

**Crane Township
Zoning Regulations
Amended July 20, 2023**

Table of Contents

Article 1	Purpose	3
Article 2	Title	3
Article 3	Interpretation of Standards	3
Article 4	Definitions	3
Article 5	Districts and Boundaries	7
Article 6	General Provisions	8
Article 7	AR – Agriculture and Residence District	12
Article 8	B – Business District	17
Article 9	I – Industrial District	18
Article 10	Parking Areas	20
Article 11	Special Provisions	22
Article 12	Exceptions to Regulations	23
Article 13	Enforcement	24
Article 14	Board of Zoning Appeals	26
Article 15	Amendments or Supplements to Zoning Regulations	30
Article 16	Validity and Repeal	32
Article 17	When Effective	32
Article 18	Mobile Homes and Mobile Home Parks	33
Article 19	Solar Energy System (SES) Development Plan	35
Appendix	Schedule of Fees	39

Article 1 – Purpose

1.1 This resolution is enacted for the purpose of promoting public health, safety, morals, and general comfort to conserve and protect property and property values; to secure the most appropriate use of land; and to facilitate adequate but economical provision for public improvements, all in accordance with a comprehensive plan and as permitted by the provisions of section 519.01 et, seq. of the Revised Code of the State of Ohio.

Article 2 – Title

2.1 This resolution shall be known and may be cited and referred to as the "Crane Township, Unincorporated Area, Zoning Code" and the map which accompanies this Resolution and is hereby incorporated herein and made a part here of shall be referred to as the "Crane Township, Unincorporated Area, Zoning Plan."

Article 3 – Interpretation of Standards

3.1 In their interpretation and application, the provisions of this Association shall be held to be the minimum requirements. Where this Resolution imposes a greater restriction than is imposed or required by other provisions of law or by other rules, regulations, or resolutions, the provisions of this Resolution shall control.

Article 4 – Definitions (Amended June 21, 2000)

4.1 For the purpose of this Resolution, words used in the present tense include the future; the singular number includes the plural, and the plural the singular; the words "used for" applies to a corporation or partnership as well as an individual; the word "used" or "occupies" as applied to any land or building shall be construed to include the words "intended, arranged, or designed to be met", the word "building" includes the word "structure" and the word "shall" is mandatory and not directive.

Unless the context otherwise requires, the following definitions shall be used in the interpretation and construction of this Resolution.

ACCESSORY USE OF STRUCTURES: A use or structure subordinate to the principle use of a building, on the same premise. as the principle building, and serving purpose customarily incidental to the use of the principal building.

AGRICULTURE: The use of land for agricultural purposes including farming, dairying, pasturage, agriculture, horticulture, floriculture, viticulture, animal and poultry husbandry, and the necessary accessory uses for packing, treating, or storing the produce; provided, however, that the operation of any such accessory use shall be secondary to that of normal agricultural activities and provided further that the above uses shall not include the commercial feeding of garbage or offal to swine or other animals.

BOARD: The Board of Zoning Appeals of Crane Township.

BUILDING: Structure having a roof supported by columns or walls, used or intended to be used for the shelter or enclosure of persons, animals or chattels.

DISTRICT: A portion of the unincorporated territory of Crane Township, Paulding County, within which certain uniform regulations and requirements or various combinations thereof apply under the provisions for this Resolution

DUMP: A place or premises used for the dumping, storing, burying, reducing, disposing of or burning garbage, refuse scrap metal, scrap paper, rubbish, offal, dead animals, or other organic or inorganic waste, except such as result or are produced from the normal use of the premises by the occupant thereof.

DWELLING: Any building or portion thereof occupied or intended to be occupied exclusively for residence purpose only, but not including a tent, cabin, trailer or trailer coach.

DWELLING, SINGLE FAMILY: A building occupied or constructed, to be occupied exclusively for residence purpose by one family or housekeeping unit.

DWELLING, TWO FAMILY: A building occupied or constructed to be occupied exclusively by not more than two families or housekeeping units.

DWELLING, MULTIPLE APARTMENT HOUSE: A building or portion thereof occupied or constructed to be occupied or constructed by more than two families or housekeeping units.

GARAGE, PUBLIC: A space or structure, other than a private garage, for the storage, sale, hire, care, repair or refinishing of self-propelled vehicles or trailers.

JUNK YARDS: Any area where waste, discarded or salvaged materials are bought, sold, exchanged, bailed, packed, disassembled or handled, including auto wrecking yards, house wrecking yards, used lumber yards, and places or yards for storage or salvaged house wrecking and structural steel materials and equipment; but not including areas where such uses are conducted entirely within a completely enclosed building, and not including establishments for the sale, purchase or storage of used furniture and household equipment, used cars or farm equipment in operable condition, salvaged or used machinery, and the processing of used, discarded or salvaged materials as part of manufacturing operations.

(a) **JUNK:** Any dilapidated scrap or abandoned metal, paper, building material and equipment, bottles, glass, appliances, furniture, beds and bedding, rags, rubber, motor vehicles, and parts thereof, that have been abandoned from their original use and may be used again in its present or in a new form.

(b) **JUNK BUILDING:** Any structure, building, or combination of the same where junk is

stored or processed.

- (c) JUNK MOTOR VEHICLES: Any motorized vehicle, which is inoperable and/or unlicensed.

LOT: A piece or parcel of land occupied or intended to be occupied by a principal building and its accessory buildings and used including all open spaces required by the Resolution, and having frontage on a public street.

LOT DEPTH: The main horizontal distance between the front and the rear lot lines.

- (a) LOT LINE, FRONT: The line separating the lot from the street or road.
- (b) LOT LINE, REAR: The lot line opposite and most distant from the front lot line.
- (c) LOT LINE, SIDE: Any lot line other than a front or rear lot line.
- (d) LOT LINE, STREET or ROAD: A lot line separating the lot from a street or road.

NON-CONFORMING USE: A building, structure, or premises devoted to or occupied by, or for a use that does not conform with the provisions of this Resolution or amendments thereof: for the district in which it is located.

MOBILE HOMES AND PARKS:

- (a) INDUSTRIALIZED UNIT: A building unit or assembly of closed construction, fabricated in an off-site facility, that is substantially self-sufficient as a unit or as a part of a greater structure, and that requires transportation to the site of intended use. Industrialized unit includes units installed on the site as independent units, as part of a group of units, or incorporated with standard construction methods to form a completed structural entity, but not a manufactured or mobile home as defined.
- (b) MANUFACTURED HOME: A building unit or assembly of closed construction, fabricated in an off-site facility, that conforms with the federal construction and safety standards established by the Secretary of Housing and Urban Development pursuant to the "Manufactured Housing Construction and Safety Standards Act of 1974", and that a label or tag permanently affixed to it certifying compliance with all applicable federal construction and safety standards. The structure is affixed to a permanent foundation and is connected to appropriate facilities. The structure, excluding any addition, has a width of at least 22 feet at one point, a length of at least 22 feet at one point, and a total living area of at least 900 square feet, excluding garage, porches, or attachments. The structure has a minimum 3:12 residential roof pitch, conventional residential siding, and a six-inch minimum eave overhang, including appropriate guttering. The structure was manufactured after January 1, 1995. The structure is not

located in a mobile home park.

- (c) **MOBILE HOME:** A building unit or assembly of closed construction, that is fabricated in an off-site facility, is more than 35 body feet in length, or, when erected on site, is 320 or more square feet, that is built on a permanent chassis and is transportable in one or more sections, and does not qualify as a manufactured home or industrialized unit as defined.

MANMADE BODY OF WATER OR POND: A body of water, an impoundment, which is manmade, using a natural impounding area or otherwise, which is intended for recreation, water supply, and fire protection or aesthetic value.

STREET OR ROAD: A public right-of-way affording the principal means of access to abutting property. The term, street shall include avenue, drive, circle, road, highway, or similar term.

STRUCTURE: Anything constructed, the use of which requires permanent location on the ground, or attached to something having a permanent location on the ground.

THOROUGHFARE, MAIN: A road or highway of great continuity and use serving as a major traffic way, and which is designated as such in the Zoning Code or subsequent amendments thereto.

THOROUGHFARE PLAN: The official Thoroughfare Plan of Crane Township, Unincorporated Portion, Paulding County, Ohio, establishing the official right-of-way width of principal highways and streets, on file in the office of the County Recorder and the office of the Crane Township Trustees, dated December 28, 1963, together with all amendments there to subsequently adopted.

TOURIST CAMP: A group of attached or detached cottages, cabins or similar buildings, containing individual sleeping or living units, but not including kitchen or cooking space, for the accommodation of transient guests and not for permanent residence, including auto courts, motels, or motor lodges.

TRAILER: (Including Automobile Trailer and Trailer Coach) Any vehicle or structure constructed in such a manner as to permit occupancy thereof as sleeping quarters or the conducting of any business, trade or occupation. or use as a selling or advertising device, and so designed that it is or may be mounted on wheels and used as a conveyance on highways and streets, propelled or drawn by its own or other motor power.

TRAILER CAMP: Any lot or portion of the lot which is used or offered as a location for three (3) or more trailers or tents which is being used for individual sleeping and living units for the accommodation of transient guests and not for permanent residence.

ROADSIDE STAND: A temporary structure designed or used for the display, or sale of

neighborhood agricultural products or other products produced on the premises upon which such a stand is located. STRUCTURE: Anything constructed, the use of which requires permanent location on the ground, or attached to something having a permanent location on the ground.

YARD, FRONT: An open space extending the full width of the lot between any part of a building not hereinafter excepted and the front lot lines unoccupied and unobstructed from the ground upward, except as hereinafter specified.

YARD, REAR: An open space extending the full width of the lot between a building and the rear lot line, unoccupied and unobstructed from the ground upward, except as hereinafter specified.

YARD, SIDE: An open space extending from the front yard to the rear yard between a building and the side lot line, unoccupied and unobstructed from the ground upward, except as hereinafter specified.

ZONING INSPECTOR: The Zoning Inspector (Administrative Officer) or his authorized representative appointed by the Board of Township Trustees of Crane Township, Paulding County.

ZONING MAP: The Zoning Map of the Unincorporated Portion of Crane Township, Paulding County, dated March 13, 1964, together with all amendments thereto subsequently adopted.

ZONING CERTIFICATE: Written statement issued by the Zoning Inspector authorizing buildings, structures, or uses consistent with the terms of this Resolution and for the purpose of carrying out and enforcing its provisions.

Article 5 – Districts and Boundaries

5.1 For the purpose of this Resolution, the unincorporated portion of Crane Township, Paulding County, Ohio, is hereby divided into the following districts.

- AR – Agricultural and Residence District
- B – Business District
- I – Industrial District

5.2 The boundaries of those districts are hereby established as shown on the Zoning Map of the unincorporated portion of Crane Township, Paulding County, Ohio, which is hereby made a part of this Resolution. The said Zoning Map and all notations and references and other matters shown thereon, shall be and are hereby made part of this Resolution. Said Zoning Map, properly attested, shall be and remain on file in the office of the Board of Township Trustees of Crane Township, Paulding County, Ohio, and the office of the Recorder of Paulding County.

Article 6 – General Provisions (Amended 6-21-00)

6.1 Conformance Required: Except as hereinafter specified, land, building, structure, or premises, shall hereafter be used and no building or part thereof or other structure shall be located, erected, reconstructed, extended, enlarged or altered except in conformity with the regulations herein specified for the district in which it is located.

6.2 Continuing Existing Uses: Any use, building, or structure, existing at the time of the enactment of this Resolution may be continued, even though such use, building or structure may not conform with the provisions of this Resolution for the district in which it is located.

6.3 Non-Conforming of Buildings: No existing building or premises devoted to a use not permitted by this Resolution in the district in which such building or premises is located, except when required to do so by law or order, shall be enlarged, extended, reconstructed, substituted, or structurally altered, unless the use thereof is changed to a use permitted in the district in which such building or premises is located, except as follows:

A. Substitution:

1. If no structural alterations are made, a non-conforming use of a building may be changed to another non-conforming use of the same or of a more restricted classification. Notice of intention to change or substitute shall be filed with the Zoning Inspector and such substitution or change shall require a Zoning Certificate, issued in conformity with requirements of Article 13.
2. Whenever a non-conforming use has been changed to a more restricted use or to a conforming use, such use shall not thereafter be changed to a less restricted use, unless such change shall be allowed by the Zoning Board of Appeals, after a public hearing as provided in Article 14.3 (D) (I).
3. When authorized by the Board, the substitution for a non-conforming use of another non-conforming use may be allowed if no structural alterations, except those required by law or regulation are made; provided, however, that in any AR District no change shall be permitted to any use prohibited in a B District, and in a B District no change shall be permitted to any use prohibited in an I District.

B. Discontinuance:

In the event that a non-conforming use of any building, structure, or of any premises of and is voluntarily discontinued for two (2) years or more, any further use thereof shall be in conformity with the provisions of this Resolution.

C. Extensions of Existing Non-Conforming Uses:

1. When authorized by the Board, as provided in Article 14.3 (D) (2), the extension or completion of a building devoted to a non-conforming use upon a lot, occupied by such building or on a lot adjacent, provided that such lot was under the same ownership as the lot in question on the date such building became non-conforming; and where such extension is necessary and incidental, to the existing use of such building; provided, however, that the floor area of such extension shall not exceed in all, fifty percent (50%) of the floor area of the existing building or building devoted to a non-conforming use and provided further that such extension or extensions shall be undertaken within five (5) years of the date when the use of such building became non-conforming.
 2. When authorized by the Board, as provided in Article 14.3 (D) (3), a non- conforming use may be extended throughout those parts of a building which were manifestly designed or arranged for such use prior to the effective date of this Resolution, if no structural alteration, except those required by law, are made therein.
 - (a) Replacing Damaged Buildings - Any non-conforming building or structure damaged or destroyed by any means may be restored, reconstructed, or used as before, provided that such restoration is started within six (6) months of the date of such damage. If such restoration is not begun within six (6) months of the date of the damage, any future use of the premises shall be in conformity with this Resolution.
 - (b) Replacing Destroyed Buildings - Any non-conforming building or structure destroyed by any means shall not be replaced by a non-conforming building or structure; and any future use of the premises shall be in conformity with this Resolution.
- 6.4. Unsafe Buildings: Nothing in this Resolution shall prevent the strengthening or restoring to a safe condition of any part of any -building or structure declared unsafe by proper authority.
- 6.5 Agriculture: Nothing contained in this Resolution shall prohibit the use of any land for agricultural purposes, as defined in Article 4 or the construction or use of buildings or structures incident to the use for agricultural purposes of the land on which such buildings or structures are located and no Zoning Certificate shall be required for any such use, building or structure.
- 6.6 Public Utilities: Nothing contained in this Resolution shall prevent the location, erection, construction, reconstruction change, alteration, maintenance, removal, use or enlargement of any building or structure of any public utility or railroad for the operation of its business.
- 6.7 Outdoor Advertising: Outdoor advertising shall be classified as a business use and shall be

permitted in all districts zoned for industry, business, trade, or lands used for agricultural purposes, subject to the pertinent provisions set forth in Article 11. Signs should conform to all set back and yard requirements except as otherwise specified.

6.8 Mercantile or Retail Establishments: Nothing contained in the Resolution shall prohibit the use of any land for the construction of a building, or the reconstruction, change, alteration, maintenance, enlargement, or use of any building for the maintenance, and operation of any mercantile or retail establishment, drug store, hotel, lunch room, restaurant, or place of entertainment in any are zoned for business or industry, but a Zoning Certificate for such uses shall be required in accordance with the provisions of this Resolution.

6.9 Building Under Construction: Nothing herein contained shall require any change in the overall layout, plans, construction, size or designated use of any premises, building, structure, or part thereof, the construction of which shall have been started prior to the effective date of this Resolution and completion thereof carried on in a normal manner and not discontinued for reasons other than those beyond the builder's control provided that, in any event such construction shall be completed within six (6) months after the effective date of this Resolution or within such extension of this six (6) month period as may be allowed by the Board.

6.10 Abandoned or Unused Buildings: Buildings or structures which are abandoned or unused for a period of one (1) year or more and because of such abandonment or disuse in the opinion of the Broad of Zoning Appeals is a hazard to public health, safety or general welfare may be ordered removed in accordance with the pertinent statutes of the State of Ohio.

6.11 Surface Water Drainage: No natural or artificial surface drainage shall be altered in such a way as to increase volume and/or rate of surface drainage to another property, such as erosion, wash out, flooding, etc.

6.12 Junk Motor Vehicles:

A. No inoperable automotive vehicle, with or without parts removed, shall be permitted to stand neglected and/or allowed to deteriorate on any premises, in any district except as provided in the Industrial District, provided that nothing herein shall prevent the parking or storage of such vehicles in a fully enclosed garage or similar permanent structure.

B. No inoperable automotive vehicle, with or without parts removed, shall be permitted in any district when the following occurs:

Left uncovered in the open on private property for more than seven (7) days with the permission of the person having the right to the possession of the property, except if the person is operating a junk yard or scrap metal processing facility licensed under authority of section 4737.05 to 4737.12 of the Ohio Revised Code, or regulated under authority of a political subdivision; or if the property on which the motor vehicle is left is not subject

to licensor or regulation by any governmental authority, unless the person having the right to the possession of the property can establish that motor vehicle is part of a bona fide commercial operation; or if the motor vehicle is a collector's vehicle. Nothing in this ordinance shall prevent a person from storing or keeping, or restrict him in the method of storing or keeping, any collector's vehicle on private property with the permission of the persons having the right to the possession of the property; except that any person having such permission must conceal, by means of buildings, fences, vegetation, terrain, or other suitable obstruction, any unlicensed collector's vehicle stored in the open.

The Board of Township Trustees, the Zoning Commission or the Zoning Inspector may send notice, by certified mail with return receipt requested, to the person having the right to the possession of the property on which a junk motor vehicle either shall be covered by being housed in a garage or other suitable structure, or shall be removed from the property.

No persons shall willfully leave a junk motor vehicle uncovered in the open for more than ten (10) days-after receipt of a notice as provided in this section. The fact that a junk motor vehicle is so left is prima facie evidence of willful failure to comply with the notice, and each subsequent period of thirty (30) days that a junk motor vehicle continues to be so left constitutes a violation of the Resolution.

6.13 Manmade Bodies of Water: All manmade bodies of water shall not be closer than fifty (50) feet from the right-of-way to the water edge or closer than ten (10) feet from any other boundary line, or closer than twenty-five (25) feet from the closest edge of any drainage ditch/creek. Manmade bodies of water being placed on a corner lot shall be required to meet the fifty (50) feet set back on both roads. Any manmade body of water shall require a permit to install, which shall be obtained from the township-zoning inspector. All ponds must also conform to the Paulding County Health codes and regulations.

- A. In ground pools (permanent) require a permit, and all pools shall be treated as an accessory building for the purpose of Setbacks.
- B. No mound of earth shall be permitted which materially impedes vision across such yard above a height of two and one-half (2 1/2) feet at or near an intersection.
- C. No mound of dirt shall be permitted closer than twenty-five (25) feet from top edge of any ditch or creek, ten (10) feet to adjacent property lines, and ten (10) feet from a right-a-way.

6.14 Driveways: New driveways must be coordinated with the appropriate agency to comply with right-of-way regulations and elevation requirements. Driveways abutting a state highway must be coordinated with the Ohio Department of Transportation, driveways abutting a county road must be coordinated with the Paulding County Engineer's Office, and driveways abutting a township road must be coordinated with the Crane Township Trustees. New

driveways must be no less than one hundred (100) feet from an intersection of any two roads where the nearest road edge starts and must comply with Crane Township driveway crossover and driveway pipe culvert regulations.

Article 7 – Agricultural and Residence District (AR) (Amended June 21, 2000)

7.1 The following regulations and the regulations contained in Article 6 shall apply in the AR Agricultural and Residence District:

A. Principal Permitted Uses:

1. Agricultural and the usual agricultural buildings and structures
2. Dwellings
3. Publicly owned and operated buildings and facilities except those specifically prohibited or restricted in this Resolution.
4. Schools; public, parochial or private and accessory structures thereto
5. Churches, parish houses, and accessory structures thereto
6. Public parks, playgrounds and community centers, private and public recreation areas and centers including country clubs, swimming pools and golf courses, public and private forests and wildlife reserves, and similar uses, except those specifically prohibited or restricted in this Resolution, provided that any structures erected in connection with such uses are at least three hundred (300) feet from any residence existing at the time such structures are erected. This provision may be waived or modified by the Zoning Board of Appeals, after a public hearing, in accordance with the pertinent provisions of Article 14.
7. Cemeteries, including mausoleums, provided that any mausoleums shall be a distant of at least two hundred (200) feet from adjacent property and street and highway lines, and provided further that any new cemetery shall contain an area of twenty (20) acres or more.
8. Hospitals, clinics, sanitariums, and charitable institutions for the treatment of diseases. Such uses shall have side yards of at least seventy-five (75) feet.
9. Lodging houses, boarding houses
10. Convalescent Houses, Homes for the Aged, children's nurseries, and Medical Centers for the care and treatment of humans

11. Private clubs, fraternities, sororities, and lodges, except those specifically restricted in the Resolution.
12. Trailers used for dwelling purposes provided that three (3) or more trailers on any premises of one owner shall be deemed to be a trailer camp and shall comply with the requirements of Article 7.I (A) (13).
13. Trailer camps, provided that all such camps comply with all pertinent statutes of the State of Ohio and regulations of the Ohio Sanitary Code regulating house trailer camps, and provided further that the provisions of the said statutes and regulations notwithstanding the minimum area allotted to each house trailer, shall be not less than 1500 square feet, and that such camps comply with the provisions of Article 11.1.
14. Drive-in theaters, subject to the provisions of Article.8.I(A)(3)
15. Quarries and tile mills, provided that any building housing power or power producing machinery or equipment shall be distant at least two hundred (200) feet from all adjacent property or street and highway lines.
16. Temporary sawmills for cutting timber grown on the premises, provided that any power or producing machinery is located at least two hundred (200) feet from all adjacent property lines.
17. Hotels, tourist camps, subject to the pertinent provisions of Article 11
18. Veterinary clinics, commercial kennels for the raising, breeding, and boarding of dogs or other animals, provided that all buildings, including runways, shall be distant two hundred (200) feet from the nearest property line of adjacent premises in an AR District and one hundred (100) feet distant from the nearest property line in and adjacent B and I District.
19. Incidental business uses, provided that such business use is owner-operated by an owner resident on the premises on which the business use is located and that not more than three (3) full-time employees work on said premises, and subject to the following restrictions:
 - (a) The following uses are prohibited:
 1. All uses prohibited in Article 8, B Districts
 2. All uses listed in Article 9, I Districts
 3. Inns, drinking establishments, nightclubs

4. In general, any use which may be obnoxious, offensive or detrimental to the neighborhood by reason of the omission of odor, dust, gas smoke, vibration or noise.
 - (b) Any building housing power or power producing machinery or equipment shall be distant, at least one hundred (100) feet from all adjacent property lines.
 - (c) No portion of the premises in front of the building set-back line shall be used for the storage of material or equipment.
 - (d) For any incidental business use, the Board may, if it deems necessary or desirable, require a public hearing, the issuance of a Zoning Certificate in compliance with the requirements and provisions of Article 14.5 (A) and may refuse to issue a Zoning Certificate if; in the opinion of the Board, the proposed use will be detrimental to the neighborhood and contrary to the public health, safety, convenience, and general welfare.
 - (e) Any other use as determined by the Board to be of the same general character as the above permitted used, but not including any use specifically prohibited or restricted in this Resolution.

7.2 Special Uses: The following uses shall be deemed to be special uses and shall be permitted only when authorized by the Board, after public hearing, and subject to the provisions of Article 14.5 (A).

- A. Gun clubs, skeet shooting ranges, and similar uses
- B. Commercial hunting reserves
- C. Camps or establishments for the use and housing of transient labor. If authorized by the Board, such camps shall comply with the pertinent provisions of Article 11.
- D. Institutions for the treatment of drug or alcoholic addicts or of the insane

7.3 Restricted Uses: The following uses will be deemed to be restricted uses and shall be permitted only when authorized by the Board, after public hearing, and subject to the provisions of Article 14.5(B).

- A. Public or privately owned and operated airports or landing fields
- B. Junk yards, junk buildings, and junk motor vehicles
- C. Auto wrecking yards

- D. Race tracks and courses for the conducting of seasonal or periodic racing of aircraft, horses, dogs, automobiles, go-carts, motorcycles and/or other vehicles.

7.4 Prohibited Uses: The following uses are specifically prohibited:

- A. All uses prohibited or restricted in I Districts
- B. Dumping, storing, burying, reducing, disposing of, or burying garbage, refuse, scrap metal, rubbish, offal or dead animals, except as a result from the normal use of premises, unless such dumping is done at a place provided by the township trustees for such specific purposes.
- C. Inns, drinking establishments, nightclubs
- D. The sale of fireworks

7.5 Accessory Uses: Accessory buildings and uses customarily incident to any of the principal permitted uses are permitted.

- A. The following accessory uses are specifically permitted:
 - 1. The office or studio of a physician or surgeon, dentist, artist, lawyer, architect, engineer, insurance agent, realtor, teacher or other professionals in their place of abode.
 - 2. Customary home occupations such as handicraft, dressmaking, or millinery
 - 3. Personal service occupations such as a beauty shop or similar occupation.
 - 4. Roadside stands, offering for sale only neighborhood agricultural products or other products produced on the premises
 - 5. All such accessory uses shall be subject to the following requirements:
 - (a) Such accessory uses shall involve only the services of persons living on the premises, except as provided in Article 7.1 (A)(19).
 - (b) Such accessory uses shall provide sufficient off-street parking to accommodate the number of vehicles reasonably expected to use the services involved and proper arrangements for vehicular exits, and entrances shall be made in order to reduce potential traffic hazards.
 - (c) All such accessory uses shall be restricted to such uses as are not offensive by reason of the omission of odor, dust, smoke, gas noise, or vibration, or any use of

the premises that may be unsightly or otherwise objectionable by reason of the accumulation of material or debris.

7.6 Yard Requirements:

A. Minimum Property Frontage	Three hundred (300) feet
B. Maximum Lot Depth to Width Ratio	Three to one (3 to 1)
C. Minimum Front Yard Setback	Fifty (50) feet
D. Minimum Side Yard Setback	Fifteen (15) feet on each side
E. Minimum Rear Yard Setback	Thirty (30) feet

F. Where twenty-five (25) percent or more of all property, according to the front lot line, abutting one side of a road for a distance of three hundred (300) feet on either side of the lot in question is built up with the buildings having an average set back line established from the road right-a-way line, no building hereafter erected or structurally altered shall project beyond the average set back line so established.

This section concerns the setback figure to use where the existing dense development has already established a normal setback distance for that particular area. It applies only to a built-up section of road where there are several houses in a six hundred (600) foot stretch (300 feet on each side of the lot in question). The total width of all the houses in this section must measure at least one hundred-fifty (150) feet (25% of 600 feet) for this section to apply. If they do not add up to that figure, then the normal zoning setback applies. If there is at least one hundred fifty (150) feet of total house width in the six hundred (600) foot section (300' each side of the property in question), then the average setback distance of those houses in that six hundred (600) foot section becomes the setback for the new house.

7.7 Required Lot Area: All lots used for residential purposes shall conform to the Paulding County Board of Health minimum lot size requirements, provided, however, that lots of record at the effective date of this Resolution and smaller than the minimum established herein, may be used for residential purposes, subject to the provisions of Article 12.1.

7.8 Parking Space: For each of the permitted uses, there shall be provided sufficient space for the off-street parking of motor vehicles to accommodate the normal number of motor vehicles which will congregate as a result of the uses of such buildings and premises.

A. For residential uses, parking space shall be provided for a number of motor vehicles not less than the number of families occupying the premises.

B. For all other permitted uses, the number of parking spaces required shall be as determined by the Board of Zoning Appeals, and in accordance with the pertinent provisions of Article 10.

Article 8 – Business District (B)

8.1 The following regulations and the regulations contained in Article 6 shall apply in the B Business District:

A. Principal Permitted Uses:

1. Any use or structure permitted or as regulated in AR District
2. Stores and shops for conducting any retail or personal service business, also food processing where the products are for sale exclusively on the premises.
3. Drive-in and drinking establishments, nightclubs, including entertainment and dancing, provided the principle building is distant at least two hundred fifty (250) feet from any AR District.
4. Automobile, trailer, and farm implement establishment for display, hire, sales and repair, including sales lots, provided that such establishment is not a Junk yard as herein before defined in this Resolution.
5. Theaters, provided that for drive-in theaters the screen shall be so located so as the front of the screen is not visible from adjacent streets or highway, and said screen shall be set back not less than two hundred (200) feet from the established right-of-way of any highway.
6. Swimming pools, skating, golf driving ranges, or similar open air recreational uses and facilities.
7. Bowling alley, motel, skating rink, pool hall, carpenter, sheet metal and sign painting shop, bakery, laundry, clothes cleaning and/or dyeing establishment, wholesale business, storage or warehouse, commercial greenhouse, provided that no heating plant or ventilating flue in connection with such operations shall be within fifty (50) feet of any AR District.
8. Any other use as determined by the Board to be of the same general character as the above permitted uses, including any kind of manufacturing or treatment incidental to the conduct of a retail business conducted on the premises but not including any use which is prohibited or restricted in an AR or I District, unless such use is permitted by the Board in accordance with the provisions of Articles 14.5(A) or 14.5(B).
9. A building may be used for a combination of business and residence purposes and, if so used, shall be classified under B Business District regulations.

8.2 Accessory Uses: Use and structures customarily incidental to any of the permitted principle

uses are permitted, except that no such accessory use or structure shall be of a type permitted or regulated in an I Industrial District, in accordance with Article 9.1.

8.3 Yard Requirements:

- A. The front yard required shall be the same as required in the AR District.
- B. Side Yards - unless otherwise specified herein, on all premises in a B Business District that abuts directly an AR District, there shall be provided a yard of at least fifteen (15) feet on such lot along the line or lines where it abuts such AR District. Otherwise, no side yard is required.
- C. Rear Yard - the rear yard required shall be the same as required in AR District.

8.4 Percentage of Lot Coverage: In a B Business District, the entire lot may be covered except as herein otherwise specified.

8.5 Storage and Parking: There shall be provided off-street parking space for the use of employees and visitors sufficient to accommodate the motor vehicles of such employees and visitors.

Article 9 – Industrial District (I)

9.1 The following regulations and the regulations contained in Article 6 shall apply in the I Industrial District:

- A. Principal Permitted Uses - a building or premises may be used for any purpose except those listed immediately below:
 - 1. No zoning certificate shall be issued for any use in conflict with any resolution of Paulding County, or law of the State of Ohio regulating nuisances.
 - 2. No zoning certificate shall be issued for any of the following uses until and unless the location of such use shall have been authorized by the Board in a manner provided in Article 14.5(B).
 - (a) Abattoirs and slaughterhouses or stock yards
 - (b) Acid manufacture or wholesale storage of acids
 - (c) Cement, lime, gypsum, or plaster of Paris manufacturer
 - (d) Distillation of bones

- (e) Explosive manufacture or storage, or the use of fissionable material as the primary source of power
- (f) Fat rendering, fertilizer, gas, or glue manufacture
- (g) Petroleum or petroleum products refining
- (h) Smelting or reducing of ores or metallurgical products
- (i) Race Track and courses for the conducting of seasonal or periodic racing meets of aircraft, horses, dogs, automobiles, motorcycles, and alike
- (j) Junk yards
- (k) Auto wrecking, equipment wrecking yards
- (l) Any use which may be obnoxious or offensive by reason of the omission of odor, gas, smoke, vibration or noise.
- (m) Solar Energy System (SES) or solar farm. See solar energy plan in Article 19.
- (n) Any special or restricted use as listed in Articles 7.2 and 7.3

9.2 Prohibited Uses:

The following regulations are prohibited:

Dumping, storing, burying, disposing of or burning garbage, refuse, scrap metal rubbish, offal or dead animals, except as a result from the normal use of the premises, or the maintenance and use of any premises as a dump as defined in this resolution, unless such dumping is done at a place provided by the Township Trustees for such specific purposes.

9.3 Required conditions:

- A. The best practical means as determined by the Ohio EPA for the disposal of refuse matter or water-carried wastes, the abatement of obnoxious or offensive odor, dust, smoke, gas, noise, or similar nuisance, shall be employed.
- B. All principle buildings and all accessory buildings or structures, including loading and unloading facilities, shall be located at least one hundred (100) feet from any AR District and not less than fifty (50) feet from any B District.

9.4 Yard Requirements:

- A. The front yard required shall be the same as required in AR District.
- B. Side Yard - where the premises abut an I Industrial District, the side yard shall be sixty (60) feet, where the premises abutt any other type of district, the side yard shall be as specified in Article 9.3 (B).
- C. The rear yard required shall be the same as required in AR District.

9.5 Percentage of Lot Coverage: In an I Industrial District, the principle and accessory uses shall not cover more than 90% of the area of the premises.

9.6 Storage and Parking Space: There shall be provided off-street parking space for the use of employees and visitors sufficient to accommodate the motor vehicles of such employees and visitors.

Article 10 – Parking Areas

10.1 In all districts, in connection with every industrial, commercial, business, trade, institution, recreational, or dwelling use, space for parking and storage of vehicles shall be provided and shall comply with the following requirements:

- A. Areas of required parking areas shall be in accordance with the following schedule, but in no event shall a required parking lot, except for dwellings, be less than 500 square feet in area:
 1. Automobile sales and service - Garages 50% of floor area
 2. Churches and Schools - one space for each 8 seats in a principle auditorium or one space for each 17-classroom seat, whichever is greater
 3. Dance Halls, Assembly Halls - 200% of floor area used for dancing or assembly
 4. Hospitals - one space for each four beds
 5. Hotels, Motels, Tourist camps - one space for each bedroom
 6. Manufacturing Plants - one space for each two employees, or 30% of floor area, whichever is greater
 7. Restaurants and Nightclubs - 200% of floor area
 8. Retail Stores and Businesses - 200% of floor area
 9. Warehouses - one space for each two employees

- B. In the case of uses not specifically mentioned herein, the provision for a use, which is so mentioned and to which said use is similar, shall apply.
- C. Every parcel of land hereafter used as a public or private parking area shall be developed and maintained in accordance with the following requirements:
 - 1. No part of any parking area shall be closer than twenty-five (25) feet to any AR District boundary.
 - 2. In case any parking area abuts an AR District, then no part of the parking area shall extend beyond the front building line for a distance of not less than one hundred (100) feet measured from the AR District boundary.
 - 3. Off-street parking areas for more than ten (10) vehicles shall be paved or treated so as to provide a durable, dust free surface.
 - 4. Any lighting used to illuminate any off-street parking area shall be so arranged as to reflect the light away from adjoining or facing premises in any AR District.

10.2 The Board of Appeals may authorize, subject to the provisions of Article 14.5, a modification, reduction or waiver of the foregoing requirements, if it should find that in the particular case appealed, the peculiar nature of the use, or the exceptional shape and size of the property or other exceptional situations or conditions, would justify such modification reduction or waiver.

10.3 The Boards of Appeals may also authorize, subject to the provisions of Article 15, the establishment and operation of off-street parking areas in any AR District that adjoins a B or I District, subject to the following conditions and limitations.

- A. Any parking area established in accordance with this provision shall meet the following conditions:
 - 1. Such parking shall be an accessory to and for the use of a business or industrial establishment located in the adjoining B or I District.
 - 2. Application shall be accompanied by the names and addresses of all property owners within three hundred (300) feet of the premises in question.
 - 3. As a condition of the issuance of a zoning certificate, the Board may prescribe such requirements or conditions deemed desirable in respect to surfacing, marking, lighting, wan fencing, or planting for the protection of adjacent property.
 - 4. A zoning certificate issued for such accessory parking area, under the above

provisions, shall be revocable, subject to continued compliance with requirements and conditions.

Article 11 – Special Provisions

11.1 Trailer Camps: All trailer camps shall comply with the following provisions, in addition to the other conditions provided in this Resolution. A trailer camp shall be deemed to be the parking or use of three (3) or more trailers on premises that belongs to one owner.

- A. Yard Requirements - the yard requirements shall be as follows:
 - 1. Front yard requirements shall be the same as for other uses in the district in which the camp is located and no trailer, display, play area, or parking area shall occupy such front yard.
 - 2. Where the camp abuts an AR District, the required side yards shall be seventy-five (75) feet from such AR District boundary, and no trailer shall be parked closer than seventy-five (75) feet to such AR District boundary.
 - 3. Where the camp abuts a B or I District, the required side yard shall be fifty (50) feet and no trailer shall be parked closer than fifty (50) feet to such B or I boundary.
 - 4. Rear yards shall be at least (50) feet and no trailer shall be parked in any such required rear yard.
- B. Screening- trailer camps shall be screened from adjoining premises by protective planting, fences, or other means approved by the Board of Appeals
- C. Roads, Parking Areas - all roads and parking areas shall be paved to provide a dust free durable surface.
- D. Enlargements - all enlargements or extensions to existing camps, where such enlargements or extensions will provide spaces for three (3) or more trailers, including any already existing on the premises, shall apply for a zoning certificate as if it were a new establishment and no enlargement or extension shall be permitted unless the existing camp is made to conform substantially with all the requirements for a new camp construction and all such extensions conform with the requirements of this Resolution.
- E. Lot Size - no trailer camp hereinafter established in any AR District shall be established on premises less than two (2) acres in size. In any B or I District, the lot size shall be sufficient to allow compliance with all yard requirements.

11.2 Billboard and Outdoor Advertising Signs: Billboards and outdoor advertising signs shall be

set back from the established right-of-way line of any street, road or highway, at least as far as the required front yard depth in the district in which said sign or billboard is erected.

Exceptions - signs pertaining solely to a use conducted on the premises may be erected and maintained within the required front yard provided that such sign does not exceed twenty (20) square feet in area and provided that such signs do not extend over the road right-of-way nor otherwise obstruct or impair the safety of pedestrians or motorists.

11.3 Motels; Tourist Camps: Motels and Tourist camps located in an AR District shall meet the following requirements:

- A. No building shall be closer than one hundred fifty (150) feet to any adjacent property line, except the right-of-way line of a public road or highway.
- B. The building or buildings shall comply with all front yard requirements.
- C. Parking areas shall comply with the requirements of Article 10, but in addition thereto no part of any parking area shall be in front of the building line.

11.4 Lighting: Any lighting used in connection with any business or industrial use shall be so arranged as to reflect away from an adjoining or facing premises.

11.5 Camps for Transient Workers: All camps or establishments for transient Workers, involving the erection and use of temporary, semi-permanent or permanent structures, shall provide adequate living and sanitary facilities. Such camps shall comply with all permanent requirements of the Paulding County Board of Health and the Ohio Department of Health. The Board, in accordance with the provisions of Article 14, may impose such requirements and conditions with respect to location, construction, maintenance and opinion, in addition to those expressly stipulated, as the Board may deem necessary for the protection of adjacent properties and the public interest.

11.6 Grass and Non-Agricultural Plants: No person shall permit grass and non-agricultural plants to exceed 9 inches in height on real estate owned and/or occupied by that person. (Resolution #2017-06-03 adopted June 19, 2017)

11.7 Marijuana Growing and Dispensing: Marijuana cultivators, processors and retail dispensaries are prohibited within Crane Township. (Resolution #2017-06-02 adopted June 19, 2017)

Article 12 – Exceptions to Regulations

12.1 The regulations specified in this Resolution shall be subject to the following exceptions and regulations:

- A. Use of Existing Lots of Record - nothing in the requirements of this Resolution relating to

lot area for residential use, shall be held to prohibit the erection of a one- family dwelling upon a lot, the area or frontage of which is less than that prescribed herein, provided such lot or plat was of official record as of the effective date of this Resolution, subject to the following requirements:

1. The front yard shall be as established in this Resolution.
2. In case the frontage of the lot of record is fifty (50) feet or less, the side yards shall be at least three (3) feet.
3. In case the frontage of the lot of record is more than fifty (50) feet, the side yards shall be as established in this Resolution.

Article 13 – Enforcement (Amended June 21, 2000)

13.1 Zoning Inspector: There is hereby established the office of Crane Township Zoning Inspector; and for the purpose of this Resolution, the Inspector appointed by the Board of Township Trustees is hereby designated as such Zoning Inspector. It shall be the duty of the Zoning Inspector, as provided under Section 519.01 et Seq. of the Ohio Revised Code, to enforce this Resolution in accordance with the provisions of this Resolution. For this purpose, the Zoning Inspector shall have such powers as are conferred upon them by the Resolution and state statutes.

13.2 Zoning Certificate: Except as provided in Article 13.2 (A) and 13.2(B), it shall be unlawful for an owner to use or permit the use of any building or land or part thereof, hereafter created, changed, converted, or enlarged, wholly or partly, until a Zoning Certificate shall have been issued by the Zoning Inspector, except as provided in Article 13.2(A) and 13.2 (B), no excavation for foundation, nor the erection, construction or structural alteration of any structure or part of a structure shall be undertaken, until a Zoning Certificate shall have been issued by the Zoning Inspector. The use of any premises or building shall not be hereafter changed until a Zoning Certificate shall have been issued by a Zoning Inspector. It shall be the duty of the Zoning Inspector to issue a Zoning Certificate, provided that the building or premises and the proposed use thereof, conform to the requirements of this Resolution. No Zoning Certificate shall be issued by the Zoning Inspector unless the intended use conforms to the provisions of this Resolution.

- A. No Zoning Certificate shall be required for the use of land for agricultural purposes, as defined in Article 4, or the use, construction or alteration of buildings or structures incident to the use for agricultural purposes of the land on which such buildings or structures are located, as provided in Article 6.3.
- B. Under such rules as may be adopted by the Commission, the Zoning Inspector may issue a Temporary Zoning Certificate for a part of a building or premises.
- C. Upon written request from the owner or tenant, the Zoning Inspector shall issue a Zoning

Certificate for any building or premises existing at the time of enactment of this Resolution, certifying, after inspection, the extent and kind of use made of the buildings or premises and whether such use conforms to the provisions of this Resolution. No fee shall be charged for a Zoning certificate for such existing use provided application therefore is made within six (6) months after the enactment of this Resolution. After such six (6) month period, the fee for such Zoning Certificate shall be as herein after provided.

- D. The Township Board of Trustees shall be the governing body to determine the fees, charges, and expenses for all zoning certificates applied for and/or issued.
- E. A record of all Zoning certificates and applications shall be maintained by the Zoning Inspector.

13.3 Application for Zoning Certificate

- A. Application for a Zoning Certificate shall be made in the form prescribed by the Commission and shall be accompanied by the required fee. Sufficient information shall accompany the application to enable the Commission and Inspector to determine the proposed use and/or structure conformity with all of the provisions of this resolution.
- B. No zoning certificate shall be issued without evidence provided by whom that the Paulding County Board of Health Department has approved the proposed sanitary sewage disposal and water facilities for the use for which the zoning certificate has been requested.
- C. Prior to the issuance of a zoning certificate for the construction of a single family dwelling that is planned to be built; the owner(s) shall sign a statement provided by the zoning inspector, which states:

I/We the owner(s) of the land upon which a single-family dwelling is to be built understand that this land is located in an unincorporated area of Crane Township Paulding County. The primary purpose of the township is to promote and encourage the use of this township for agricultural and animal husbandry. I/We realize that living in this township, I/we may be subject to the normal sights, smells, and sounds related to the pursuit of agricultural and animal husbandry enterprises and cannot file a zoning complaint on normal agricultural/animal husbandry operations.

13.4 Violations and Penalties

It shall be unlawful to locate, erect, construct, reconstruct, enlarge, change, maintain or use, any building or land in violation of any regulation in, or any provisions of, this Resolution or any amendment or supplement thereto adopted by the Board of Township Trustees of Crane Township, Paulding County, under Sections 519.01 et. Seq. of the Ohio Revised Code. Any person, firm, partnership, or corporation, violating any regulation in, or any provision of, this Resolution, or of any amendment or supplement thereto, shall be

guilty of a minor misdemeanor on the first offense; a misdemeanor of the fourth degree on a second offense, and on each subsequent offense, such person is guilty of a misdemeanor of the third degree. Each and every day during which such illegal location, erection, construction, reconstruction, enlargement, change, maintenance or use continues, may be deemed a separate offense.

13.5 Violations - Who May Bring Action

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

Article 14 – Board of Zoning Appeals

14.1 Appointment:

A Board of Zoning Appeals of Crane Township is hereby created. Such Board shall consist of five (5) members, to be appointed by the Board of Township Trustees. Applicants shall be residents of the unincorporated territory of Crane Township included in the area zoned. The term of all members shall be of such length and so arranged that the term of one (1) member will expire each year. Each member shall serve until his or her successor is appointed and qualified. Members of the Board shall be removed non-performance of duty, misconduct in office or other causes by the Township Trustees upon written charges having been filed with the Trustees and after a public hearing has been held regarding such charges, a copy of the charges having been served upon the member so charged at least ten (10) days prior to the hearing, either personally or by registered mail, or by leaving the same at his usual place of residence. The member shall be given an opportunity to be heard and answer such charges. Vacancies shall be filled by the Trustees and shall be for the unexpired term.

14.2 Organization

The Board shall organize and adopt rules in accordance with the Provisions of this Resolution. Meetings of the Board shall be held at the call of the Chairman, or in his absence the Acting Chairman may administer, and the Board may compel the attendance of witnesses. All meetings of the Board shall be open to the public. The Board shall keep minutes of its proceedings showing the vote of each member upon each question, or, if absent or failing to vote, indicating such fact, and shall keep records of its examinations and other official sections, all of which shall be immediately filed in the office of the Township Trustees and shall be a public record.

Three (3) members of the Board shall constitute a quorum. The Board shall act by

Resolution; and the concurring vote of three (3) members of the Board shall be necessary to revise any order of determination of the Zoning Inspector, or to decide in favor of an applicant, in any matter over which the Board has original jurisdiction under this Resolution, or to grant any variance from the requirements stipulated in this Resolution.

14.3 Authority of the Board of Zoning Appeals

In addition to permitting the special exceptions herein after specified, the Board of Zoning Appeals shall have the following powers:

- A. Administrative: To hear and decide appeals where it is alleged there is an error in any order, requirement, decision or determination made by an administrative official in the enforcement of the Zoning Resolution or amendment subsequently adopted pursuant thereto.
- B. Variances: To authorize upon appeal. in specific cases, variances from the terms of the Zoning Resolution as will not be contrary to the public interest where owing to special conditions, a literal enforcement of the provisions of this Resolution will result in unnecessary hardships, and so that the spirit of this Resolution shall be observed.
- C. Action of the Board of Appeals: In exercising its powers, the Board may, upon appeal and inconformity with the provisions of statute and of this Resolution, reverse or affirm wholly or partly, or may modify any order, requirement, decision, or determination made by the Zoning Inspector, and may make such order, requirement, decision or determination as provided in these articles.
- D. Non-Conforming Uses: The Board may authorize issuance of a Zoning Certification, after public hearing, for the following:
 - 1. The substitution for non-conforming use of another non-conforming use, info structural alterations, except those required by law or regulation, are made.
 - 2. The extension or completion of a building devoted to a non-conforming use upon a lot occupied by such building, or on a lot adjoining, provided that such lot was under the same ownership as the lot in question on the date such building became non-conforming, and where such extension is necessary and incidental to the existing use of such building; provided, however, that the floor areas of the existing building or buildings devoted to a non-conforming use and provided further that such extensions shall be undertaken within five (5) years of the date when the use of such building became non-conforming.
 - 3. The extension of a non-conforming use throughout those parts of a building which were manifestly designed or arranged for such use prior to the effective date of this Resolution, if no structural alterations, except those required by law, are made

therein

- E. Interpretation of Zoning Map: The Board may authorize adjustment of district boundaries as follows:
1. Where the street, road or lot layout actually on the ground, or as recorded, differs from the street, road and lot lines as shown on the Zoning Maps, the Board, after notice to the owners of the property and after public hearing, shall interpret the maps in such a way as to carry out the intent and purpose of this Resolution for the particular section or district in question.
 2. The extension or completion of a building devoted to a non-conforming use upon a lot occupied by such building, or on a lot adjoining, provided that such lot was under the same ownership as the lot in question on the date such building became non-conforming and where such extension is necessary and incidental to the existing use of such building; provided, however, that the floor area of the existing building or buildings devoted to a non-conforming use, and provided further, that such extension or extensions shall be undertaken within five (5) years of the date when the use of such building became non-conforming.
 3. The extension of a non-conforming use throughout those parts of a building which were manifestly designed or arranged for such use prior to the effective date of this Resolution, if no structural alterations, except those required by law, are made therein.
- F. Temporary Usage: The Board may authorize the temporary use of a building or premises in any district for a purpose or use that does not conform to the regulations prescribed by this Resolution for the district in which it is located; provided that such use may be of a temporary nature, and that any temporary buildings or structures erected in connection with such temporary use shall be removed at the expiration of the permit. Such certificate shall be granted in the form of a temporary and removable permit for not more than a six (6) month period subject to such conditions as will safeguard the public health, safety, convenience and general welfare.

14.4 Applications, Appeal, Hearings, and Stay of Proceedings

- A. Appeals - When & by Whom Taken, an appeal to the Board may be made by any person directly affected by a decision of the Zoning Inspector. Such appeal shall be taken within twenty (20) days after the decision by filing with the Zoning Inspector and with the Board a notice of appeal specifying the grounds thereof. The Zoning Inspector shall forthwith transmit to the Board all the papers constituting the record upon which the action appealed.
- B. Hearings - The Board shall fix a reasonable time for the hearing of the appeal, give ten

(10) days' notice to the parties in interest, and decide the same within thirty (30) days after the date of submission. At the hearing, any party shall appear in person. Any party adversely affected by a decision of the Board may appeal to the Court of Common Pleas of Paulding County on the ground that such decision was unreasonable or unlawful.

14.5 Special Exceptions - Applications for special exceptions shall be filed with the Zoning Inspector and transmitted by him to the Board. The Board of Zoning Appeals, in addition to its powers heretofore specified, is hereby authorized to hear and decide, in accordance with the provisions of this Resolution, requests or applications for special exceptions or for interpretations of the Zoning Maps or for decisions upon other special questions.

- A. Special Uses - The Board may authorize the issuance of a Zoning Certificate after public hearing for any of the special uses as permitted by this Resolution in Article 7.3, Article 8.1 (A)(8); Articles 10.2 and 10.3, and in considering an application for and of the special uses, the Board shall give due regard to the nature and condition of all adjacent uses and buildings, and in authorizing a special use, the Board may impose such requirements and conditions with respect to location, construction, maintenance and operation - in addition to those expressly stipulated in this Resolution for the protection for adjacent properties and public interest.
- B. Restricted Uses: The Board may authorize the issuance of a Zoning Certificate, after a public hearing, for the following:
 - 1. Within an AR District, any of the uses listed in Article 7.3 (A-D).
 - 2. Within a B District, any use complying with requirements of Article 8.1 (A)(8).
 - 3. Within an I District, any of the uses listed in Article 9.1 (A) (2) (a-m) inclusive.
 - 4. In authorizing a restricted use, the Board may impose such requirements and conditions with respect to location, construction, maintenance, and operation, in addition to those expressly stipulated in this Resolution, as the Board may deem necessary for the protection of adjacent properties and the public interest.
 - 5. The Board may require the installation, operation, and maintenance, in or in connection with the proposed use, of such devices and methods of operations as may, in the opinion of the Board, be reasonably required to prevent or reduce hazardous or congested traffic conditions, odor, dust, smoke, gas, noise, or similar nuisances, and may impose such conditions regarding the extent of open spaces and traffic flow, between it and surroundings properties, as will tend to prevent or reduce the injury which might result from the proposed use to surrounding properties and neighborhoods.

Article 15 – Amendments or Supplements to the Zoning Regulations (Amended June 21, 2000)

15.1 General: Whenever the public necessity, convenience, general welfare or good zoning practice require, the Board of Township Trustees may, by resolution, after recommendations thereon by the Zoning Commission and subject to the procedure provided in this section, amend, supplement, or change the regulations, district boundaries, or classifications of property, now or hereafter established by this Resolution or amendments thereof. Such amendments may be made without the vote of the electors, except as hereinafter provided in section 15.2 of this Article. It shall be the duty .of the Zoning Commission to submit its recommendations regarding all applications or proposals for amendments or supplements to the Board of Township Trustees.

A. An amendment, supplement, reclassification, or change may be initiated by:

1. Resolution of the Board of Township Trustees
2. Notification of the Zoning Commission
3. Application to the Zoning Commission by one (1) or more of the owners or lessees of property within the area proposed to be changed or affected by this Resolution.

15.2 Procedure for Change:

A. Application - Application for change of district boundaries or classification of property as shown on the Zoning Map, shall be submitted to the Township Zoning Commission at their office upon which such forms shall be accompanied by such date and information as may be prescribed for that purpose by the Zoning Commission so as to assure the fullest, practicable presentation of facts for the permanent record. Applications for amendments initiated by the Board of Township Trustees shall be accompanied by their resolution, setting forth such proposed amendments. Amendments initiated by the Zoning Commission shall be accompanied by their motion setting forth such proposed amendment.

1. Names and addresses of Adjacent Property Owners - all applications for changes in zoning classifications of property shall be accompanied by a statement giving the names and addresses of the owners of all adjacent properties and of all premises lying within three hundred (300) feet of any part of the premises proposed to be changed.
2. Fees - each application for an amendment, except those initiated by the Board of Township Trustees, or the Zoning Commission, shall be accompanied by an amount determined by the Board of Trustees, which shall include any costs for publication and mailing of any notices as hereafter required.

B. Public Hearing by Zoning Commission: Upon receipt of an application, the Zoning

Commission shall set a date for a public hearing on such application. Such date for the public hearing shall be not less than twenty (20) days, or more than forty (40) days from the date of receipt of the application. Notice of the public hearing shall be given by one publication in one or more newspapers of general circulation in the township at least fifteen (15) days prior to the date of such hearing. The notice shall state the time and place at which the proposed amendment to the Resolution, including text and maps, may be examined.

1. In addition to the published notice as herein before specified, the Zoning Commission shall give notice of the time, place, and purpose of the public hearings to be held by it on proposed amendments or supplements by mailing a postal card or letter notice not less than ten (10) days prior to the dated of the hearing to the owners of all adjacent properties and of all premises lying within three hundred (300) feet of any part of the premises proposed to be changed.
- C. Recommendation by Zoning Commission: Within thirty (30) days of the public hearing, required in Article 15.2 (B), the Zoning Commission shall recommend approval or disapproval of the application and immediately transmit the application and all pertinent records, together with the Zoning Commission's recommendations, to the Board of Township Trustees.
- D. Public Hearing by Board of Township Trustees: Upon receipt of the Application and the recommendations of the Zoning commission, the Board of Township Trustees shall set a time and place for a public hearing. The date for such public hearing shall be not more than thirty (30) days after receipt of the recommendation of the Zoning Commission. Notice of the public hearing shall be given by one publication in one or more newspapers of general circulation in the township at least fifteen (15) days prior to the date of such hearing. The notice shall state the time and place at which the proposed amendment to the Resolution including text and maps, may be examined.
1. In addition to the published notice, the Zoning Commission shall give notice of the time and place and purpose of the public hearing to be held by the Board of Township Trustees by mailing a written notice not less than ten (10) days prior to the date of the hearing to the owners of all adjacent properties and of all premises lying within three hundred (300) feet of any part of the property proposed to be changed.
- E. Action by Board of Township Trustees: Within twenty (20) days of the public hearing held in accordance with Article 15.2 (D), the Board of Township Trustees shall adopt or deny the recommendations of the Zoning Commission. The recommendations of the Zoning Commission shall not be modified by the Board of Township Trustees.
- F. Effective Date of Amendment: If the proposed amendment is adopted by the Board of Township Trustees, the amendment shall automatically become effective within thirty (30) days of its adoption of the amendment that is presented to the Board of Township

Trustees. A petition signed by a member of qualified voters in the unincorporated area of the township included in the zoning plans and affected by the amendment or supplement equal to not less than eight (8%) percent of the total vote cast for all candidates for Governor is such area at the last proceeding general election at which a governor was elected requesting the Board of Township Trustees to submit the amendment to the electors of such area for approval or rejection at the next primary or general election.

Article 16 – Validity and Repeal

16.1 Validity:

If any article, section, subsection, paragraph, sentence, or phrase of this Resolution is for any reason held to be invalid by a Court of competent jurisdiction such decision shall not affect the validity of the remaining portion of this Resolution.

16.2 Repeal:

This Resolution may be repealed in the following manner:

A. The Board of Township Trustees:

1. May adopt a resolution upon its own initiative, and
2. Shall adopt a resolution if there is presented to it a petition signed by a member of qualified voters residing in the unincorporated area of such township included in the zoning plan, equal to not less than eight (8%) per cent of the total vote cast for all candidates for Governor in such area at the last preceding general election at which a Governor was elected, requesting the question of whether or not the plan for zoning in effect in said township shall be repealed, to be submitted to the electors residing in the unincorporated area of the Township included in the zoning plan at the next primary or general election. In the event a majority of the vote cast on said question in said township is in favor of repeal of zoning, then said regulations shall no longer be of any force or effect in said township. Not more than one (1) such election shall be held in any two (2) calendar years.

Article 17 – When Effective

17.1 As provided under Section 519.01 et. Seq. of the Ohio Revised Code, this Resolution shall take effect immediately upon certification by the Board of Election.

Became effective, November 18, 1964

Article 18 – Mobile Homes and Parks (Amended April 19, 2007)

18.1 Intent: It is the intent of this article to regulate the location of, and to encourage, stabilize, and protect the development of well-planned mobile home parks and set standards for mobile homes.

- A. Mobile home parks shall be located only as a conditional use in an AR District and shall be developed according to the general standards and regulations stated in this Article.

18.2 General Standards for Mobile Home Parks: The Zoning Commission and Board of Township Trustees shall review the particular facts and circumstances of each proposed mobile home park in terms of the following standards and shall find adequate evidence showing that the mobile home park development:

- A. Will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area;
- B. Will not be hazardous or detrimental to existing or future neighboring uses;
- C. Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage, refuse disposal, and schools; or that the persons or agencies responsible for the establishment of the proposed park shall be able to provide adequately any such services;
- D. Will be consistent with the intent and purpose of this resolution and the comprehensive plan;
- E. Will have vehicular approaches to the property which shall be so designed as not to create an interference with traffic on surrounding public streets or roads;
- F. Will not result in the destruction, loss, or damage of natural, scenic, or historic features of major importance.

18.3 Mobile Home Park Requirements: Mobile home parks shall meet the requirements of Chapter HE-27 of the Ohio Sanitary Code adopted by the Public Health Council under the authority of Ohio Revised Code Section 3733.02

18.4 Minimum Floor Area: Individual manufactured homes located within the Health Council under the authority of Ohio Revised Code Section 3733.02. Mobile Home Park shall have a minimum floor area of six hundred (600) square feet.

18.5 Mobile Homes Not in a Mobile Home Park: Mobile homes, not in a mobile home development, shall comply with all setbacks and yard requirements in the AR district.

18.6 Manufactured and Industrialized Homes shall be permitted on individual lots where single-family dwellings are allowed.

18.7 Mobile homes must be certified under the National Mobile Home Construction and Safety Standards Act of 1974.

18.8 Mobile homes, single or multiple widths, shall be on a foundation in compliance with all applicable building regulations and manufactured specifications and shall be considered that same as new home construction.

- A. Double-wide mobile homes shall have a minimum width of twenty-four (24) feet.
- B. Be covered with a non-reflective exterior material customarily used on site-built dwellings, and need not extend below the top of the foundation, but shall not be closer than eight inches to the ground.
- C. Be covered with a nonflammable, nonmetallic roof material used on site-built dwellings.
- D. Double-wide mobile homes shall be enclosed to ground level with skirting or non-flammable material.

18.9 Single-wide mobile homes shall be on a concrete slab or runners with pillars to the frost line or pillars to frost line. Spacing between pillars shall be six (6) to eight (8) feet. Mobile homes shall be anchored with tie downs connected to ground anchor and main structure frame (not the outer ridge beam). Tie downs shall include two (2) vertical and four (4) diagonal, for a sixty (60) to eighty (80) foot length home per National Mobile Home Construction and Safety Standards.

- A. Skirting is required around single-wide mobile homes, the hitch and transport mechanism removed or hidden by the skirting. The skirting must be non-flammable, painted to match or be compatible with the unit and be kept clean and in repair.
- B. Storage is allowed under the unit subject to fire safety and access for inspection under the home.
- C. Minimum size is seventy (70) feet- long and fourteen (14) feet wide.
- D. All single-wide and multiple-wide mobile homes shall be enclosed to ground level with skirts or non-flammable material.
- E. Mobile homes, which are to be placed on any lot, and mobile homes intended to replace an older mobile home, shall not be more than eight (8) years old, using the Titled year, from the date of the application for the zoning certificate.

F. Will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area.

G. Will not be hazardous or detrimental to existing or future neighboring uses.

18.10 Subject to approval of the Appeals Board, a single-wide mobile home may be allowed in AR District, if the mobile home is used by a blood relative of the owner of the farm. Usually this will be a son, daughter, or aged parent. The degree of kinship to extend this conditional use will be decided by the Board. As such, the mobile home will be permitted a conditional use permit with a fee, which expires after two years unless renewed.

18.11 There may be other cases where a mobile home will be requested, such as building a home, after a fire or other loss. It is recommended that such uses be temporary and permitted by a temporary permit issued by the Zoning Inspector. The temporary permit is on a yearly basis with a fee and at the discretion of the Appeals Board.

Effective October 1, 2008

Article 19 Solar Energy System (SES) Development Plan (added May 17, 2021)

Crane Township Fee Schedule:

Fee Name:	Fee Amount:	Fee Notes:	Violation Fee:
SES Development Plan	\$1,000	Per Parcel	X2

A. Development Requirement:

SOLAR ENERGY SYSTEM (SES) DEVELOPMENT PLAN: A SES Development Plan is required as follows:

1. Jurisdiction: Any time a Large Solar Energy Facility is being developed, A SES Development Plan is required.
2. Approval Agency: The Zoning Board will review any SES Development Plan or its modification and make recommendations to the Township Trustees.
3. Development Requirements: The SES Development Plan shall be in conformance with the following development requirements.
 - (a) Additional Public Notice Requirements; The SES developer shall send via USPS Priority Mail a notification letter stating the SES developer's intentions to develop a SES near their property. The notification letter must be sent to all owners within one (1) mile of any participating property in this SES development. The SES

developer shall submit as part of the initial rezoning application the address list, UPSP Tracking Numbers, and USPS Certificate of Mailing.

(b) All properties that are participating in the SES Development Plan shall be zoned industrial.

(c) Setbacks:

(1) Non-participating Property Line Setbacks: A SES Facility shall be at least 100 feet from a non-participating property line, no dwellings.

(2) Participating Property Line Setbacks: A SES Facility shall meet the minimum setbacks of the applicable zoning district.

(3) Non-participating Pre-existing Residence Setbacks: A SES Facility shall be at least four hundred (400) feet from a non-participating pre-existing residence.

(4) Participating Residence Setbacks: There are no required setbacks from a participating residence.

(5) Noise Generating Equipment Setback: Any pieces of equipment, such as inverters, that creates a potential objectionable sound level during normal operation shall meet the following setback to a non-participating pre-existing residential dwelling.

The Setback is measured as follows:

Sound Level (dBA) Setback Table

Minimum (dBA)	Maximum (dBA)	Setback (feet)
Exceeds 73	76	560
Exceeds 76	79	790
Exceeds 79	82	1120
Exceeds 82	85	1580

Notes: (1) Measured at 5ft from equipment (2) Calculated using Inverse square Law (3) 35 (dBA) is considered an accepted noise level in a rural setting.

<http://hyperphysics.phy-astr.gsu.edu/hbase/Acoustic/isprob2.html>

(6) Setback Exclusions: Setbacks exclude driveways.

(7) Participating: Participating shall be defined as a property that is under a recorded lease or signed and recorded contract with the SES facility

developer or owner.

- (d) Height: No part of the solar panel may be over twenty-five (25) feet tall as measured from the average ground level directly below the panel to the top of each panel at its maximum tilt in the vertical direction.
- (e) Maximum Vibrations: Any item that could create vibrations as part of a SES Facility shall be located centrally within the SES Facility to reduce any potential impacts on non-participating properties. This will include any generators on the premises.
- (f) Interference with Reception: A SES Facility shall be constructed and operated so that it does not interfere with television, microwave, GPS, military defense radar, navigational, or radio reception to neighboring areas.
- (g) Glare: A SES Facility at no time shall create glare on any non-participating property.
- (h) Equipment: All components of the SES Facility shall be new, commercially available equipment. Used, experimental, or proto-type equipment still in testing shall require a waiver approved by the APC.
- (i) Fencing: The SES Facility shall be completely fenced in with perimeter fencing and locked gates that are at least six (6) feet in height. Additional fencing requirements may be made at discretion of the Township Trustees. This may include a privacy barrier consisting of trees, windbreaks and slatted fencing at the discretion of the Township Trustees.
- (j) Appearance: A SES facility, including all accessories buildings, shall, to the extent possible, use of materials, and colors that will blend them into the surrounding built environment.
- (k) Waste Management: All solid waste whether generated from supplies, equipment, parts, packing, operation, or maintenance of the facility (including old parts and equipment) shall be removed from the site in a timely manner consistent with industry standards. All hazardous waste generated by the operation and maintenance of the facility, including but not limited to lubricating material, cleaning material, or such shall be handled in a manner consistent with all local, state, and federal rules and regulations and shall not be allowed to seep into the ground or come in contact with any open water;
- (l) Emergency Contact Signage: A standard metal road sign including the owner of SES Facility's name, emergency contact phone number, and the physical site address shall be posted at each entrance to the facility. The sign shall be posted just outside of the public road right-of-way and site triangle.

- (m) Electric Wires: The electric collection system shall be located underground, except for transformers, inverters, substations, and controls. The collection system is required to be above ground if it is located in a public right-of-way or county drainage easement. The transmission system shall be located above ground.
- (n) Drainage Infrastructure: All damages including, but not limited to waterways, drainage, ditches, field tiles, and/or other infrastructures caused by the construction or maintenance of the SES Facility, must be completely repaired to original or better condition, and so as not to impeded the flow of water. All repairs must be completed with a reasonable amount of time as agreed upon between the county and the applicant, owner and/or operator.
- (o) Liability Insurance: The owner or operator of the SES Facility shall maintain a current general liability policy covering bodily injury and property damage and name Crane Township as an additional insured with limits of at least \$2 million per occurrence and \$5 million in the aggregate with a deductibles of no more than \$5 thousand.
- (p) The following agreement must be agreed upon and must be signed and recorded prior to the issuance of any local permits for the SES facility.
 - (1) Road Usage / Repair Agreement
 - (2) Decommissioning Agreement

Appendix

Schedule of Fees

Certificate Applied For:	Amount:
Residential Construction	\$50
Home Additions, Garages, or Accessory Buildings	\$50
Business Zoning Certificate	\$300
Industry Zoning Certificate	\$1,000
Application for Appeal	\$100
Application for Variance	\$75
Application for Conditional Use	\$75
Application for Zoning Amendment (Rezoning)	\$200
Pond Construction	\$40
Temporary Permits	\$40
Mobile Homes Meeting Square Footage Requirement, Less Tongue, Axles, and Mounted on Cement Foundation Will be Considered Same as New Home Construction	\$75
Violations of Zoning Ordinances	\$100
Any Zoning Regulations Which Require Notice of a Public Hearing to Newspaper and/or to the Property Owner	Maximum per Day \$75

Note: These fees are set and subject to change by the Crane Township Board of Trustees.
Revised and approved September 18, 2008.