Thoroughfare Plan</b>		
<b>Road Name</b>	<b>Classification</b>	<b>Posted Speed Limit Unincorporated Area</b>
<b>SR-104</b> , Jackson Pike	Major Arterial	50mph - 55mph
<b>SR-665</b> , London-Groveport	Major Arterial	55mph
<b>US-62</b> / Harrisburg Pike	Major Arterial	55mph
Alkire Road	Minor Arterial	55mph
Big Run South Road	Minor Arterial	55mph – 45mph
Grove City Road	Minor Arterial	55mph – 35mph
Hoover Road	Minor Arterial	55mph – 35mph
Stringtown Road	Minor Arterial	55mph
Borror Road	Collector	55mph – 35mph
Brown Road	Collector	35mph
Demorest Road	Collector	45mph – 35mph
Dyer Road	Collector	45mph – 35mph
Gantz Road	Collector	45mph – 35mph
Haughn Road	Collector	35mph
Holton Road	Collector	45mph – 35mph
Orders Road	Collector	55mph – 35mph
Rensch Road	Collector	55mph
White Road	Collector	55mph – 35mph
Zuber Road	Collector	45mph – 35mph
Hibbs Road	Local	35mph
Hiner Road	Local	35mph
Ridpath Road	Local	45mph
Seeds Road	Local	45mph
Young Road	Local	45mph
All Streets within platted Subdivisions	Local	25mph

Table 12-C Access Drive Spacing for Commercial / Industrial Districts			
Street Classification	Posted Speed	Minor Generator	Major Generator
Major Arterial	55mph	350'	425'
Minor Arterial	45mph	275'	300'
Collector	35mph	200'	275'
DEFINITIONS			
<b>Minor Generator</b> < 200 vehicle trips in the peak hour		<b>Major Generator</b> > 200 vehicle trips in the peak hour	

Ref: NCHRP Report #348, Transportation Research Board, 1992

Table 12-D ACCESS DRIVE SPACING REQUIREMENTS - Arterials and Collectors Jackson Township Zoning Resolution	
POSTED HIGHWAY SPEED (mph)	MINIMUM SPACING BETWEEN ACCESS DRIVES (feet)
25	105
30	125
35	150
30	185
45	230
50	275

- C. Side Lot Lines. An access drive, exclusive of curb returns, shall be located no less than ten (10) feet from the side lot line, except that an access drive for a residential use may be no closer than three (3) feet of a side lot line. Access drives for any uses utilizing a common drive may be adjacent to and coterminous with a side lot line.
- D. Quantity Permitted. The number of access drives shall be kept to a minimum to promote safe and reasonable access, improve the convenience and ease of movement of travelers, and permit reasonable speeds and economy of travel while maintaining roadway capacity. For lots with less than two hundred (200) feet of frontage on public right(s)-of-way and with less than five (5) acres in total area, no more than two (2) access drives shall be permitted. For lots with more than two hundred (200) feet of road frontage on public right(s)-of- way and/or greater than five (5) acres in total area, additional access drives may be permitted by the Rural Zoning Commission. In all cases the spacing standards of [Section 305.05 \(B\)](#) shall govern and be met.

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- E. Surfacing. All access driveways shall be graded for proper drainage and surfaced with concrete, asphaltic concrete, premixed asphalt pavement, blacktop, or brick so as to provide a durable and dustless surface. All access driveway aprons shall be graded for proper drainage and surfaced with concrete. Access driveway and apron designs shall be reviewed and approved by the Zoning Administrator prior to construction. During any construction where an access drive shall be constructed, the stone base for such access drive shall be completed prior to the beginning of any construction activity.

**305.06 OFF-STREET LOADING**

- A. Classification. A loading space shall consist of a rectangular area of one (1) of the following classes:
  - Class A: An area at least fourteen (14) feet by fifty-five (55) feet having a vertical clearance of fifteen (15) feet or more, plus adequate area for ingress and egress.
  - Class B: An area at least twelve (12) feet by thirty (30) feet having a vertical distance of fifteen (15) feet or more, plus adequate area for ingress and egress.
- B. Schedule of Loading Spaces. Loading space shall be provided for retailing, wholesaling, warehousing, processing, hotel, hospital, goods display, and similar uses requiring the receipt or distribution by vehicles of material or merchandise in accordance [Table 13](#).
- C. Surfacing. Areas designated for off-street loading shall be graded for proper drainage and surfaced with concrete, asphaltic concrete, premixed asphalt pavement, blacktop, or brick so as to provide a durable and dustless surface. Designs shall be reviewed and approved by the Township prior to issuance of a Certificate of Zoning Compliance.

<b>Table 13 SCHEDULE OF LOADING SPACES</b> Jackson Township Zoning Resolution	
BUILDING AREA (square feet)	REQUIRED CLASS
Less than 750	None required
750 to 1,499	1 Class B
1,500 to 2,499	1 Class A or 2 Class B
2,500 to 9,999	1 Class A and 1 Class B or 3 Class B
10,000 to 49,999	1 Class A and 1 Class B or 3 Class B, or 1 Class A for each 10,000 sq. ft. over the first 10,000 sq. ft. of area
50,000 and Greater	1 Class A for each 10,000 sq. ft. over the first 10,000 sq. ft. of area and 1 Class a for each 25,000 sq. ft. over the first 50,000 sq. ft.

**305.07 LIMITATIONS IN RESIDENTIAL DISTRICTS**

The provision of parking space, either open or enclosed, for the parking or storage of vehicles in a residential zoning district or PUD relative to residential uses shall be subject to the following:

- A. **Commercial Vehicles.** Trucks having dual tires on one or more axles (excluding pick-up trucks with characteristics similar to those of a passenger car) designed for transportation of cargo and including tractor-trucks, trailers, and semi-trailers, shall not be allowed on a lot or parked on a street, except in association with a home occupation, subject to approval in accordance with [Chapter 302](#).

Commercial vehicles shall not be stored unless located within an enclosed permitted structure or, if stored outside, unless all of the following requirements are satisfied:

1. Such vehicle shall be stored behind the building line and shall not be stored within a required side and/or rear yard.
2. Such vehicle must be located within an enclosed structure or screened from adjacent properties by a six (6) foot wood privacy fence or row of evergreen shrubs planted four (4) feet tall and four (4) foot on center.
3. Not more than one (1) commercial vehicle per dwelling unit shall be permitted to be stored outside on a parcel containing a single family or two (2) family dwelling.

Backhoes, road graders, bulldozers, well rigs, tractors, and similar vehicles and equipment used for construction purposes are prohibited from being stored outside of a permitted structure or accessory structure in any residential area. Construction



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equipment temporarily used for construction upon a site shall not be prohibited under the terms of this section.

- B. **Recreational Vehicles**<sup>14</sup>. The parking of recreational vehicles and equipment, including travel trailers, motor homes, pickup campers, folding tent trailers, boats or boat trailers, and other similar recreational equipment, shall not be permitted to be stored in residential zoning districts or PUD relative to residential uses unless the following is met:

1. Such vehicles and equipment shall not be parked on a public street.
2. Such recreational equipment shall not be stored unless located within an enclosed structure or, if stored outside, unless all of the following requirements are satisfied:
  - a. Such recreational equipment shall **to the extent possible** be stored behind the building line and shall not be stored within a required side and/or rear yard.
  - b. Not more than two (2) pieces of personal recreational equipment on premises.
  - c. Recreational equipment must be legally operable and have current license tags.
  - d. Recreational equipment must be parked so as not to obscure vision to or from the roadway so as to create a safety hazard.
3. For multi-family uses, an area shall be designated for outdoor storage of recreational equipment and shall be limited in area to accommodate no more than one (1) piece of recreational equipment for each fifteen (15) dwelling units and shall meet the screening requirements herein.
4. All recreational equipment stored outside shall be screened from view from all contiguous dwellings and public rights-of-way by a six (6) foot privacy fence or row of evergreen shrubs planted four (4) feet tall and four (4) foot on center.
5. Recreational equipment shall not be occupied or used for living, sleeping, housekeeping, storage, or business purposes.

For the purposes of this chapter, a boat stored on a boat trailer shall be deemed one piece of recreational equipment.

- C. **Additional Limitations.** The following additional limitations apply throughout unincorporated Jackson Township:

1. **Sales or Office Use.** Recreational vehicles, camping trailers or other use trailers, vehicles designed for sales or office use, and mobile homes shall not

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<sup>14</sup> Text Amendment approved by Board of Trustees on March 18, 1997 in Resolution #97-39 following hearing and approval by Township Zoning Commission.

be used for business purposes unless approved as a conditional use by the Board of Zoning Appeals.

2. Inoperable Vehicles. Any style or type of motor vehicle used in the conveyance of persons or property which is without a current valid Ohio License plate, which has missing parts, or which is in such condition as to be inoperable or unfit for use as a conveyance shall not be parked or stored except completely within an enclosed structure. The accumulation or storage of trash junk vehicles, vehicle parts, rags, or any other debris defined as junk in the Ohio Revised Code in any district shall be a nuisance per se and shall be prohibited outside of an approved junk yard. The purpose of this section is to promote the health, safety, and welfare of Jackson Township by eliminating environments for breeding of vermin, rodents, insects, and infestations.
3. Additional Requirements. The storage of tools, landscaping equipment, household effects, machinery or machinery parts, empty or filled containers, boxes or bags, trash, and similar items in a residential district shall be placed and stored as to be concealed from view. These provisions do not apply to items placed at the road right-of-way line on regular trash collection days for a period of twenty-four (24) hours prior to pick up.

**CHAPTER 306  
SIGNAGE**

- 306.01 [Purposes](#)
- 306.02 [Applicability](#)
- 306.03 [Administration](#)
- 306.04 [General Provisions](#)
- 306.05 [Signs Prohibited](#)
- 306.06 [Signs Not Requiring A Permit](#)
- 306.07 [Signs Requiring A Permit](#)
- 306.08 [Temporary Signs Requiring A Permit](#)

**CROSS REFERENCES**

[Landscaping for signage - see Section 304.07](#)

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**306.01 PURPOSES**

The purposes of these sign regulations are to encourage the effective use of signs as a means of communication in the Township, to maintain and enhance the aesthetic environment and the Township's ability to attract sources of economic development and growth, to improve pedestrian and traffic safety, to minimize the possible adverse effect of signs on nearby public and private property, and to enable the fair and consistent enforcement of these sign regulations.

**306.02 APPLICABILITY**

A sign may be erected, placed, established, painted, created, or maintained in the Township only in conformance with the standards, procedures, exemptions, and other requirements of this chapter.

**306.03 ADMINISTRATION**

- A. Permit. A permit issued by the Zoning Administrator shall be required for the erection of each individual sign within the Township except as exempted in [Section 306.06](#). An application for such permit shall contain a scale drawing of the sign, a site plan showing the sign's proposed size and location in relation to any building, and other information necessary to fully explain the proposed sign.
- B. Fees. Fees shall be paid according to an annual Schedule of Fees.
- C. Inspection and Maintenance. The Zoning Administrator shall administer and enforce these regulations. Any sign for which a permit has been issued may be inspected at any time to determine its compliance with this chapter, applicable building regulations, and acceptable safety standards. If violations are found, the Zoning Administrator shall notify the owner of the sign the needed alterations, repairs, support replacement, cleaning, repainting, or maintenance necessary for compliance. Failure to comply within thirty (30) days, unless otherwise extended by the Zoning Administrator, shall constitute a violation of the Zoning Resolution and subject the owner of such sign to the penalty provided in [Chapter 103](#).

**306.04 GENERAL PROVISIONS**

- A. General Requirements. Signs shall not be placed within a public right-of-way, shall not create a demonstrable safety hazard for pedestrians or vehicles, shall not resemble by design, color, or shape any governmental sign, and the level of illumination emitted by or reflected from a sign shall not be of an intensity or direction sufficient to create either a safety hazard to the safe movement of vehicles on adjacent streets or a nuisance to adjacent properties.
- B. Design and Construction. All signs shall be designed, constructed, and maintained in accordance with the following standards:
1. All signs shall comply with applicable provisions of the [Ohio Basic Building Code](#) and the applicable electrical code.
  2. Except for banners, flags, temporary signs, and window signs conforming in all respects with the requirements of this Resolution, all signs shall be constructed of permanent materials and shall be permanently attached to the ground, a building, or another structure by direct attachment to a rigid wall, frame, or structure.
  3. No more than four (4) colors shall be used on the sign and white and black shall be considered colors for the purposes of this chapter.
- C. Computations. The following principles shall control the computation of sign area and sign height:
1. Computation of Area of Individual Signs. The area of a sign face (which is also the sign area of a wall sign or other sign with only one face) shall be computed by means of the smallest square, circle, rectangle, triangle, or combination thereof that will encompass the extreme limits of the writing, representation, emblem, or other display, together with any material or color forming an integral part of the background of the display or used to differentiate the sign from the backdrop or structure against which it is placed, but not including any supporting framework, bracing, or decorative fence or wall when such fence or wall otherwise meets Zoning Resolution regulations and is clearly incidental to the display itself.
  2. Computation of Area of Multifaceted 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 forty-two (42) inches apart, the sign area shall be computed by the measurement of one of the faces and then doubled to determine the sum of the full allowed sign area.
  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

- D. Location. All signs shall be subject to the setback requirements contained within [Section 306.07\(B\) \(3\)](#). In specific instances, if the exact existing or proposed right-of-way line cannot be determined, all required setbacks shall be increased by twelve (12) feet and shall be measured from the edge of the existing pavement. No sign shall be located within a public right-of-way.
- E. Nonconformance. See [Chapter 109](#) regarding nonconformance provisions.

### **306.05 SIGNS PROHIBITED**

All signs not expressly permitted under this Resolution or exempt from regulation in accordance with this chapter are prohibited in the Township. Such signs include, but are not limited to, the following:

- A. Banners, pennants, streamers, portable signs, flashing or animated signs, or a source of illumination that flashes, blinks, or fluctuates.
- B. Temporary off-premises signs except where otherwise permitted herein.
- C. ~~Electronic variable message signs and such portions of signs.~~ (Note: provision removed upon passage of Sect. 306.09 in May 2015)
- D. All signs located in a residential zoning district and PUD District unless otherwise permitted herein.
- E. All signs except those of a duly constituted government body located or placed in a public right-of-way.

### **306.06 SIGNS NOT REQUIRING A PERMIT**

The following signs do not require a permit and are otherwise exempt from these regulations except for safety requirements:

- A. The flag, pennants, or insignia of any nation, state, city, or other political unit.
- B. Signs of a duly constituted government body.
- C. Cornerstones, commemorative tablets, and historical signs provided such signs do not exceed ten (10) square feet in area.
- D. Signs bearing only property address, post office box numbers, or names of occupants of premises provided such signs do not exceed two (2) square feet in area.
- E. For sale, rental, or lease signs, and contractors' signs of or for the premises on which such sign is located provided such signs do not exceed six (6) square feet in area and provided only one (1) such sign is displayed for each street front with a maximum of two (2) for each parcel. Two (2) signs are possible only for a corner lot.
- F. Church or school bulletin boards.
- G. Signs for the civic promotion of school, church, or community service activities provided such signs are not displayed for more than fourteen (14) consecutive days

and no more than thirty (30) days in one (1) calendar year.

- H. Signs and sources of illumination clearly in the nature of decorations customarily associated with any national, state, local, or religious holiday.
- I. Traffic directional signs indicating points of entry or exit to off-street parking provided such signs are not located in a public right-of-way, and provided they are limited to four (4) square feet in area and three (3) feet in height.
- J. Temporary window advertising signs provided the Franklin County Sheriff's Department does not find that undue problems are created in assuring adequate protection to the premises.
- K. Signs or posters indicating candidates or issues on the public ballot provided such material is posted no earlier than thirty (30) days<sup>15</sup> prior to an election and is removed no later than ten (10) days following the election. Such signs shall be no larger than eight (8) square feet in area and shall not be located within a public right-of-way. No more than four (4) such signs may be permitted on a single tax parcel.
- L. Any public notice or warning required by a valid and applicable federal, state, or local law, regulation, or ordinance.
- M. Any sign inside a building, not attached to a window or door, which is not legible from a distance of more than three (3) feet beyond the lot line of the parcel on which such sign is located.
- N. Works of art that do not include a commercial message.
- O. One (1) sign shall be permitted for announcing a permitted home occupation provided such sign is limited to three (3) square feet in area, is affixed flatly against the surface of the respective dwelling, if illuminated is indirectly illuminated by reflected light or back light, non-flashing, and intensity shielded, and is in harmony with the residential structure.

### 306.07 SIGNS REQUIRING A PERMIT

The following signs are allowed subject to meeting the requirements of this chapter and shall not be erected until issuance of a permit by the Zoning Administrator.

- A. Wall Signs. One (1) wall sign may be allowed for each business in a non-residential district and such sign shall indicate the use established and/or goods sold or services rendered on the premises. Such sign shall be affixed to the structure.
  - 1. Display Surface.
    - a. The aggregate display surface of a wall sign shall not exceed one (1) square foot for every one (1) linear foot of the use's building street frontage not to exceed a maximum aggregate size of seventy (70) square feet. Street frontage is defined as the total width of that side of a building which faces the principal improved public right-of-way,

<sup>15</sup> Text Amendment approved by Board of Trustees on February 15, 2000 in Resolution #2000-28 following hearing and approval by Zoning Commission on January 24, 2000.

excluding any extension of a building wall beyond the building itself.

- b. In the case of a corner lot or other situation where the building site abuts more than one improved public right-of-way (not including alleys), the applicant shall specify which is the primary frontage which shall be the basis for the primary wall sign. The secondary building facade that fronts the secondary or other public right-of-way shall constitute a second frontage and a secondary wall sign may be allowed with display surface not to exceed one-half (1/2) square foot per one (1) lineal foot of street frontage as defined above not to exceed a maximum aggregate size of thirty-five (35) square feet.
- c. For buildings that don't front an improved public right-of-way, as in shopping centers, the drives and parking areas adjacent to such building shall be considered as public streets for the purpose of this chapter, provided that where any such drive or parking area abuts a residential district, the frontage of the building on such drive or parking area shall not be considered as frontage for such purpose if the distance from such building to the nearest private property in said residential district is less than one hundred and fifty (150) feet.

- 2. Height. The maximum height of a wall sign shall not exceed twenty (20) feet and wall signs shall not project above the roof line or the cap of parapets of the building on which it is attached.
- 3. Placement. Wall signs must be flat or flush on the face of any building or any architecturally designed extension thereof, and project not more than twelve (12) inches (except on mansard type fascias, where as to obtain a level position, the top of the sign may cantilever out more than twelve (12) inches). Signs may be installed on an attached canopy, roof, or marquee which projects beyond the building over a walk or yard, provided that no part of such signs may extend above such canopy, roof, or marquee. Such signs shall face a street, parking lot, or service drive.

B. Freestanding Signs. One (1) freestanding sign may be allowed for a single user of a commercial property or multiple users of a commercial property. No more than one (1) such sign shall be permitted for each street on which the user(s) are located and such signs shall provide for shared or common usage. Such sign shall indicate the use established and/or goods sold or services rendered on the premises. Such sign shall indicate either a single tenant or group of tenants located on the property. Freestanding signs shall be supported by or suspended from posts, pillars, columns, or other structures meeting the requirements of this chapter. A ground-mounted freestanding sign shall be mounted on brick, masonry, concrete, or other suitable base.

- 1. Display Surface. For a double-faced sign the aggregate display surface shall not exceed twice (2X) the permitted area on [Table 14](#). For single-faced signs the display surface shall not exceed the permitted area on [Table 14](#).
- 2. Height. The height of a freestanding sign, other than ground-mounted, shall not exceed the height stipulated on [Table 14](#). Ground-mounted freestanding signs shall not exceed six (6) feet in height and shall meet the sight triangle

requirements of [Section 203.09](#).

3. **Placement.** No part of any such sign shall be closer than fifteen (15) feet to any public right-of-way, nor closer to any other property line than the applicable building setback line, if the adjoining property is in a residential zoning districts or residential area within a PUD. Ground-mounted signs shall not act as an obstruction to vehicular traffic, shall not inhibit or obstruct ingress-egress on the subject parcel and adjacent lots, and shall meet the sight triangle requirements of [Section 203.09](#).
- C. **Projecting Signs.** One (1) projecting sign may be erected at each entrance to a building.
1. **Display Surface.** A projecting sign shall not exceed fifteen (15) inches in height and five (5) square feet in display surface area. The area of said signs shall be considered in the total aggregate sign area of the building permitted under this section.
  2. **Height.** The maximum height of a projecting sign shall not exceed ten (10) feet.
  3. **Placement.** A projecting sign shall project perpendicular from the building wall not more than four (4) feet.
- D. **Comprehensive On-Site Signage.** Multi-tenant nonresidential development may submit a sign permit application for comprehensive on-site signage as per the following standards.
1. **Graphic Design Criteria.** A comprehensive set of graphic design criteria regulations to control all future signage design requests at the development and an agreement to incorporate these criteria requirements in all future relationships, contractual or otherwise, with tenants and other parties desiring signage at the subject center.
  2. **Submission Requirements.** The comprehensive set of graphic design criteria requirements submitted shall include text and drawings, both to scale and dimension, as required to address at the very least:
    - a. Size range of signs permitted.
    - b. Colors permitted.
    - c. Materials permitted.
    - d. Illumination.
    - e. Typefaces permitted.
    - f. Type sizes permitted.
    - g. Graphic emblem sizes and locations, if permitted.
    - h. Miscellaneous graphic features unique to the application submitted.



3. Contractual Agreement. A copy of a standard contractual signage agreement to be used at the center, incorporating the comprehensive graphic design criteria regulations developed in Subsection 2 above, to be made a part of all future relationships with tenants and other parties desiring signage at the subject center.
  4. Future Changes. Any changes to the design criteria or standard contractual signage agreement must be approved by the Board of Zoning Appeals as a conditional use.
  5. Freestanding Signage. Only one (1) freestanding sign shall be permitted for each multi-tenant development as per [Section 306.07\(B\)](#).
- E. Subdivision or Multi-Family Signs. A subdivision or multi-family sign is defined as an on-premise ground-mounted sign that graphically identifies a subdivision and/or multi-family development. Only one (1) subdivision and multi-family sign is permitted at each entrance to a development up to a maximum of two (2) signs.
1. Permitted Display Surface and Height. The maximum display surface shall not exceed forty (40) square feet in area. A subdivision or multi-family sign shall be mounted on brick, masonry, concrete, or other suitable base.
  2. Height. The maximum height of a subdivision or multi-family sign shall not exceed six (6) feet.
  3. Placement. No part of any such sign shall be closer than ten (10) feet to any public right-of-way and not closer to any other property line than the applicable building setback line if the adjoining property is in a residential zoning district or a residential area in a PUD. Ground-mounted signs shall not act as an obstruction to vehicular traffic, shall not inhibit or obstruct ingress-egress on the subject parcel and adjacent lots, and shall meet the sight triangle requirements of [Section 203.09](#).
- F. Billboards. Billboards may be located in commercial or industrial zoning districts in accordance with the development standards of the zoning district in which the billboard location is sought.

In addition to the other provisions of this section governing the erection and maintenance of billboards, the following standards for the location, illumination, and size of such signs are required in all zoning districts in which billboards are permitted:

1. Location of Billboards. All billboards shall be located in accordance with the following provisions:
  - a. Billboards shall not be located closer than fifteen (15) feet of a public right-of-way and shall not be located in front of a required building line.
  - b. Billboards shall not be located within required yards.
  - c. Billboards shall not be located so as to interfere with visibility and safe

operation of vehicles entering or leaving premises or within a minimum of five hundred (500) feet from intersecting streets or highways and cross walkways.

- d. Billboards shall be located so as to be completely visible at a distance of one hundred fifty (150) feet by a motorist traveling in the direction for which the display is designed.
  - e. Billboards shall be located no closer than one thousand (1,000) feet to other billboards and no closer than one thousand (1,000) feet from any building, structure or residential zoning district or residential portion of a PUD.
2. Illumination of Billboards. Illuminated billboards shall be constructed and maintained so that the source of illumination is shielded or otherwise prevented from beaming into adjacent lots or streets. The flashing or illusion of flashing or turning on and off of the billboard illumination of any bulb or component part thereof is prohibited. In no case shall any billboard illumination exceed a level of illumination of one eight hundredth (.08) foot candles, and a luminaire brightness of twenty-four hundred (2400) foot lamberts, when measured from the nearest or adjacent residential zoned property.
  3. Display Area. The maximum permitted size of any one (1) billboard display area shall not be larger than three hundred (300) square feet including embellishments. The maximum aggregate total display area shall not exceed six hundred (600) square feet for a double-faced billboard.
  4. Height. The maximum height of a billboard shall be thirty-five (35) feet.
  5. Maintenance of Billboards. No billboard shall be permitted to corrode, rust, peel, fade, break-up, or otherwise reach a state of disrepair that creates an unsightly or dangerous condition, and any such billboard shall be repaired or removed within thirty (30) days after written notice thereof.

### 306.08 TEMPORARY SIGNS REQUIRING A PERMIT

- A. Subdivision Signs. Subdivisions or tracts of land with six (6) or more dwelling units may display one (1) temporary sign at only one (1) entrance to the subdivision or tract or at such other location as may be approved by the Zoning Administrator during construction. Each temporary sign shall not exceed forty (40) square feet in total area, shall not exceed eight (8) feet in height, and no part of any such sign shall be closer to any public right-of-way than fifteen (15) feet, nor closer to any other property line than the applicable building setback line if the adjoining property is in a residential district. These signs shall not remain erected in any subdivision or tract after ninety (90) percent of all construction in the subdivision or tract is completed.

### 306.09 DYNAMIC MESSAGE BOARD SIGNS

Changeable electronic message board signs shall be in conformance with the regulations of Chapter 306 and approved in accordance with Chapter 107 as a Conditional Use subject to the following:

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1. Location and size of signs are restricted to ground mounted installation only and may not be located within 15' feet of the public right-of-way;
2. Only (1) one sign per premise may contain a dynamic message, providing that such sign may be double-faced.
3. The time interval to change from one complete message/display to the next complete message/display shall be a maximum of (1) one second;
4. The appearance of the message/display shall appear static in image and shall not otherwise scroll, flash or contain sudden bursts of light or animation.
5. The illumination intensity or brightness shall be regulated by photovoltaic sensors to automatically adjust sign with changes in the ambient light and time of day and shall not exceed .3 foot candle illuminance (3/10ths).
6. The sign shall be operated with monitoring and methods in place that shall either turn off the display or show a full black image on the display in the event of a malfunction.
7. Any sign proposed within 100' feet of an intersection or major arterial may be required to submit a traffic engineering safety analysis.

<b>Table 14 DIMENSIONAL REGULATIONS FOR FREESTANDING SIGNS</b>					
Jackson Township Zoning Resolution					
ABUTTING ROAD		SINGLE-USER SIGNS		MULTIPLE-USER SIGNS	
Lanes	Posted Speed (mph)	Area Per Face (square feet)	Height (feet)	Area Per Face (square feet)	Height (feet)
2	15	8	8	28	12
	25	15	10	35	14
	35	30	12	50	16
	45	45	14	65	18
	50	60	16	80	20
4	15	10	12	30	16
	25	25	14	45	18
	35	30	16	60	20
	45	55	18	75	22
	50	70	20	90	24
Lanes and speeds not specifically noted shall be assigned to the next lowest specified value. The calculation of lane width shall not include turning lanes. Height is measured at the grade at the abutting right-of-way line.					

**CHAPTER 307  
PUBLIC NUISANCES**

- 307.01 [Public Nuisances](#)
- 307.02 [Standards](#)
- 307.03 [Enforcement Provisions](#)
- 307.04 [Measurement Procedures](#)
- 307.05 [Abatable Nuisance](#)

**CROSS REFERENCES**

[Chapter 103 Administration and Enforcement](#)

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**307.01 PUBLIC NUISANCES**

No land or building in any district shall be used or occupied in any manner creating dangerous, injurious, noxious, or otherwise objectionable conditions which could adversely affect the surrounding areas or adjoining premises, except that any use permitted by this Zoning Resolution may be undertaken and maintained if acceptable measures or safeguards to reduce dangerous and objectionable conditions to acceptable limits are established by the performance requirements in this chapter.

**307.02 STANDARDS**

- A. Fire Hazards. Any activity involving the use or storage of flammable or explosive materials shall be protected by adequate fire-fighting and fire prevention equipment and by such safety devices as are normally used in the handling of any such material. Such hazards shall be kept removed from adjacent activities to a distance which is compatible with the potential danger involved. The Jackson Township Fire Department shall be notified of any flammable or explosive materials stored on any property in the Township.
- B. Radioactivity or Electrical Disturbances. No activity shall emit dangerous radioactivity at any point, or electrical disturbance adversely affecting the operation of any equipment at any point than that of the creator of such disturbance.
- C. Noise and Vibration. Noise or vibration shall be so controlled that at the property line on which such noise or vibration is produced it will not be at a level above that normally perceptible from other development activities in the area or from the usual street traffic observed at the street right-of-way line of the lot, except occasional blast or shock required in normal operation and produced in such manner as not to create a hazard.
- D. Toxic and Hazardous Substances. No toxic substance shall be emitted or otherwise discharged into the atmosphere, ground, surface waters, or ground waters. No storage, use, or transport of toxic or hazardous substances shall be permitted unless such activity is in full compliance with applicable state and federal environmental protection regulations and the expressed prior written approval of the Jackson Township Fire Chief.

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- E. Air Pollution. No pollution of air by fly-ash, dust, vapors, odors, smoke, or other substances shall be permitted which are harmful to health, animals, vegetation, or other property, or which can cause excessive soiling.
- F. Glare. No direct or reflected glare shall be permitted which is visible from any property or from any public right-of-way.
- G. Erosion. No erosion, by either wind or water, shall be permitted which will carry objectionable substances onto neighboring properties.
- H. Water Pollution. Water pollution shall be subject to the requirements and regulations established by the Ohio Environmental Protection Agency and the Franklin County District Board of Health.
- I. Trash. The storage of trash and waste materials, including but not limited to discarded household goods, discarded commercial products, industrial by-products, and other similar materials shall not be visible from the property line on which such materials are being stored or otherwise placed. All such materials shall be housed in an appropriate container or enclosure, excepting trash that is properly placed in an appropriate enclosed container at an assigned location for regularly scheduled trash pickup. In all cases, there shall be full compliance with the Zoning Resolution.
- J. Turf. Turf shall not be higher than eight (8) inches.
- K. Junk. The accumulation or storage of junk vehicles, vehicle parts, or any other debris defined as junk in the Ohio Revised Code in any district shall be a nuisance per se and shall be prohibited outside of an approved junk yard. The purpose of this section is to promote the health, safety, and morals (general welfare) of Jackson Township by eliminating environments conducive to breeding of vermin, rodents, insects, and other infestations.

**307.03 ENFORCEMENT PROVISIONS**

The Zoning Administrator may require the submission of statements and plans indicating the manner in which dangerous and objectionable elements involved in processing and in equipment operations are to be eliminated or reduced to acceptable limits and tolerances. The Zoning Administrator shall be provided upon request any and all permits or approvals from applicable local, county, state, and federal agencies, and special districts.

**307.04 MEASUREMENT PROCEDURES**

Methods and procedures for the determination of the existence of any dangerous and objectionable elements shall conform to applicable standard measurement procedures published by the American National Standards Institute, United States Bureau of Mines, and Ohio EPA.

**307.05 ABATABLE NUISANCE**

Upon determination by the Zoning Administrator or as sustained by appeal of such decision by the Board of Zoning Appeals, subsections A. to K. hereof shall be considered abatable nuisances and a violation of the provisions of this Zoning Resolution.

**APPENDIX 1**