

HARRISON
T O W N S H I P
PICKAWAY COUNTY, OHIO
ZONING RESOLUTION

MARCH, 2008

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ZONING RESOLUTION

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PART ONE
AUTHORIZATION AND ADMINISTRATION

ARTICLE I

AUTHORIZATION AND PURPOSE

Section 1.01 Title

This Resolution shall be known and may be cited as the :

ZONING RESOLUTION of HARRISON TOWNSHIP, PICKAWAY COUNTY, OHIO

Unless otherwise provided herein or by the law or implication required, the same rules of construction, definition, and application shall govern the interpretation of the Resolution as those governing the interpretation of the Ohio Revised Code.

Section 1.02 Purpose

The Board of Township Trustees hereby find it necessary, advisable and beneficial to the residents of Harrison Township to provide for the division of the unincorporated area of the Township into districts or zones. This Zoning Resolution is adopted to promote and protect the public health, safety, and general welfare by the following:

- regulating the use of land areas and the construction, restoration and/or alteration of buildings and uses therein
- restricting the area dimensions of land, yards and open spaces so as to secure adequate light, air and safety from fire and other dangers
- controlling the bulk, height, density, and location of buildings
- protecting and preserving existing natural resources.
- assuring the orderly growth and development of lands,

all as permitted by the provisions of Chapter 519 of the Ohio Revised Code.

Section 1.03 Applicability and Limitations

Subject to the limitations specified in Section 519.211 of the Ohio Revised Code, the regulations set forth in this Zoning Resolution shall be applicable to all buildings, structures, uses and lands of any private individual or entity, or any political subdivision, district taxing unit or bond-issuing authority, located within the unincorporated area of Harrison Township, Pickaway County, Ohio.

Section 1.04 Interpretation and Consistency

The provisions of this Resolution shall be held to be as the minimum requirements, and shall apply uniformly to each class or kind of building, structure or land. Where the provisions of this Resolution impose greater restrictions upon buildings, structures, uses or land, than required by other

codes, laws, ordinances, or restrictive covenants running with the land, the regulations of this Resolution shall govern. Conversely, these regulations shall not be deemed or construed to repeal, amend, modify, alter or change any other law, resolution or regulation of Harrison Township, or part thereof, not specifically repealed, amended, modified, altered or changed herein.

Section 1.05 Limitations and Exceptions

Pursuant to Section 519.21 of the Ohio Revised Code (ORC), the zoning authority of Harrison Township shall be limited as follows:

- A. Except as otherwise provided in Article XXVII of this Resolution, nothing contained herein shall prohibit the use of any land for agricultural purposes 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.
- B. 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, whether publicly or privately owned, or the use of land by any public utility or railroad for operation of its business.
- C. Nothing contained in this Resolution shall be interpreted to prohibit the sale or use of alcoholic beverages in areas where the establishment and operation of any retail business, hotel, lunchroom, or restaurant is permitted.
- D. Nothing contained in this Resolution shall be interpreted to prohibit the use of any land owned or leased by an industrial firm for the conduct of oil or natural gas well drilling or production activities or location of associated facilities or equipment when such oil or natural gas obtained by the industrial firm is used for the operation of its own plants.

Section 1.06 Relationship to Private Covenants and/or Restrictions

The standards and requirements of this Resolution are separate and independent from any private covenants, deed restrictions or other private contractual arrangements relating to the development of land within Harrison Township. Harrison Township is in no way responsible for the enforcement of such private covenants or restrictions, and nothing in this Resolution shall be interpreted to imply any such responsibility.

Notwithstanding the above, the officials of the Township may make the owners or developers of property aware of the existence of such restrictions to the degree they are aware of same.

Section 1.07 Separability

The invalidation of any clause, sentence, paragraph, or section of this Resolution by a court of competent jurisdiction shall not affect the validity of the remainder of this Resolution either in whole or in part.

ARTICLE II

DEFINITIONS

Section 2.01 Interpretation

For the purpose of this Zoning Resolution, certain terms and words are to be defined as found in this Article. Words and terms not specifically defined carry their customarily understood meanings. Words used in the present tense include the future tense. The singular form shall include plural and plural shall include singular. The word "shall" is intended to be mandatory. "Occupied" or "used" shall be considered as though followed by the words "or intended, arranged or designed to be used or occupied".

Particular terms directly related to particular topics may be defined within the specific sections of the Resolution where those general requirements are found.

Section 2.02 Definitions

"Accessory use" means a use subordinate, secondary, incidental to, and customary in connection with the principal building or use and located on the same lot as the principal building or use.

"Accessory building" or **"accessory structure"** means a building or structure occupied by an accessory use.

"Administrative and business offices" means offices which carry on no retail trade with the public and maintain no stock of goods for sale to customers.

"Agricultural use" means the same as stated in Section 519.01 of the Ohio Revised Code, as may be amended, to include farming; ranching; aquaculture; apiculture; horticulture; viticulture; animal husbandry, including but not limited to the care and raising of livestock, equine and fur-bearing animals; poultry husbandry and the production of poultry and poultry products; dairy production; the production of field crops, tobacco, fruits, vegetables, nursery stock, ornamental shrubs, ornamental trees, flowers, sod, or mushrooms; timber; pasturage; any combination of the foregoing; the processing, drying, storage and marketing of agricultural products when those activities are conducted in conjunction with, but are secondary to, such husbandry or production.

"Building" means a structure with one (1) or more floors and a roof supported by columns or walls, used or intended to be used for shelter or enclosure of persons, animals and/or property.

"Height of building" means the vertical distance from the average grade surrounding the building to the highest point of the roof.

"Building line" means the front yard setback line established by this Zoning Resolution, generally parallel with and measured perpendicularly from the front

lot line, defining the limits of a front yard in which no building or structure may be located.

“Business services” means any profit-making activity which renders services primarily to other commercial, institutional, or industrial enterprises, or which services and repairs appliances and machines used in other businesses.

“Cemetery” means land used or intended to be used for the burial of human dead.

“Clinic, Human” means an establishment where patients who are not lodged overnight are admitted for examination and/or treatment by a physician or group of physicians.

“Conditional use” means an uncommon or infrequent use which may be permitted in specific zoning districts subject to compliance with certain standards, explicit conditions, and the granting of a conditional use permit as specified in Article IX of this Resolution.

“Congregate or group home” means a residential care facility in which not less than nine (9) but not more than sixteen (16) persons are provided with room, board, specialized care, rehabilitative services and supervision in a family environment.

“Development” means any man-made change to improved or unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations or storage of equipment or materials.

“District” means a part, portion, zone or geographic area within Harrison Township within which certain development standards, as delineated by this Resolution, apply.

“Dwelling” or “residence” means any building or portion thereof which is designed or used for residential purposes, but not including a cabin, hotel, motel, rooming house, or other such accommodation used for transient occupancy.

“Single family dwelling” or “single family residence” means a building designed for or occupied exclusively by one family.

“Two-family dwelling” or “two-family residence” means a building designed for or occupied exclusively by two families living independently.

“Multiple-family dwelling” or “multiple-family residence” means a building designed or used as a residence for three or more families living independently and doing their own cooking therein.

“Federal Emergency Management Agency (FEMA)” means the agency with the overall responsibility for administering the National Flood Insurance Program, including the local Pickaway County Flood Plain Administrator.

“Flood” or “flooding” means a general and temporary condition of partial or complete inundation of normally dry land areas from:

1. The overflow of inland or tidal waters and/or
2. The unusual and rapid accumulation of runoff of surface waters from any source.

“Flood Insurance Rate Map (FIRM)” means an official map on which the Federal Emergency Management Agency has delineated the areas of special flood hazards within Harrison Township and/or Pickaway County

“Floodway” means the channel of a creek, stream or other watercourse and the adjacent lands that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one (1) foot.

“Floor area” of a building means the sum of the gross horizontal areas of the building floors, measured from the exterior faces of exterior walls. Floor area shall not include basements, elevator and stair bulkheads, unfinished attic spaces, terraces, breezeways, open porches, uncovered steps, or garages.

“Frontage” or **“lot frontage”** means the distance of that portion of the lot that directly abuts the street, and has direct access thereto.

“Home occupation” means any occupation or profession conducted primarily by immediate resident family members, which is clearly incidental and secondary to the dwelling's residential use. A home occupation must meet the standards and requirements specified in Section 27.03 of this Resolution.

“Hospital” means a building or structure containing beds for at least four (4) patients allowing for overnight or continuous care, diagnosis and treatment of human ailments.

“Lot” means a division of land separated from other divisions for purposes of sale, lease, or separate use, described on recorded subdivision plat, recorded map or by metes and bound, and includes the terms “plat” and “parcel”.

“Corner lot” means any lot at the junction of and abutting on two (2) or more intersecting streets, where the angle of intersection is not more than 135 degrees.

“Lot coverage” means the ratio of enclosed ground floor area of all buildings and/or pavement areas on a lot to the horizontally projected area of the lot, expressed as a percentage.

“Rear lot line” means that lot line which is opposite and furthest removed from the front lot line. In the case of a corner lot, the rear lot line is opposite and furthest removed from the front lot line of least dimension.

“Side lot line” means the lot line running from the front lot line to the rear lot line. This line is also the line dividing two (2) interior lots.

“Lot of record” means any lot which individually or as a part of a subdivision has been recorded in the Office of the Recorder, Pickaway County, Ohio, as of the effective date of this Resolution.

“Minimum area of lot” means the area of a lot computed exclusive of any portion of the right-of-way or any public thoroughfare.

“Lot width” is the width of a lot as measured along the front lot line that abuts a publicly dedicated and improved thoroughfare.

“Manufactured Home” shall mean 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 has a label or tag permanently affixed to it certifying compliance with all applicable federal construction and safety standards.

“Manufactured Home Community” shall mean a development constructed primarily for manufactured homes, with continuing local general management and with special facilities for common use by occupants, including such items as common recreational buildings and/or common open space.

“Modular Home” means a non-site-built home that is certified as meeting the requirements of the State of Ohio Building Code for *modular housing*. For the purposes of this Resolution, once certified by the State of Ohio, modular homes shall be subject to the same standards as site-built homes

“Mobile Home” shall mean a transportable, non-site-built dwelling unit designed to be used as a year-round residential dwelling, and built prior to the *Federal Manufactured Housing Construction and Safety Standards Act of 1974*, which became effective June 15, 1976. Because mobile homes, as herein defined, were not constructed to accepted standards, such mobile homes shall not be considered as a permitted or conditional use in any zoning district.

“Nonconforming use” means the use of land or a building, or a portion thereof, which does not conform with the use regulations of the district in which it is situated, which use was lawful prior to the enactment of this Zoning Resolution.

“Nursery” or **“Day care center”** means a facility which temporarily assumes responsibility for more than four (4) children other than those related to the resident of the premises. Such responsibility shall consist of administering to the needs of those children during any part of a twenty-four hour day for a period of two (2) consecutive days.

“Nursing home” includes convalescent and extended care facilities; an establishment which specializes in providing necessary care, shelter and nursing services and services to those unable to be responsible for themselves.

“Off-street parking space” means any parking space located wholly off any street, alley, or sidewalk, either in an enclosed building or on an open lot and where each parking space conforms to the standards as specified in this Resolution.

“Permanent foundation” means a permanent masonry, concrete or locally approved footing or foundation that adequately transfers horizontal and vertical loads of the structure to the undisturbed ground below the frost line.

“Permanently-sited manufactured home” shall mean a manufactured home that meets all of the following criteria:

- (1) the structure is affixed to a permanent foundation as defined above and is connected to appropriate facilities, and
- (2) the structure, excluding any additions, has a width of at least twenty-two (22) feet at one point, a length of twenty-two (22) feet at one point, and a total living area of at least 900 square feet, excluding garages, porches and/or attachments, and
- (3) the structure has a minimum 3:12 residential roof pitch, conventional residential siding, and a six-inch minimum eave overhang, including appropriate guttering, and
- (4) the structure was manufactured after January 1, 1995, and
- (5) the structure is not located in a manufactured home community.

“Person” means any individual, corporation, company, business, partnership, association or legal entity.

“Personal services” means any enterprise, conducted for gain, which primarily offers services to the general public such as shoe repair, watch repair, retail dry cleaning, barber and beauty shops, and related activities.

“Professional offices” means the offices which engage in the providing to the general public services of a professional nature such as legal, medical, accounting, and architectural services.

“Recreational facilities” means public or privately-operated uses such as country clubs, golf courses, swimming pools, or other areas maintained for the purpose of providing active and passive recreation.

“Restaurant” means a business establishment where food and beverages are prepared and presented for human consumption on the premises.

“Retail store” means a store primarily engaged in selling merchandise for personal or household consumption and in rendering services incidental to the sale of goods.

“Right-of-way” means a strip of land taken or dedicated for use as a public way. In addition to the roadway, it normally incorporates the curbs, lawn strips, sidewalks, lighting and drainage facilities, and may include special features required by the topography or treatment such as grade separation, landscaped areas, viaducts and bridges.

“Similar use” means a use not specifically listed in any of the permitted building or use classifications of any district, but which may be found analogous and added to the classification, according to the procedures and requirements of Section 11.02.05 of this Resolution.

“Street”, “road” or “thoroughfare” means a public way for the purpose of vehicular travel, including the entire area within the right-of-way.

“Structure” means anything constructed or erected, the use of which requires location on the ground or attachment to something having a fixed

location on the ground, including among other things walls, buildings, and patios. "Structure" does not include fences, but shall include mobile or manufactured buildings.

"Structural alteration" means any change which would replace or tend to prolong the life of a supporting member of a structure, such as bearing walls, columns, beams, or girders.

"Telecommunications tower" means the same as cited in Ohio Revised Code (ORC) 519.211(B)(1) (a) through (e).

"Township" means Harrison Township, Pickaway County, Ohio.

"Use" means the purpose for which a building is arranged, designed, or intended, or for which either land, lot, piece or parcel thereof or a building located thereon or may be occupied or maintained.

"Variance" means a modification from the strict terms of the relevant regulations where such modification will not be contrary to the public interest and where owing to conditions peculiar to the property and not the result of action by the applicant, a literal enforcement of the regulations would result in unnecessary and undue hardship.

"Yard" means a required open space other than a court unoccupied and unobstructed by any structure or portion of a structure from three (3) feet above the general level of the graded lot upward.

"Front yard" means that portion of a lot extending across the front of the lot between the side lot lines and being the minimum horizontal distance between the street right-of-way and the front of the building or structure.

"Rear yard" means that portion of a lot extending across the rear of the lot between the side lot lines and being the required minimum horizontal distance between the rear lot line and the rear of the building or structure.

"Side yard" means that portion of a lot that is located between the side lot line and the nearest building or structure.

"Zoning certificate" means an official statement certifying that a proposed building or use complies with all the provisions of this Zoning Resolution.

"Zoning District" means a portion of the Township within which certain regulations and requirements or various combinations thereof apply under the provisions of this Zoning Resolution.

"Zoning District Map" or **"Zoning Map"** means the map of the Township showing the locations of established zoning districts, together with all amendments subsequently adopted by the Township Trustees, and established pursuant to Section 12.02 of this Resolution.

"Zoning Inspector" means the enforcement officer, hired by the Board of Township Trustees, who is charged with enforcing the provisions of this Zoning Resolution.

ARTICLE III

ADMINISTRATIVE BODIES AND THEIR DUTIES

Section 3.01 Zoning Inspector

3.01.01 Office of Zoning Inspector Established

The Zoning Inspector shall enforce this Resolution. The Zoning Inspector shall be hired by the Board of Township Trustees and shall be considered an employee of the Township. All officials and/or employees of the Township shall assist the Zoning Inspector by reporting any new construction, reconstruction, or apparent violations to this Resolution.

3.01.02 Relief From Personal Liability

The Zoning Inspector, acting in good faith and without malice in the discharge of his/her duties during enforcement of this Resolution is relieved of all personal liability for any damage that may accrue to persons or property as a result of such acts of alleged failure to act. Further, he/she shall not be held liable for the costs in any action, suit or proceeding that may be instituted against him/her as a result of the enforcement of this Resolution.

3.01.03 Duties of Zoning Inspector

For the purposes of this Resolution, the Zoning Inspector shall have the following duties:

- A. Enforce the Zoning Resolution and take all necessary steps to remedy conditions found in violation by ordering, in writing, the discontinuance of illegal uses or work in progress, and direct cases of noncompliance to the Board of Zoning Appeals or other appropriate entity for action.
- B. Investigate all complaints received from residents alleging illegal activity, provided such complaints are filed in writing, and report findings to the Township Trustees.
- C. Issue zoning certificate(s) when the provisions of the Zoning Resolution have been met, or refuse to issue same in the event of noncompliance.
- D. Collect designated fees as, established by separate resolution, for zoning certificates, appeals, variances and conditional uses.
- E. Make and keep all records necessary and appropriate to the office including records of issuance and denial of zoning certificates and receipt of complaints of violation of the Zoning Resolution and action taken on same.
- F. Inspect any buildings or lands to determine whether any violations of the Zoning Resolution have been committed or exist.

- G. Advise the Rural Zoning Commission and the Board of Zoning Appeals of relevant matters pertaining to the enforcement of and amendments to the Zoning Resolution.

3.01.04 Removal from Office

As an employee of the Township, the Zoning Inspector may be removed by the Township Trustees for nonperformance of duty, misconduct in office or other just cause.

Section 3.02 Rural Zoning Commission

3.02.01 Establishment

Pursuant to Ohio Revised Code Chapter 519.04, there is hereby established a Rural Zoning Commission in and for Harrison Township. Such Commission shall consist of five (5) residents of the unincorporated area of the Township as appointed by the Board of Township Trustees. The terms of the members shall be of such length and so arranged that the term of one (1) member will expire each year.

For the purposes of this Resolution, the members of the Rural Zoning Commission existing on the effective date of this amended Resolution shall remain in office; however, the expiration dates of the terms of such members shall be arranged so as to comply with the above. Any vacancies on the Commission shall be filled by the Board of Township Trustees, consistent with the provisions of ORC 519.04.

3.02.02 Removal of Members

Members of the Rural Zoning Commission shall be removable for non-performance of duty, misconduct in office, or other cause by the Board of Township Trustees, after a public hearing has been held regarding such charges. In such case, a copy of such charges shall be served on the member at least ten (10) days prior to the hearing, either personally or by registered mail. The member shall be given an opportunity to be heard and answer all such charges.

3.02.03 Proceedings

The Zoning Commission shall elect a Chairman and adopt rules necessary for the conduct of its affairs consistent with the provisions of this Resolution. Meetings shall be held at the call of the Chairman, and at such other times as deemed appropriate by the Commission, as determined by majority vote. All meetings shall be open to the public. For the purpose of taking action, the concurring vote of three (3) members of the Commission shall be required for action on any specific business.

The Commission shall keep minutes of its proceedings, showing the vote of each member upon each question or, if absent or failing to vote, indicating such fact. Such minutes shall be public record, and shall be immediately filed in the office of the Commission.

3.02.04 **Zoning Secretary**

The Board of Township Trustees may appoint a Zoning Secretary, who shall record the minutes of the Rural Zoning Commission and Board of Zoning Appeals, confirm information on zoning applications, maintain zoning records, assist the Zoning Inspector, and perform other such duties relating to this Resolution as deemed appropriate by the Board of Township Trustees. The Zoning Secretary shall be compensated at rates established from time to time by the Board of Township Trustees.

3.02.05 **Powers and Duties**

For the purposes of this Resolution, the Rural Township Zoning Commission shall have the following powers and duties:

- A. Initiate amendments to this Resolution, pursuant to Article VI.
- B. Review proposed amendments to this Zoning Resolution and make recommendations to the Board of Township Trustees.

Section 3.03 Board of Zoning Appeals

3.03.01 **Establishment**

There is hereby established a Board of Zoning Appeals, which shall have the authority as specified in Sections 519.13 through 519.15 of the Ohio Revised Code, subject to such rules of a procedural nature as said Board may adopt and promulgate for the purposes of acting on matters properly before it.

The Board of Zoning Appeals shall consist of five (5) members appointed by the Board of Township Trustees. Every member shall be a resident of the unincorporated territory of Harrison Township, Pickaway County, Ohio. The terms of members shall be of such length and so arranged that the term of one member shall expire each year; however, each member shall serve until his/her/hers successor is appointed. Vacancies shall be filled by resolution of the Board of Township Trustees for the unexpired term of the member affected.

For the purposes of this Resolution, the members of the Board of Zoning Appeals existing on the effective date of this amended Resolution shall remain in office; however, the expiration dates of the terms of such members shall be arranged so as to comply with the above. Any vacancies on the Board shall be filled by the Board of Township Trustees, consistent with the provisions of ORC 519.13 through 519.15.

3.03.02 **Removal of Members**

Members of the Board of Zoning Appeals shall be removable for non-performance of duty, misconduct in office, or other cause by the Board of Township Trustees, after public hearing and notification,

following the procedures specified for the members of the Rural Zoning Commission in Section 3.02.02 above.

3.03.03 Proceedings

The Board shall organize annually and elect a Chairman. Meetings of the Board shall be held at the call of the Chairman, and at other such times as the Board shall determine. The Zoning Secretary, as established above, shall be responsible for keeping minutes and performing other administrative duties for the Board as required. The Board shall adopt, from time to time, such rules and regulations as it may deem necessary to implement the provisions of this Zoning Resolution. All meetings of the Board shall be open to the public.

The Board shall have the power to subpoena witnesses, administer oaths and may require the production of documents, under such rules as it may establish.

3.03.04 Powers and Duties

In exercising its duties, the Board may, as long as such action is in conformity with the terms of this Resolution, reverse or affirm, wholly or partly, or modify the order, requirement, decision, or determination appealed from and may make such order, decision, or determination as ought to be made, and to that end shall have the powers of the Zoning Inspector from whom the appeal is taken. The concurring vote of three (3) members of the Board shall be necessary to reverse any order, decision, or determination of the Zoning Inspector, or to decide in favor of the applicant on any matter upon which it is required to pass under this Resolution or to affect any variation in the application of this Resolution. For the purpose of this Resolution, the Board has the following specific responsibilities:

- A. Hear and decide appeals where it is alleged there is an error in any order, requirement, decision or determination made by the Zoning Inspector, in accordance with Article VII of this Resolution.
- B. Authorize such variances from the terms of this Resolution as will not be contrary to the public interest, where, owing to special conditions of the land, a literal enforcement of this Resolution will result in unnecessary hardship in accordance with the provisions of Article VIII of the Resolution.
- C. Interpret the boundaries of the Official Zoning Map, in accordance with the provisions of this Resolution.
- D. Permit conditional uses as specified in the Official Schedule of District Regulations and under the conditions specified in Article IX of this Resolution, and such additional safeguards as will uphold the intent of the Resolution.
- E. Authorize the substitution or extension of nonconforming uses, as specified in Article V of this Resolution.
- F. Authorize extensions of time for completion of work specified in zoning certificate, in accordance with Section 4.08 of this Resolution.
- G. Declare zoning permits void, pursuant to Section 4.09 of this Resolution.

Section 3.04 Board of Township Trustees

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

- A. Appoint members to the Zoning Commission and Board of Zoning Appeals.
- B. Initiate and/or act upon suggested amendments to the Zoning Resolution text or Official Zoning District Map
- C. Override a written recommendation of the Zoning Commission on a text or map amendment, provided such action is passed by a unanimous vote.

Section 3.05 Powers of Zoning Inspector, Board of Zoning Appeals, and Board of Township Trustees on Matters of Appeal

It is the intent of this Resolution that all questions of interpretation and enforcement shall first be presented to the Zoning Inspector. Such questions shall be presented to the Board of Zoning Appeals only on appeal from the decision of the Zoning Inspector, and recourse from the decisions of the Board of Zoning Appeals shall be only to the courts as provided by law. It is further the intent of this Resolution that the powers of the Board of Township Trustees in connection with this Resolution shall not include hearing and deciding questions of interpretation and enforcement that may arise. The Board of Township Trustees shall not have the authority to override the decisions of the Board of Zoning Appeals and/or the Building and Zoning Inspector on matters of appeal or variance. Nonetheless, nothing in this Resolution shall be interpreted to prevent any official of the Township from appealing a decision of the Board of Zoning Appeals to the courts pursuant to Chapters 2505 and 2506 of the Ohio Revised Code. Such appeal shall be made within ten (10) days of the Board's written decision.

ARTICLE IV

ENFORCEMENT AND PENALTY

Section 4.01 Zoning Certificate Required

It shall be unlawful for any owner or other person to use or to permit the use of any non-agricultural structure, building or land, or part thereof, hereafter constructed, created, erected, changed, structurally altered, converted or enlarged until a zoning certificate shall have been issued by the Zoning Inspector. Such zoning certificate shall show that such building or premises or a part thereof, and the property use thereof, are in conformity with the provisions of this Resolution. No such certificate shall be issued by the Zoning Inspector until the requirements of this Resolution have been met.

A zoning certificate is required for any of the following subject to the limitations of section 519.211 of the Ohio Revised Code:

- A. Construction, structural alteration or enlargement of any non-agricultural building or structure, including accessory buildings.
- B. Change in use of an existing building or accessory building, except agricultural uses, to a use not listed as a permitted use in the zoning district where the building is located.
- C. Occupancy and use, excepting agricultural use, of vacant land.
- D. Change in the use of land to a use not listed as a permitted use in the zoning district where the land is located.
- E. Any alteration, expansion or other change of a lawful nonconforming use as regulated by Article V.

Section 4.02 Application for Zoning Certificate

Three (3) copies of an application for a zoning certificate shall be signed by the owner or applicant attesting to the truth and exactness of all information supplied on the application. At a minimum, the application shall contain the following information:

- A. Name, address, and telephone number of the applicant.
- B. Legal description of property, including parcel number, as recorded in Pickaway County Recorder's office.
- C. Existing use.
- D. Proposed use.
- E. Zoning district in which property is presently located.
- F. Plans in triplicate drawn to approximate scale, showing the actual dimensions and shape of the lot to be built upon; the exact dimensions and location of existing buildings of the lot, if any; and the location and dimensions of the proposed building(s) or alteration.
- G. Height of proposed buildings.

- H. Number of proposed dwelling units.
- I. An approval by the Pickaway County Health Department of the proposed method of water supply and for disposal of sanitary wastes prior to approval by the Zoning Inspector.
- J. Documentation that a permit for driveway installation can be obtained from the Ohio Department of Transportation or other applicable authority, if required by the specific zoning district regulations in Articles XIII through XXV of these regulations.
- K. Such other material and information as may be requested by the Zoning Inspector to determine conformance with, and provide for the enforcement of this Resolution.

Where complete and accurate information is not readily available from existing records, the Zoning Inspector may require the applicant to furnish a survey of the lot by a registered surveyor. In particular cases, the Zoning Inspector may reduce the submittal requirements for an application, when the proposed action warrants.

Section 4.03 Approval of Zoning Certificates

Within thirty (30) days after the receipt, the application shall be either approved or disapproved by the Zoning Inspector, in conformance with the provisions of this Resolution, unless the provisions of Section 4.04 are applicable. Zoning certificates issued on the basis of plans and applications approved by the Zoning Inspector shall authorize only the use and arrangement as set forth in such approved application. All zoning certificates shall be conditional upon the commencement of work within ninety (90) days. One (1) copy of the application shall be returned to the applicant by the Zoning Inspector, after such copy is marked as either approved or disapproved and attested to same by the signature of the Zoning Inspector, or his/her designated agent on such copy. In the case of disapproval, the Zoning Inspector shall state on the returned plans the specific reasons for disapproval. Two (2) copies of plans, similarly marked, shall be retained by the Zoning Inspector. One (1) copy retained by the Zoning Inspector shall be forwarded to the County Auditor upon issuance of a certificate of zoning compliance along with one (1) copy of the application.

Section 4.04 Submission to the Director of the Department of Transportation

Before any zoning certificate is issued affecting any land within 300 feet of the centerline of a proposed new highway or a highway for which changes are proposed as described in the certification to local officials by the Director of the Department of Transportation, the Zoning Inspector shall give notice, by registered or certified mail to the Director of the Department of Transportation. The Zoning Inspector shall not issue a zoning certificate for 120 days from the date the notice is delivered to the Director of the Department of Transportation. If the Director of the Department of Transportation notifies the Zoning Inspector that he shall proceed to acquire the land needed, then the Zoning Inspector shall refuse to issue the Zoning Certificate. If the Director of the

Department of Transportation notifies the Zoning Inspector that acquisition at this time is not in the public interest, or if notification of action is not received by the Zoning Inspector, the Zoning Inspector shall, if the application is in conformance with all provision of this Resolution, issue the zoning certificate.

Section 4.05 Record of Zoning Certificates

A record of all zoning certificates shall be kept on file in the Office of the Zoning Inspector, or his/her designated agent, and copies shall be furnished upon request to any persons having proprietary or tenancy interest in the building or land affected.

Section 4.06 Expiration of Zoning Certificates

If the work described in any zoning certificate has not begun within ninety (90) days from the date of issuance thereof, or has not been completed within one (1) year from the date of issuance thereof, said certificate shall expire. For the purposes of these regulations, a building or structure shall be considered complete when it is ready for final occupancy and a Certificate of Zoning Compliance, pursuant to Section 4.07 below, has been issued. In cases where a zoning certificate has expired, it shall be revoked by the Zoning Inspector, and written notice thereof shall be given to the persons affected, together with notice that further work as described in the expired permit shall not proceed unless and until a new zoning certificate has been obtained or extension granted by the Board of Zoning Appeals.

Section 4.07 Certificate of Zoning Compliance

It shall be unlawful to use or occupy, or permit the use or occupancy of any building or premises hereafter created, erected, changed, converted, or wholly or partly altered or enlarged in its use or structure until a certificate of zoning compliance shall have been issued therefore by the Zoning Inspector, stating that the proposed use of the building or land, as completed, conforms to the requirements of this Resolution. Such certificate of zoning compliance may be processed as an indication of final approval on the zoning certificate

Section 4.08 Schedule of Fees, Charges and Expenses

The Board of Township Trustees shall establish, by separate Resolution, a schedule of fees, charges, and expenses and a collection procedure for zoning permits, certificates of zoning compliance, appeals, and other matters pertaining to this Resolution. Copies of the schedule of fees shall be retained by the Zoning Inspector and posted in the Township offices, and may be altered or amended only by the Board of Township Trustees. Until all applicable fees, charges, and expenses have been paid in full, no action shall be taken on any application.

Section 4.09 Void Zoning Certificate

A zoning certificate shall be void if any of the following conditions exist:

- A. The zoning certificate was issued contrary to the provisions of this Resolution by the Zoning Inspector.
- B. The zoning certificate was issued based upon a false statement by the applicant.
- C. The zoning certificate has been assigned or transferred.

When a zoning certificate has been declared void for any of the above reasons by the Board of Zoning Appeals pursuant to this Resolution, written notice of its revocation shall be given by certified mail to applicant, and sent to the address as it appears on the application. Such notices shall also include a statement that all work upon or use of the building, structure, or land cease unless, and until, a new zoning certificate has been issued.

Section 4.10 Violation and Penalty

4.10.01 Construction and Use to be as Provided in Applications, Plans, Permits, and Certificates

Zoning certificates or certificates of occupancy issued on the basis of plans and applications approved by the Zoning Inspector authorize only the use, and arrangement set forth in such approved plans and applications or amendments thereto. Any use, arrangement, or construction not in conformance with that authorized shall be deemed a violation of this Resolution, and punishable as provided in Section 4.10.03.

4.10.02 Complaints Regarding Violations

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

4.10.03 Penalties for Violation

Violation of the provisions of this Resolution or failure to comply with any of its requirements (including violations of conditions and safeguards established in various sections of this Resolution) shall constitute a misdemeanor. Any person who violates this Resolution or fails to comply with any of its requirements shall upon conviction thereof be fined not more than \$100 and in addition shall pay all costs and expenses involved in the case. Each day such violation continues, after receipt of violation notice, shall be considered a separate offense. The owner or tenant of any building, structure, premises, or part thereof, and any architect, builder, contractor, agent, or other person who commits, participates in, assists in, or maintains such violation may each be found guilty of a separate offense and suffer the penalties herein provided. Nothing herein contained shall

prevent the Township, the County Prosecutor, or any adjacent property owner from taking such other lawful action as is necessary to prevent or remedy any violations.

ARTICLE V
NONCONFORMITIES

Section 5.01 Intent

Within the districts established by this Resolution, or amendments hereinafter adopted, there may exist lots, structures, uses of land and structures which were lawful before this Resolution was passed or amended, but which would be prohibited, regulated or restricted under the terms of this Resolution or future amendments. It is the intent of this Resolution to permit these nonconformities to continue until they are removed and to permit reasonable extensions and improvements as allowed by law.

Section 5.02 When Permitted

5.02.01 Existing Land or Buildings

Any use of land or buildings existing on the effective date of this Resolution may be continued, even though such use does not conform to the provisions herein, so long as such use was in conformity with the zoning resolution in effect in the Township at the time that the use or structure was established. No nonconforming building, structure, or use shall be moved, extended, enlarged, reconstructed, or structurally altered, except as specifically provided in this Resolution.

5.02.02 Construction Commenced

Any property purchased or acquired in good faith for any nonconforming use prior to the adoption of this Resolution, upon which property the work of changing, remodeling or construction of such nonconforming use has been legally commenced at the time of adoption of this Resolution, may be used for the nonconforming use for which such changing, remodeling or construction was undertaken, provided that such work is completed within one (1) year from the date of adoption of this Resolution or amendment thereto making said use nonconforming.

Section 5.03 Discontinuance

A nonconforming use which has been discontinued or abandoned shall not thereafter be returned to a nonconforming use. A nonconforming use shall be considered abandoned whenever any one of the following conditions exist:

- A. When the use has been voluntarily discontinued for a period of two (2) years.
- B. When the nonconforming use has been replaced by a conforming use.

Section 5.04 Substitution

The Board of Zoning Appeals may allow the nonconforming use of a building or structure to be changed to another nonconforming use of the same or of a more restricted classification. However, in any residential district, no change shall be authorized by the Board of Zoning Appeals to any use which is not a permitted or conditional use in any "R" District.

Section 5.05 Extension

No nonconforming use or structure shall be enlarged, extended, reconstructed, or structurally altered, except as follows:

- A. The Board of Zoning Appeals may permit, on a once-only basis, a building containing a nonconforming use to be enlarged to an extent not exceeding fifty percent (50%) of the ground floor area of the existing building or structure devoted to a nonconforming use at the time of enactment of this Resolution or at the time of its amendment making the use nonconforming. The Board shall not authorize an extension which would result in a violation of provisions of this Resolution with respect to any adjoining premises, or which would occupy ground space required for meeting the yard or other requirements of this Resolution.
- B. No nonconforming building or structure shall be moved in whole or in part to any other location unless such building or structure and the yard and other open spaces provided are made to conform to all of the regulations of the district in which such building or structure is to be located.
- C. Any residential structure which is nonconforming due to the fact of its being in a non-residential zoning district may be enlarged, extended, reconstructed or structurally altered provided it meets the requirements of the adjacent or most proximate R-District.
- D. Any structure which is nonconforming due to its location or configuration on the lot, resulting in lot coverage or yards inconsistent with the requirements of the zoning district where it is located, may be enlarged, extended or structurally altered in a manner that decreases or maintains its existing degree of nonconformity, but in no case shall such structure be enlarged, extended or structurally altered in a manner that increases its degree of nonconformity.

Section 5.06 Damage and/or Destruction of a Nonconforming Building or Use

When a building or structure, the use of which does not conform to the provisions of this Resolution, is damaged by fire, explosion, act of God, or the public enemy, it may be restored or rebuilt and continued in such nonconforming use, provided that the restoration or rebuilding is commenced within six (6) months of the time of damage, that construction is completed within twenty-

four (24) months, and that such restoration or rebuilding would not extend or expand the existing use beyond the parameters specified in Section 5.05.

Section 5.07 Maintenance and Repair

Nothing in this Article shall be deemed to prevent normal maintenance and repair of a building or structure containing a nonconforming use. Structural alterations may be made to a building or structure containing a nonconforming use as follows:

- A. when required by law.
- B. to convert to a conforming use.
- C. to improve interior livability. However, no structural alterations shall be made which exceed the area or height requirements or which would extend into any yard required in the district in which such building is located.

Section 5.08 Nonconforming Lots of Record

In any district where dwellings are permitted, one (1) single-family detached dwelling may be erected on any lot of official record on the effective date of this Resolution, even though such lot does not meet the development standards of the district in which it is located, provided such lot receives the approval of the Pickaway County Board of Health, and further provided that the owner of such lot does not own adjacent property and did not own such property at the time this Resolution became effective.

If the owner(s) of such lot owns adjacent property, or owned such property at the time this Resolution became effective, then the owner(s) shall redivide such property to provide for the lot area and width requirements of the district in which the lot is located. However, if the width of the lots resulting from such redivision would exceed the required lot width in the district by more than twenty percent (20%), such redivision may be made so as to provide one (1) more lot than would otherwise be permitted.

In cases where building on a nonconforming lot occurs pursuant to the requirements above, the front, side and rear yards shall be as close as possible to the prevailing standards of the district within which the lot exists. The Board of Zoning Appeals shall have the authority to determine if the yards to be utilized are consistent with this requirement.

ARTICLE VI

DISTRICT CHANGES AND AMENDMENTS

Section 6.01 Intent

This Article describes the procedures to be followed for amendment of the Zoning Resolution. If and to the extent that the provisions of this Article are inconsistent with the provisions of Section 519.12 of the Ohio Revised Code, as may be subsequently amended, the provisions of the Ohio Revised Code shall govern.

Section 6.02 Initiation of Zoning Amendments

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

- A. By referral of a proposed amendment to the Township Zoning Commission by Board of Township Trustees.
- B. By the adoption of a motion by the Township Zoning Commission submitting the proposed amendment to the Board of Township Trustees.
- C. By the filing of an application by at least one (1) owner or lessee of property, or his/her designated agent, within the area proposed or affected by the said amendment.

Section 6.03 Contents of Application

An application for amendment shall be submitted by the applicant to the Zoning Inspector and shall contain, at a minimum, the following information:

- A. Name, address, and phone number of the applicant.
- B. Proposed amendment to the text or legal description of the property affected.
- C. Present use and district.
- D. Proposed use and district.
- E. A map drawn to scale showing property lines, streets, existing and proposed zoning, and such other items as the Zoning Inspector may require.
- F. A list of all property owners within the 500 feet, contiguous to, and directly across the street from the parcel(s) proposed to be rezoned and their address as appearing on the Pickaway County Auditor's current tax list. The requirement for addresses may be waived when more than ten (10) parcels are proposed to be rezoned.
- G. A statement as to how the proposed amendment will impact adjacent and proximate properties.
- H. Any other information as may be requested by the Zoning Inspector to determine conformance with, and provide for enforcement of this Zoning Resolution.
- I. A fee as established by the Board of Township Trustees.

Upon receipt of the application, the Zoning Inspector shall review it for completeness. If the above requirements are met, the Zoning Inspector shall transmit the application to the Zoning Commission. The date of such transmittal shall be considered the date of filing. If the application is incomplete, the Zoning Inspector shall return it to the applicant.

Section 6.04 Submission to Planning Commission

Within five (5) days after the adoption of a motion by the Commission, transmittal of a resolution by the Board of Township Trustees, or the filing of an application pursuant to Section 6.03 above, the Zoning Commission shall transmit a copy of such motion, resolution or application, together with the text and map pertaining to the case in question, to the Pickaway County Planning Commission. The Pickaway County Planning Commission may recommend the approval or denial of the proposed amendment, or some modification thereof, and shall submit such recommendation to the Township Zoning Commission. Such recommendation shall be considered at the public hearing held by the Zoning Commission, pursuant to Section 6.05 below.

Section 6.05 Public Hearing by Zoning Commission

6.05.01 Date of Public Hearing

The Zoning Commission shall schedule a public hearing after adoption of their motion, transmittal of a resolution from the Board of Township Trustees, or the filing of an application pursuant to Section 6.03 above. Said hearing shall be held not less than twenty (20) nor more than forty (40) days from the date of adoption of such motion, transmittal of such resolution, or filing of such application.

6.05.02 Notice of Public Hearing in Newspaper

Before holding the public hearing as required, notice of such hearing shall be given by the Township Zoning Commission in at least one (1) newspaper of general circulation in the Township at least ten (10) days before the date of such hearing. The notice shall set forth the following information:

- a. The time and place of the public hearing.
- b. A statement that the hearing is being conducted by the Harrison Township Rural Zoning Commission.
- c. A statement indicating that the proposed action is an amendment to the zoning resolution.
- d. A list of the addresses and owners of all properties to be rezoned or redistricted as they appear on the application, if applicable.
- e. The present and proposed zoning classification of the property to be rezoned or redistricted, if applicable.
- f. The time and place where the application will be available for public examination for a period of at least ten (10) days prior to the hearing.
- g. The name of the person responsible for giving notice of the public hearing.

- h. Any other information requested by the zoning commission.
- i. A statement that after the conclusion of such hearing, the matter will be referred to the Board of Township Trustees for further determination.

6.05.03 Notice to Property Owners

If the proposed amendment intends to rezone or redistrict ten (10) or less parcels of land, as listed on the tax duplicate, written notice of such hearing shall be mailed by the Zoning Commission, by first class mail, at least twenty (20) days before the date of the hearing, to all owners of property within 500 feet, contiguous to and directly across the thoroughfare from such area proposed to be rezoned or redistricted. Such notices shall be mailed to the addresses of the owners appearing on the Pickaway County Auditor's current tax list, as provided by the applicant in Section 6.03 (F) above. The failure to deliver such notices shall not invalidate any such amendment. The notices shall contain the same information as required of notices published in newspapers as specified in Section 6.05.02 above.

Section 6.06 Recommendation by Zoning Commission

Within thirty (30) days after the hearing required in Section 6.05 above, the Zoning Commission shall recommend to the Board of Township Trustees that the amendment be granted as requested, or it may recommend a modification of the amendment requested, or it may recommend that the amendment be denied.

Section 6.07 Public Hearing by the Board of Township Trustees

Within thirty (30) days from receipt of the recommendation of the Zoning Commission, the Board of Township Trustees shall hold a public hearing. Notice of such hearing shall be as specified in Section 6.05 above.

Section 6.08 Action by the Board of Township Trustees

Within twenty (20) days after the public hearing required in Section 6.07 above, the Board of Township Trustees shall either adopt or deny the recommendation of the Zoning Commission, or it may adopt some modification thereof. In the event the Board of Township Trustees denies or modifies the recommendation of the Zoning Commission, the unanimous vote of the Board of Township Trustees is required.

Section 6.09 Criteria

In reviewing the proposed amendment and arriving at its decision, the Board of Township Trustees shall consider the following factors:

- A. Compatibility of the proposed amendment with the zoning and use of adjacent land, and with any land use or comprehensive plans adopted by the Township .

- B. The effect of the adoption of the proposed amendment on motor vehicle access, traffic flow, storm drainage and/or public infrastructure in the area.
- C. The effect of the adoption of the proposed amendment upon the public health, safety and general welfare of the adjacent properties and other residents of the Township.

Section 6.10 Effective Date and Referendum

Such amendment adopted by the Board of Township Trustees shall become effective thirty (30) days after the date of adoption, unless within that thirty (30) days there is presented to the Board of Township Trustees a petition, signed by a number of qualified voters residing in the unincorporated area of the Township or part thereof included in the zoning plan, equal to eight percent (8%) of the total vote cast for all candidates for Governor in such area at the most recent election in which a Governor was elected, requesting the Board of Township Trustees to submit the proposed amendment to the electors of such area, for approval or rejection, at the next primary or general election.

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

ARTICLE VII

APPEALS

Section 7.01 Appeals

Any official action of the Zoning Inspector may be appealed by any person aggrieved, or by any officer of the Township affected by the decision of the Zoning Inspector. The procedures to be followed shall be as specified in Sections 519.14 through 519.15 of the Ohio Revised Code, as may be amended.

Section 7.02 Notice of Appeal

A notice of appeal may be filed with the Clerk of the Township by any person aggrieved including a tenant, or by a governmental officer, department, board, or bureau. Such appeal shall be taken within twenty (20) days after the date of the decision, and shall be in writing, signed by the appellant, specifying the grounds of the appeal. A copy of the action by the Zoning Inspector shall be attached to the notice of appeal. Within five (5) days from the date of receipt of such appeal, the Clerk of the Township shall transmit said notice to the Board of Zoning Appeals.

Section 7.03 Action by the Board of Zoning Appeals

Upon receipt of the notice of appeal, the Board of Zoning Appeals shall fix a reasonable time for the appeal, give ten (10) days notice in writing to parties in interest, give notice of such public hearing by one (1) publication in one (1) or more newspapers of general circulation in Pickaway County at least ten (10) days before the date of such hearing, and decide the appeal within a reasonable time after it is submitted. Upon the hearing, any person may appear in person or by attorney.

ARTICLE VIII

VARIANCES

Section 8.01 Powers of the Board of Zoning Appeals

The Board of Zoning Appeals shall have the power to authorize, in specific cases, such variances from the provisions of this Resolution as will not be contrary to the public interest. Such variances shall be granted only in cases of special conditions, involving physical conditions of the land, whereby strict application of such provisions or requirements would result in *practical difficulty* and *unnecessary hardship* that would deprive the owner of the reasonable use of the land and buildings involved. No variance from strict application of any provision of this Resolution shall be granted by the Board unless it finds that all the following facts and conditions exist:

- A. That there are unique physical circumstances or conditions, such as irregularity, narrowness or shallowness of lot size or shape or exceptional topographical or other physical conditions specific to the land or building for which the variance is sought, and such conditions do not apply generally to land or buildings in the neighborhood or district in which the property is located.
- B. That, because of such physical conditions, there is no possibility that the property can be developed in strict conformity with the provisions of the Zoning Resolution and that the authorization of a variance is therefore necessary to enable the reasonable use of the property.
- C. That such unnecessary hardship has not been created by the applicant.
- D. That the variance, if authorized, will represent the minimum variance that will afford relief and will represent the least modification possible of the regulation in issue.

Under no circumstance shall the Board of Zoning Appeals grant a variance to allow a use not permissible under the terms of this Resolution in the district involved, or any use expressly or by implication prohibited by the terms of this Resolution in said district.

Section 8.02 Application for Variance

Any owner, or his/her agent, may file an application to obtain a variance or appeal from the decision of the Zoning Inspector. An application for a variance shall be filed in triplicate with the Zoning Inspector. The Clerk shall forward such application to the Secretary of the Board of Zoning Appeals, within five (5) days from receipt of the completed application.

The application for a variance shall contain the following information:

- A. Name, address, and phone number of the applicant.

- B. Legal description of property, including parcel number, as recorded in Pickaway County Recorder's office.
- C. A map or drawing to approximate scale, showing the dimensions of the lot and any existing or proposed building.
- D. The names and addresses of all property owners within 500 feet, contiguous to, and directly across the street from the property, as appearing on the Pickaway County Auditor's current tax list.
- E. Each application for a variance or appeal shall refer to the specific provisions of this Resolution which apply.
- F. A narrative statement explaining the following:
 - 1. The use for which variance or appeal is sought.
 - 2. Details of the variance or appeal that is applied for and the grounds on which it is claimed that the variance or appeal should be granted, as the case may be.
 - 3. The specific reasons why the variance is justified, according to Section 8.01 A-D. above.
- G. Fee(s) as established by the Board of Township Trustees.

Section 8.03 Public Hearing by the Board of Zoning Appeals

The Board of Zoning Appeals may hold a public hearing within thirty (30) days after receipt by the Secretary of an application for a variance. If such a hearing is held, notice of such hearing shall be given in one (1) or more newspapers of general circulation in the Township at least ten (10) days before the date of said hearing. The notice shall set forth the time and place of the public hearing, and the nature of the proposed appeal or variance.

Section 8.04 Action by Board of Zoning Appeals

Within thirty (30) days after the public hearing pursuant to Section 8.03, or sixty (60) days from the date of the application if such hearing is not held, the Board of Zoning Appeals shall either approve, disapprove, or approve with supplementary conditions the request for variance. In granting any variance, the Board of Zoning Appeals may prescribe appropriate and reasonable conditions. Violation of the conditions and/or safeguards, when made a part of the terms under which the variance is granted, shall be deemed a violation of this Resolution under Section 4.10 of this Resolution.

If the application is approved, or approved with conditions, the Board of Zoning Appeals shall make a finding that the reasons set forth in the application justify the granting of the variance and will permit a reasonable use of the land, building or structure. The Board of Zoning Appeals shall transmit a written copy of its decision and findings to the Zoning Inspector, who shall forward such copy to the applicant. If the request for appeal or variance is denied, the applicant may seek relief through the Court of Common Pleas.

ARTICLE IX

CONDITIONAL USES

Section 9.01 Authority and Purpose

Under some unusual circumstances, a use of property which typically affects an area more intensely than those uses permitted in the zoning district in which it is located may nonetheless be desirable and compatible with permitted uses, if that use is properly controlled and regulated. Such uses shall be listed as "conditional uses" within the respective zoning districts.

The Board of Zoning Appeals may grant conditional approval for use of the land, buildings, or other structures and may allow such a use to be established where unusual circumstances exist and where the conditional use will be consistent with the general purpose and intent of this Zoning Resolution.

Section 9.02 Application for Conditional Use

Any person owning or having an interest in property may file an application to use such property for one of the conditional uses provided for by this Resolution in the zoning district in which the property is situated. An application for a conditional use shall be filed with the Zoning Inspector, who shall forward within five (5) days a copy to the Secretary of the Board of Zoning Appeals. At a minimum the application shall contain the following information:

- A. Name, address, and phone number of applicant.
- B. Legal description of the property, including parcel number, as recorded in the Pickaway County Recorder's office.
- C. Present zoning district.
- D. Description of proposed conditional use.
- E. A plan of the proposed site for the conditional use showing the location of all buildings, parking and loading area, traffic circulation, open spaces, landscaping, refuse and service areas, utilities, signs, yards, and such other information as the Board may require to determine if the proposed conditional use meets the intent and requirements of this Resolution.
- F. A narrative statement evaluating the effects on adjoining property; the effect of such elements as noise, glare, odor, light, fumes and vibration on adjoining property; and a discussion of the general compatibility with adjacent and other properties in the district.
- G. The names and addresses of all property owners within 500 feet, contiguous to, and directly across the street from the property, as appearing on the Pickaway County Auditor's current tax list. The applicant shall also provide the addresses of all property within the above referenced boundaries.

- H. Such other information regarding the property, proposed use, or surrounding area as may be pertinent to the deliberations of the Board.
- I. Fee(s) as established by the Board of Township Trustees.

Section 9.03 General Standards for Conditional Uses

In addition to the specific requirements for conditional uses as specified in the district regulations, the Board of Zoning Appeals shall review the particular facts and circumstances of each proposed use in terms of the following standards and shall find adequate evidence that such use at the proposed location meets all of the following requirements:

- A. The use is in fact a conditional use as established under the district regulations.
- B. The use will be designed, constructed, operated and maintained so as to be harmonious and appropriate with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area.
- C. The use will not pose a discernible hazard to existing adjacent uses.
- D. The use will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewers, and schools.
- E. The use will not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors.
- F. The use will be consistent with the objectives of this Zoning Resolution and any adopted comprehensive plan for the area.

Section 9.04 Supplementary Conditions

In granting any conditional use, the Board may prescribe appropriate conditions and safeguards in conformance with this Resolution.

Section 9.05 Public Hearing by the Board of Zoning Appeals

The Board may hold a public hearing within thirty (30) days from the receipt of the application specified in Section 9.02. If a public hearing is held, the requirements for public notice and notification of parties of interest shall be the same as for a variance, as specified in Section 8.03 of this Resolution.

Section 9.06 Action by the Board of Zoning Appeals

Within thirty (30) days after the public hearing pursuant to Section 9.05, or sixty (60) days from the date of the application if such hearing is not held, the Board shall either approve, approve with supplementary conditions as specified in Section 9.04, or disapprove the application as presented. If the application is approved with supplementary conditions, the Board shall direct the Zoning Inspector to issue a zoning certificate listing the specific conditions listed by the Board for approval. If the application is disapproved, the applicant may seek relief through the Court of Common Pleas.

Section 9.07 Expiration and Revocation of Zoning Certificate Issued Under Conditional Use Provisions.

The approval of the zoning certificate issued in accordance with Section 9.06 shall become null and void if such use is not carried out within one (1) year after date of approval. The Board may revoke the zoning certificate upon written evidence by any resident or official of the Township of violation of the Zoning Resolution and/or written terms and conditions upon which approval was based.

ARTICLE X

(RESERVED FOR FUTURE USE)

PART TWO
ZONING DISTRICTS

ARTICLE XI

STANDARD ZONING DISTRICT REGULATIONS

Section 11.01 Regulations for the Use and Development of Land or Structures

Regulations pertaining to the use of land and/or structures and the physical development thereof within each of the zoning districts as established in Article XII, are hereby established and adopted.

Section 11.02 Rules of Application

11.02.01 Identification of Uses

Listed uses are to be defined by their customary name or identification, except as specifically defined or limited in this Resolution.

11.02.02 Permitted Uses

- A. Only a use designated as permitted shall be allowed as a matter of right in any zoning district, and any use not so designated shall be prohibited unless:
 - 1. A permitted use may be added to a zoning district by formal amendment, in conformance with Article IV of this Resolution.
 - 2. An unlisted use may be determined by the Board of Zoning Appeals to be a similar use, in accordance with Section 11.02.05 of this Article.
- B. In no case shall there be more than one (1) principal building used for residential purposes on any single lot of record.

11.02.03 Accessory Uses

An accessory use or structure is a subordinate use or structure clearly incidental and secondary to the principal permitted building or use, and located on the same lot with such principal building or use. Accessory uses or structures shall be allowed in accordance with the specific district regulations and the requirements of this Resolution.

11.02.04 Conditional Uses

A use designated as a conditional use shall be allowed in the zoning district where the designation occurs, when such use, its location, extent and method of development will not substantially alter the character of the vicinity, or unduly interfere with or adversely impact the use of adjacent lots. To this end, the Board of Zoning Appeals shall, in addition to the development standards for the specific district, set forth additional requirements as will render the conditional use compatible with existing and

future use of adjacent lots in the vicinity, in accordance with Article IX of this Resolution.

11.02.05 Similar Uses

Determination as to whether a use is similar to uses permitted by right shall be considered as an expansion of use regulations of the district and not as a variance applying to a particular situation. Any use found similar shall thereafter be considered as a permitted use in that district.

Applications for zoning permits for uses not specifically listed in the permitted building or use classifications of the zoning district, which the applicant feels qualify as a similar use under the provisions of this Section, shall be submitted to the Board of Zoning Appeals.

Within thirty (30) days after such submittal, the Board of Zoning Appeals shall determine whether the requested use is similar to those uses permitted in the specific district. In order to find that a use is similar, the Board shall find that all of the following conditions exist:

- A. Such use is not listed as a permitted or conditional use in another zoning district.
- B. Such use conforms to basic characteristics of the classification to which it is to be added and is more appropriate to it than to any other classification.
- C. Such use creates no danger to health and safety, creates no offensive noise, vibration, dust, heat, smoke, odor, glare, or other objectionable influences, and does not create traffic congestion to an extent greater than normally resulting from uses listed in the classification to which it is to be added.

11.02.06 Development Standards

Development standards set forth shall be the minimum allowed for uses permitted in that district. If development standards are in conflict with requirements of any other lawfully adopted rule, regulation, or law, the most restrictive standard shall govern.

11.02.07 Development Plan

For particular uses in specific districts, a *Development Plan* will be cited as required. In such cases, the Development Plan shall be submitted by the applicant at the time the property is zoned into the district, or at the time of the application for a zoning certificate, whichever is appropriate.

The Development Plan shall contain a site plan for the property, drawn to scale, showing all property lines and building outlines, access drives, parking areas, and other notable physical features, including underground drainage systems. In addition, the Development Plan shall contain a narrative description of the proposed use and how such use will impact adjacent residential property. The Development Plan shall contain specific information identifying such impacts, including, but not limited to storm runoff and traffic, and how such impacts will be addressed in development of the property.

If required, the Development Plan shall be reviewed by the Zoning Commission (in the case of a zoning amendment) and/or the Board of Zoning Appeals (in the case of a conditional use). Such Development

Plan must be approved as a condition for the issuance of a zoning certificate. In approving a Development Plan, the Zoning Commission and/or Board of Zoning Appeals shall find that the following criteria have been met:

- A. The proposed building or use shall have sufficient yard space to provide for adequate parking and screening of adjacent residential areas in accordance with this Article.
- B. The Development Plan for the proposed facility has incorporated measures to lessen and/or alleviate adverse impacts on adjacent residential areas and to protect the residential character of such areas.
- C. The applicant has clearly shown that the location, design and operation of the proposed use can be developed as shown on the Development Plan and is generally compatible with the surrounding area.

In reviewing the Development Plan, the Zoning Commission or Board of Zoning Appeals has the authority to seek the recommendation of the Soil and Water Conservation District (SWCD), Pickaway County Engineer and/or other sources for input on specific issues.

ARTICLE XII

ZONING DISTRICTS AND ZONING DISTRICT MAP

Section 12.01 Zoning Districts Established

The following zoning districts are hereby established for Harrison Township:

<i>(FR)</i>	<i>FARM RESIDENTIAL DISTRICT</i>
<i>(RR)</i>	<i>RURAL RESIDENTIAL DISTRICT</i>
<i>(SR)</i>	<i>SUBURBAN RESIDENTIAL DISTRICT</i>
<i>(GB)</i>	<i>GENERAL BUSINESS DISTRICT</i>
<i>(PB)</i>	<i>PLANNED BUSINESS DISTRICT</i>
<i>(RBD)</i>	<i>RICKENBACKER BUSINESS DEVELOPMENT DISTRICT</i>
<i>(PUD)</i>	<i>PLANNED UNIT DEVELOPMENT DISTRICT</i>
<i>(SU)</i>	<i>SPECIAL USE DISTRICT</i>
<i>(FP)</i>	<i>FLOOD PLAIN OVERLAY DISTRICT</i>

Section 12.02 Official Zoning Map

The districts established above in Section 12.01 of this Resolution are shown on the Official Zoning District Map which, together with all notations, references, data, district boundaries and other explanatory information, is hereby adopted as a part of this Resolution. The Official Zoning District Map shall be identified by the signatures of the Board of Township Trustees and the Clerk and shall be on file in the Township offices.

Section 12.03 Interpretation of Zoning District Boundaries

Except where referenced and noted on the Official Zoning District Map by a designated line and/or dimensions, the district boundary lines are intended to follow property lines, lot lines, center lines of streets, alleys, streams and/or railroads as they existed at the time of passage of this Resolution. The Zoning Inspector shall interpret the boundary lines from the zoning map. When and if the Zoning Inspector's interpretation of such boundary line is disputed, the final interpretation authority shall rest with the Board of Zoning Appeals.

ARTICLE XIII

(FR) FARM RESIDENTIAL DISTRICT

Section 13.01 Purpose

The Farm Residential District is established to secure the continuance of agricultural activity in Harrison Township and protect streamside and groundwater quality and other physical resources of lands most suitable for farming. This district intends to protect and stabilize the agricultural economy by controlling uses that are incompatible with farming. Consequently, residential uses are controlled and future residents of this district must be willing to accept the impacts associated with normal farming practice.

Section 13.02 Permitted Uses

- A. Agricultural uses, along with customary agricultural buildings and structures incidental to the carrying out of the principal agricultural activity, and/or no more than one single-family detached dwelling.
- B. One-family detached nonfarm dwellings.
- C. Projects specifically designed for watershed protection, conservation of water or soils for flood control.
- D. Greenhouses and nurseries, including tree farms.
- E. Woodlots and timber harvesting.

Section 13.03 Accessory Uses

- A. Accessory uses customarily associated with and incidental to a permitted use, including the following:
 - 1. Accessory buildings or structures customarily associated with residential use, including detached garages or carports, tool or garden sheds, playhouses swimming pools, and tennis courts and similar facilities for primary use by occupants of the principal use of the property on which the facility is located.
 - 2. Lakes or ponds for the primary use of the occupants of the principal residence, subject to the requirements of Section 27.07 of this Resolution.
 - 3. Temporary roadside stands offering for sale primarily agricultural products grown on the premises, subject to the provisions of ORC 519.21 (C).
- B. Home occupations, subject to the regulations of Section 27.03 of this Resolution.
- C. Housing for not more than two (2) farm laborers employed on the premises

- D. Farm-based occupations, subject to the following:
1. A farm occupation may involve a wide range of activities, provided it remains secondary to and compatible with active farm use. Examples include seed or fertilizer sales, metal or machine work, farm machinery repair/service.
 2. Evidence shall be provided that all hazardous or dangerous materials shall be properly secured, and wastes associated with the farm occupation will be disposed in a manner consistent with State and/or federal regulations.
 3. Not more than four (4) permanent nonresidents of the premises not involved in agriculture shall be employed on site by the farm-based occupation.
 4. The use shall be conducted primarily within enclosed buildings. Any new building constructed for use by the farm occupation shall be of a design so that it can be readily converted to agricultural use, or removed, if the farm occupation is discontinued.
 5. Any sign used for the farm occupation shall not exceed thirty-two (32) square feet in size.

Section 13.04 Conditional Uses

- A. Public parks and/or conservation or natural areas, provided such areas are enclosed by perimeter fencing designed to control movement of wild animals into adjacent areas.
- B. Golf courses, provided clubhouses, maintenance facilities and parking areas are at least 200 feet from any adjacent property.
- C. Churches and places of public worship provided the seating of the main sanctuary does not exceed 400 persons.
- D. Cemeteries, provided that a distance of not less than 200 feet is maintained from burial plots and any structures to any adjacent property line.
- E. Bed and Breakfast establishments, provided the facility is owned and operated by the resident of the property.
- F. Facilities for the boarding of animals, including but not limited to dogs and horses, including facilities for the exercise and training of such animals.
- G. Telecommunication towers, subject to the requirements of Section 27.09.
- H. Individual small wind turbine systems, subject to the requirements of Section 27.10 A.

Section 13.05 Maximum Number of Permitted New Home Sites

- A. For each parcel or tract of contiguous land within the Farm Residential District in single ownership as of the effective date of this Resolution, the maximum number of new lots

for single-family detached dwellings shall be according to the following schedule. For the purposes of this Section, "tract of continuous land" shall mean an individual parcel of land having a separate legal description and considered as a separate and distinct parcel for tax purposes by Pickaway County.

<i>ACREAGE OF SINGLE-OWNER TRACT</i>	<i>MAXIMUM NUMBER OF NEW HOME SITES</i>
<i>2-59</i>	<i>1</i>
<i>60-99</i>	<i>3</i>
<i>100-149</i>	<i>4</i>
<i>150 and over</i>	<i>5</i>

- B. Such created residential lots shall meet requirements of the FR (Farm Residential) District.
- C. Lot add-ons involving agricultural land in which no new lots are created shall not be counted against the number of new residential homesites permitted to be created.
- D. Regardless of size, no tract of land separated from its original tract subsequent to the effective date of this Resolution shall qualify for additional single-family homesites pursuant to this Section.

Section 13.06 Development Standards

13.06.01 Lot Area

For each principal permitted use, the lot area shall not be less than two (2) acres, or such size as determined by the Pickaway County Health Department, whichever is larger.

13.06.02 Minimum Lot Width

All lots shall have at least 200 feet continuous frontage on a dedicated, improved street or highway.

13.06.03 Minimum Front Yard Depth

130 feet from the center line of any road or highway.

13.06.04 Minimum Side Yard Width

- A. Single-Family Detached Non-Farm Dwellings
Twenty-five (25) feet.
- B. Other Permitted Uses and Conditional Uses
Twenty-five (25) feet. (Revised 7/10)

13.06.05 Minimum Rear Yard Depth
Twenty-five (25) feet. (Revised 7/10)

13.06.06 Height of Buildings
Thirty-five (35) feet

13.06.07 Permit for Driveway Installation Required

Before any zoning certificate is issued in the FR District the applicant shall provide documentation that a permit for driveway installation can be obtained for all homesites, from the Pickaway County Engineer, Ohio Department of Transportation or other applicable authority, consistent with Section 27.05 of this Resolution.

Section 13.07 Agricultural Nuisance Disclaimer

Lands within the Farm Residential District are located within areas where land is utilized for agricultural production. Residents and other users of property within this District may be subject to inconvenience, injury and/or discomfort arising from normal and accepted agricultural practices and operations, including, but not limited to noise, odors, dust, the operation of agricultural machinery, the storage and disposal of manure, the application of fertilizers, soil amendments, herbicides and pesticides. Owners, occupants and users of property within the FR District should be prepared to accept such inconvenience, injury and/or discomfort.

ARTICLE XIV

(RR) RURAL RESIDENTIAL DISTRICT

Section 14.01 Purpose

The Rural Residential District is established allow for the development of suburban type growth in selected rural areas. It is intended that most of the development would be served by new streets and roadways constructed to approved subdivision standards, and not by the existing roadway system.

Section 14.02 Permitted Uses

- A. One-family detached dwellings.
- B. Public parks and nature preserves.
- C. Golf courses, provided clubhouses, maintenance facilities and parking areas are at least 200 feet from any adjacent property.

Section 14.03 Accessory Uses

- A. Accessory buildings or structures customarily associated with single-family residential use, including detached garages or carports, tool or garden sheds, playhouses, swimming pools, and/or similar facilities for primary use by occupants of the principal use of the property on which the facility is located, subject to the requirements of this Resolution.
- B. Home occupations, subject to the requirements of Section 27.03 of this Resolution.

Section 14.04 Conditional Uses

- A. Cluster housing, provided that the overall density of the residential development, including open space, does not exceed that which would result if the project was constructed to the standards in 14.05.A below, that the lot is provided with public water and sewer, and subject to the submittal and approval of a Development Plan by the Board of Zoning Appeals

Section 14.05 Development Standards

A. Minimum Lot Area

One and one-half (1 1/2) acres, or such size as determined necessary by the Pickaway County Health Department, whichever is larger.

B. Minimum Lot Width

For each principal use, there shall be lot width of not less than 150 feet with continuous frontage on a publicly dedicated, improved roadway within the development. Minimum lot width on curved street shall be not less than 60 feet. Notwithstanding the above, the minimum lot width shall not be less than is required by the Pickaway County Engineer, Ohio Department of Transportation or other applicable agency for obtaining a permit for driveway installation. In addition, lot width shall be sufficient to maintain a lot length-to-lot width ratio of not greater than 3:1.

C. Minimum Front Yard Depth

130 feet from the center line of any roadway.

D. Minimum Side Yard Width

Twenty (20) feet.

E. Minimum Rear Yard Depth

Thirty (30) feet.

F. Maximum Building Height

Thirty-five (35) feet.

G. Permit for Driveway Installation Required

Before any zoning certificate is issued in the RR District the applicant shall provide documentation that a permit for driveway installation can be obtained for all homesites, from the Pickaway County Engineer, Ohio Department of Transportation or other applicable authority, consistent with Section 27.05 of this Resolution.

ARTICLE XV

(SR) SUBURBAN RESIDENTIAL DISTRICT

Section 15.01 Purpose

The Suburban Residential District is established to allow for a diversity of housing opportunity and choice within Harrison Township by providing areas for alternative forms of residential development, including higher density housing. The SR District may be used in those cases where particular and specific conditions warrant the creation of homesites at higher densities than those allowed under RR standards. Harrison Township recognizes that such housing may have unique characteristics that require special treatment related to location, placement and land use compatability. The higher residential densities allowed in the SR District mean that the district is to be used in areas served by central water and sewer systems.

Section 15.02 Permitted Uses

- A. One-family detached dwellings, subject to the development standards below.
- B. Manufactured housing not meeting all the criteria for permanently sited manufactured homes, as defined in Article II of this Resolution, on individual lots.
- C. Public parks, playgrounds and play fields.

Section 15.03 Accessory Uses

- A. Accessory buildings or structures customarily associated with single-family residential use, including detached garages or carports, tool or garden sheds, playhouses swimming pools, and similar facilities for primary use by occupants of the principal use of the property on which the principal use is located.
- B. Home occupations, subject to the regulations of Section 27.03 of this Resolution.

Section 15.04 Conditional Uses

- A. Manufactured home communities, provided that the lot is provided with public water and sewer, and subject to the submittal and approval of a Development Plan by the Board of Zoning Appeals
- B. One-family detached dwellings on lots of less than 10,000 SF in area, provided that the lot is provided with public water and sewer, a Development Plan is submitted and specific approval is granted by the Board of Zoning Appeals.
- C. Cluster and zero lot line housing, provided that the lot is provided with public water and sewer, a Development Plan

- is submitted and specific approval is granted by the Board of Zoning Appeals.
- D. Multiple-family housing, provided that the lot is provided with public water and sewer, and subject to the submittal and approval of a Development Plan by the Board of Zoning Appeals.
 - E. Congregate or group homes, as defined in Article II of this Resolution, and subject to the submittal and approval of a Development Plan by the Board of Zoning Appeals.
 - F. Churches and places of public worship or assembly provided the seating of the main sanctuary does not exceed 400 persons and subject to the submittal and approval of a Development Plan by the Board of Zoning Appeals.

Section 15.05 Development Standards

A. Development Plan

A Development Plan pursuant to the requirements of Section 11.02.07 of this Resolution shall be required for all permitted and conditional uses in the SR District. Such Development Plan shall be submitted to the Board of Zoning Appeals and approved prior to issuance of any zoning certificate.

In reviewing the Development Plan required above, the Zoning Commission or Board of Zoning Appeals has the authority to seek the recommendation of the Soil and Water Conservation District (SWCD), Pickaway County Engineer and/or other sources for input on specific issues. In the event such input is deemed necessary, the costs of such assistance shall be paid by the applicant.

B. Water and Sewer

Any development or individual lot shall be provided with a water and sanitary sewer distribution system, serving each individual housing unit or lot, which is connected to a public water and sanitary sewage system. The design and construction of such distribution systems shall be approved by the Ohio Environmental Protection Agency.

C. Minimum Lot Area

The minimum lot area for any permitted use shall be 10,000 square feet. Individual lots within a manufactured home community shall be not less than 4,000 square feet in area, and the maximum gross density shall not exceed six (6) dwelling units per acre. For multiple family housing, a minimum of 4,000 square feet of aggregate lot area per dwelling unit shall be provided.

D. Minimum Lot Width

The minimum lot width for any manufactured home community or multiple family project shall be not less than 300 feet. Such frontage shall be provided on a publicly dedicated and improved street. The minimum lot width for any individual lot within a manufactured home community shall be not less than thirty (30) feet. The minimum lot width for any other use shall be not less than eighty (80) feet

E. Minimum Front Yard

The minimum front yard depth for any manufactured home community or multiple family project shall be not less than 150 feet from the center line of any roadway. The minimum front yard depth for any other use shall be not less than 100 feet from the center line of any roadway.

F. Minimum Side Yard Width

The minimum side yard width for any manufactured home community or multiple family project shall be not less than fifty (50) feet from any adjacent property line. The minimum side yard width for any individual lot within a manufactured home community or other use shall be not less than ten (10) feet

G. Minimum Rear Yard Depth

The minimum rear yard depth for any for any manufactured home community or multiple family project shall be not less than eighty (80) feet. The minimum rear yard depth for any individual lot within a manufactured home community shall be not less than ten (10) feet. The minimum rear yard depth for any other permitted use shall be not less than thirty (30) feet.

H. Required Open Space and Recreational Areas

At least twenty percent (20%) of the gross land area for any manufactured home community or multiple-family project shall be reserved for common recreational areas and facilities, such as playgrounds, swimming pools, pedestrian paths, and similar facilities. Such recreational and open space facilities shall not be a part of streets and/or parking areas, and shall be closed to motorized traffic, except for service and emergency vehicles. Such areas shall be landscaped, improved and maintained by the owner of the development for the intended uses.

I. Off-Street Parking

Parking spaces shall be provided for two (2) vehicles for each dwelling unit. Such parking spaces may be located on the same lot, or in specially provided common areas located not more than 600 feet from the dwelling which they serve, or some combination thereof. Required parking spaces shall not be provided on public or private streets within and on the perimeter of the community.

J. Access

All projects shall have direct access to a public street or road. Principal vehicular access points shall be designed to encourage smooth traffic flow. Merging and turnout lanes and/or traffic dividers shall be required where existing or anticipated traffic volumes indicate need. Minor streets shall not be connected with streets outside the district in such a way so as to encourage the use of those streets by substantial amounts of through traffic. No individual lot within the community shall have direct vehicular access to a street bordering the development.

K. Streets and Street Layout

All streets or drives providing access to the individual lots in a manufactured home community shall be dimensioned and improved in accordance with the standards and requirements of the Pickaway County Subdivision Regulations. The proposed layout of such streets shall be shown on the required Development Plan and approved by the Board of Zoning Appeals. In making such determinations, the Board may procure the assistance of an engineer or other professional. In such case, all costs associated with such approval shall be paid by the applicant.

L. Storm Drainage

All areas shall be graded and drained so as to minimize standing water and surface runoff. Open drainage ditches shall be prohibited unless approved by zoning variance pursuant to Article VIII of this Resolution. The proposed methods to address standing water and excessive surface runoff shall be submitted by the applicant and approved by the Pickaway County Engineer, or his designated agent. All costs associated with such approvals shall be paid by the applicant.

M. Underground Utilities

All utility lines, including electricity, telephone, and cable television shall be located underground.

ARTICLE XVI

(RESERVED FOR FUTURE USE)

ARTICLE XVII

(GB) GENERAL BUSINESS DISTRICT

Section 17.01 Purpose

It is recognized that rural-based business activity may possess characteristics typically associated with both commercial and industrial land uses. The GB District is established to provide areas for this diverse business activity while controlling the adverse impacts of such development on adjacent areas.

Permitted uses within the General Business District must operate in accordance with the following standards:

- A. primarily within enclosed structures.
- B. with minimal adverse environmental or economic impact on adjacent properties.
- C. free from noise, odor, dust, smoke, light, glare or vibration at levels in excess of the average level on adjacent streets and properties.

Most conditional uses will require the submittal and approval of a Development Plan to the Board of Zoning Appeals prior to issuance of a zoning certificate.

Section 17.02 Permitted Uses

- A. Administrative and business offices including real estate, insurance sales and associated services and/or brokers or dealers in securities.
- B. Professional offices engaged in providing services to the general public, including professional, medical, legal, engineering/consulting, accounting/bookkeeping services.
- C. Organizations and associations organized on a profit or non-profit basis for promotion of membership interests, including business, professional, civic, social and fraternal organizations and/or charitable organizations.
- D. Retail stores engaged in selling merchandise for personal or household consumption and rendering services incidental to the sale of those goods; provided storage and display of merchandise shall be primarily within the principal structure, and not including drive-through facilities.
- E. Personal services, involving the care of the person and his/her

personal effects, including consumer services generally involving the care and maintenance of tangible personal consumption.

- F. Light manufacturing, fabrication, processing, assembling, packaging, or treatment of goods, materials, and products, consistent with the purpose of the GB District.
- G. Nursery schools and day care facilities.
- H. Hotels and motels.
- I. Institutions for human medical care, including hospitals, clinics, sanitariums and homes for the elderly, provided that any building or parking/service area be located not less than 200 feet from any adjacent property.
- J. Outdoor advertising, subject to the requirements of Section 29.07 of this Resolution.
- K. Similar uses, as determined by the Board of Zoning Appeals, in accordance with the provisions by Section 11.02.05 of this Resolution.

Section 17.03 Conditional Uses

- A. Warehousing, distribution and related uses, including truck and transfer terminals. A Development Plan, pursuant to Section 11.02.07, shall be required.
- B. Carry out food and beverage establishments with drive-through facilities, provided a Development Plan is submitted by the applicant and is approved by the Board of Zoning Appeals. Such Development Plan shall give special attention to traffic circulation, management and parking.
- C. Establishments selling gasoline, kerosene and/or diesel fuel, provided that all buildings and parking/service areas are located not less than 200 feet from any adjacent property and that a plan for traffic circulation and parking, submitted by the applicant, is approved by the Board of Zoning Appeals.
- D. Retail establishments such as lumber yards and/or garden centers in which a significant portion of the inventory is displayed or stored outdoors. A Development Plan, pursuant to Section 11.02.07, shall be required.
- E. Motor vehicle sales and service establishments, provided that all buildings and parking/service areas are located not less than 200 feet from any adjacent property, any inoperable, unlicensed or unused vehicle shall not be stored outside the principal building for a period of time exceeding twenty-four (24) hours. A Development Plan, pursuant to Section 11.02.07, shall be required.

- F. Motor vehicle storage and salvage yards, provided those uses meet applicable State requirements related to fencing and other standards. A Development Plan, pursuant to Section 11.02.07, shall be required.
- G. Commercial recreational facilities within an enclosed building, such as bowling alleys, arcades, gaming establishments and physical fitness centers, provided a Development Plan is submitted by the applicant and is approved by the Board of Zoning Appeals. Such Development Plan shall contain specific information regarding overall management of the proposed facility.
- H. Contractor equipment and storage yards, provided adequate fencing and screening devices are installed. A Development Plan, pursuant to Section 11.02.07, shall be required.
- I. Facilities for the storage of personal or corporate property, offered on a rental basis.
- J. Quarrying or mining operations, or structures or sites associated with drilling for oil or natural gas, provided that all County, State and federal regulations are met and licenses are obtained. The Board of Zoning Appeals may impose additional requirements as may be reasonable and appropriate. A Development Plan, pursuant to Section 11.02.07, shall be required.
- K. Sanitary landfills and similar facilities for the processing and/or disposal of waste materials, provided that all required licenses and permits are obtained. The Board of Zoning Appeals may impose additional requirements as may be reasonable and appropriate. A Development Plan, pursuant to Section 11.02.07, shall be required.
- L. Billboards, provided such signs are located along a federal highway and subject to the provisions of Section 29.07 of this Resolution.
- M. Adult entertainment facilities, as defined in and subject to the requirements of Article XXX.
- N. Other uses of a commercial or industrial nature not otherwise provided for in this Resolution. A Development Plan, pursuant to Section 11.02.07, shall be required.

Section 17.04 Development Standards

17.04.02 Minimum Lot Area

No minimum lot area is required; however, lot area shall be adequate to provide for the required parking and yard areas, and be approved by the Pickaway County Health Department or Ohio Environmental Protection Agency.

17.04.03 Minimum Lot Width

Continuous frontage on a publicly dedicated and improved highway is required. Such lot width shall be adequate to accommodate all required parking areas, yards and vehicle circulation lanes, but in no case shall be less than 150 feet

17.04.04 Minimum Front Yard Depth

- A. Buildings
100 feet from the right-of-way of any state or federal highway; 130 feet from the centerline of any county or township road
- B. Signs and Parking Areas
Signs and/or parking areas may be located within the front yard, but in no case shall be located less than fifty (50) feet from the right-of-way of any state or federal highway, or eighty (80) feet from the center line of and county or township road.

17.04.05 Minimum Side Yard

When abutting a non-residential zoning district, twenty (20) feet for structures, ten (10) feet for paved areas. When abutting a residential zoning district, fifty (50) feet for structures, thirty-five (35) feet for paved areas, subject to the requirements of Section 17.04.03 above.

17.04.06 Minimum Rear Yard

When abutting a non-residential zoning district, thirty (30) feet for structures, ten (10) feet for paved areas: When abutting a residential zoning district, fifty (50) feet for structures, thirty-five (35) feet for paved areas, subject to the requirements of Section 17.04.03 above.

17.04.07 Height

Forty (40) feet

17.04.08 Parking and Loading

Parking and loading spaces shall be provided as required in this Resolution. In addition, parking spaces shall be designed to allow a minimum of five (5) feet between any structure and any parked vehicle.

17.04.09 Trash and Garbage Control

All trash and garbage shall be stored in container systems which are located and enclosed so as to effectively screen them from view. All trash and garbage shall be confined in systems which prevent the contents from being wind blown and strewn on the property and/or neighboring properties.

17.04.10 Lighting

Lighting shall be arranged so as not to shine directly on adjacent properties.

17.04.11 Use and Storage of Hazardous Chemicals

The applicant shall identify any potentially hazardous chemicals proposed to be used or stored on the site, and shall document methods to be employed for containment and disposal of same.

ARTICLE XVIII

(RESERVED FOR FUTURE USE)

ARTICLE XIX

(PB) PLANNED BUSINESS DISTRICT

Section 19.01 Purpose

The Planned Business District is established to provide for a limited business activity in locations where commercial activity as permitted in the other districts may be inappropriate. The district permits the property owner to design a business environment which may meet his/her general objectives, while providing a suitable level of protection for present and future owners of adjacent property.

Section 19.02 Permitted Uses

Land and buildings within the Planned Business District shall be used only for the specific use or uses identified by the applicant for zoning plan amendment and found in the GB Districts. The applicant shall show that the proposed use or uses are appropriate to and compatible with the neighborhood where the proposed activity is to occur. All permitted uses shall be approved by the Board of Township Trustees as part of the Development Plan that is required for zoning the site into the Planned Business District. Said permitted uses shall run with the land as long as the PB zoning, as approved, remains in effect.

Section 19.03 Procedures

The procedures to be followed in placing land in the (PB) Planned Business District shall comply with those specified in Article VI of this Resolution, with the following additions:

19.03.01 Application

The owner or owners of a tract of land of any size may request that the Official Zoning Map be amended to include such lands as a Planned Business District. The applicants are encouraged to meet with the Rural Township Zoning Commission prior to submittal of the application to familiarize themselves with the requirements for this district.

19.03.02 Development Plan

In addition to the material required for amendment as specified in Section 6.03 of this Resolution, the applicant shall also submit not less than ten (10) copies of a Development Plan, which shall contain, in text and map form, the following information.

- A. A survey map of the boundaries of the area requested for zoning map amendment.

- B. A site plan showing the specific location of all existing and proposed buildings, setbacks and yards, topographic contours and surface drainage, existing and proposed vegetation and landscaping, and other prominent physical features.
- C. Specific uses to be permitted within the proposed development, specified according to area or specific building location. An explanation of how these uses shall be designed, or activities carried out, so as to create desired compatibility with adjacent land uses.
- D. Existing roads and drives, anticipated traffic impacts and methods to be employed to address adverse impacts.
- E. A list of the specific restrictions applicable to the area proposed for zoning map amendment which are designed to fulfill the concept proposed. Such restrictions shall become part of the conditions on which any approval is given.

19.03.03 Criteria for Approval

In acting on the proposed application pursuant to Sections 6.06 and 6.08 of this Resolution, the Zoning Commission and the Board of Township Trustees shall consider the following factors:

- A. that the proposed development is consistent with the intent and purpose of this Resolution and this specific Article
- B. that suitable measures and restrictions are proposed so as to promote compatibility with adjacent and nearby properties
- C. that the proposed development advances the general welfare of the Township and the immediate vicinity

19.03.04 Effect of Approval

The Development Plan as approved by the Board of Trustees shall constitute an amendment to the Resolution as it applies to the specific land in question. Such approval shall be contingent on the development being completed, as shown on the Development Plan, within three (3) years from date of approval.

Section 19.04 Development Standards

The development standards cited in Section 19.03.03 above, in addition to the performance standards cited in Section 19.05 below, shall apply to the Planned Business District. In taking action on the application, the Zoning Commission and/or Board of Township Trustees may impose special conditions and/or requirements as may be deemed appropriate in the specific case.

Section 19.05 Performance Standards

No land or structure in the PB District shall be used or occupied in such a manner so as to create any dangerous, injurious, noxious or otherwise objectionable impact on any land which is located in any other zoning district. Such impacts shall include noise, vibration, odor, smoke or dust, or glare. Statements in writing that such uses comply or will comply with such standards may be required by the Rural Zoning Commission.

A. Noise

The sound pressure level of any operation on a lot within the PB District shall not exceed the average intensity of traffic noise in the nearest residential districts, and no sound shall be objectionable due to intermittence, beat, frequency or shrillness.

B. Vibration

No vibrations which are perceptible without the aid of instruments shall be permitted, as measured on the boundary of the property in the PB District.

C. Odor

No emission of odorous matter in any quantities so as to produce a public nuisance shall be permitted, as measured on the boundary of the property in the PB District.

D. Dust and Smoke

The emission of smoke, soot, fly ash, fumes, dust or other types of pollutants borne by the wind shall be controlled so that the rate of emission and quantity deposited do not create a public nuisance, as measured on the boundary of the property in the PB District.

E. Glare

Exterior lighting shall be used in a manner that produces no glare on public highways or adjacent land.

F. Use and Storage of Hazardous Chemicals

The applicant shall identify any potentially hazardous chemicals proposed to be used or stored on the site, and shall document methods to be employed for containment and disposal of same.

G. Trash and Garbage Control

All trash and garbage shall be stored in container systems which are located and enclosed so as to effectively screen them from view. All trash and garbage shall be confined in systems which prevent the contents from being wind blown and strewn on the property and/or neighboring properties.

ARTICLE XX

(RBD) RICKENBACKER BUSINESS DEVELOPMENT DISTRICT

Section 20.01 Purpose

Portions of Harrison Township are within existing Joint Economic Development Districts (JEDDs) and are subject to unique business development opportunities related to the Rickenbacker Global Logistics Park (RGLP). These areas are also subject to specific stringent design guidelines and development standards, enforced by the RGLP Association through a separate Design Review Board (DRB). The RBD District is specifically designed for the specific needs of these areas. The purpose of the RBD District is to encourage industrial, commercial and business growth within these areas while addressing potential impacts of such development on adjacent and proximate Harrison Township residents.

Section 20.02 Permitted Uses

- A. Warehousing, storage and distribution facilities, including truck and transfer terminals.
- B. Light manufacturing, fabrication, processing, assembling, packaging, or treatment of goods, materials, and products.
- C. Administrative offices as ancillary to the above uses.
- D. Freestanding office uses

Section 20.03 Conditional Uses

The following uses will require specific approval of the DRB:

- A. Retail stores
- B. Restaurants, including fast food with or without drive-through facilities
- C. Gasoline sales and convenience stations
- D. Car rental establishments
- E. Hotels
- F. Exterior trailer and container storage facilities
- G. Exterior material storage
- H. Day care facilities

- I. Automobile and truck repair
- J. Truck washing facilities

Section 20.04 Development Standards

The Development Standards for the RBD District shall be as cited in *Exhibit C - Design Guidelines and Development Standards: June 30, 2006*, as may be amended. These Development Standards are - and shall be - enforced by the Rickenbacker Design Review Board (DRB). Prior to any zoning certificate being issued in the RBD District, the applicant shall provide evidence that approval has been obtained by the DRB and that a record copy of the Final Development Plan, as approved by the DRB, has been provided to the Zoning Inspector.

Section 20.05 Additional Requirements

In addition to the above, prior to any zoning certificate being issued in the RBD District, the applicant shall provide evidence to the Board of Zoning Appeals of the following:

- A. That the development, as proposed, will not impose undue adverse impacts on adjacent uses outside the JEDD, and
- B. the traffic impacts of the proposed development on general traffic conditions in the Township have been identified and any adverse traffic impacts have been adequately addressed, and
- C. the applicant has shown that the proposed project is consistent with the provisions of the *Pickaway County Access Management Regulations*, as administered by the Pickaway County Engineer, and
- D. plans for storm drainage will adequately address ponding and surface runoff from the site that may impact adjacent properties

ARTICLE XXI

(PUD) PLANNED UNIT DEVELOPMENT

Section 21.01 Purpose

The Planned Unit Development (PUD) District is established to provide areas in Harrison Township for developments containing a mixture of uses and/or housing densities. It the intent of the PUD District to achieve:

- A. a greater choice of living environments by allowing a variety of housing and building types and densities within a single development, and
- B. a development pattern which preserves and utilizes natural terrain and geologic features, scenic vistas, trees and other environmental assets and prevents the disruption of natural drainage patterns, and
- C. a more efficient use of land than is generally achieved through conventional development under standard zoning district(s), resulting in substantial savings through shorter utilities and streets, and
- D. a development pattern consistent with the land use, transportation and community facilities objectives of Harrison Township.

Due to the generally higher housing densities, the PUD District is to be used in areas serviceable by central water and/or sewer systems.

Section 21.02 Definition

“Planned Unit Development” (or PUD) shall mean a single property in which a variety of uses and/or housing types are accommodated in a planned environment, under more flexible standards, such as lot size and setbacks, than would normally apply under these regulations. The effective use of such flexible standards and generally higher densities means that the approval of planned unit developments typically involves additional requirements to those of the standard zoning districts, such as building design principles, and landscaping plans.

Under this Resolution, use of the planned unit development approach shall require a rezoning of the subject property into the PUD District.

Section 21.03 Permitted and Conditional Uses

An approved PUD may contain a combination of residential and nonresidential uses as specified in the SR and GB Disrticts. Specific uses shall be consistent with the Preliminary and Final Development Plans, as approved.

Section 21.04 Project Area

The gross area of a tract of land proposed to be developed in a single PUD District shall be a minimum of ten (10) acres.

Section 21.05 Common Open Space

A minimum of twenty percent (20%) of the gross area of any planned unit development project shall be reserved for common open space and/or recreational facilities. Such common open space shall be restricted by easement, covenant, deed or dedication. Public utility and similar easements and rights-of-way for water courses or other similar channels are not acceptable for common open space dedication unless such land or right-of-way is usable as a bikeway, trail or similar facility and has been approved by the Board of Township Trustees in the review of the Development Plan.

Section 21.06 Utilities

All electrical, telephone, cable television, and similar utility transmission and distribution lines shall be located underground.

Section 21.07 Residential Density

Harrison Township is prepared to accept a higher density in particular portions of a property than that reflected by the standard zoning districts, provided the developer can demonstrate that any increase in density will be compensated for by the private and/or public amenities and benefits.

The overall residential density of the total development in a residential planned unit development shall not exceed 2.0 dwelling units per acre; however, the Rural Zoning Commission shall have the authority to approve an overall density of 4.0 dwelling units per acre for the residential portions of a PUD, provided that it is determined that the proposed development incorporates measures to effectively integrate the development with preserved open space and natural resources.

Section 21.08 Private Roads

Private roads or streets may be used to provide internal circulation to clustered lots and/or individual residential structures in residential planned unit developments in accordance with the following requirements:

- A. The easement shall not be counted as required open space.
- B. The road or street is approved by Pickaway County Engineer as the most appropriate form of access to lots and/or structures, and meets the design standards for roads and/or streets in the Pickaway County Subdivision Regulations.
- C. Maintenance for private roads and/or streets is addressed through the creation of a homeowner's association or similar arrangement.

Section 21.09 Procedure for Approval of PUD District

Planned development projects shall be processed in accordance with the procedures specified in Sections 21.10 through 21.16, as follows. When the requirements below differ from the process for zoning amendment as specified in Article VI, the requirements of this Article shall govern.

Section 21.10 Pre-Application

The developer is encouraged to meet with the Zoning Inspector and Rural Zoning Commission prior to the submission of the Preliminary Development Plan. The purpose of this meeting is to discuss early and informally the purposes of this Article and the criteria and standards contained herein, and to familiarize the developer with the planned residential development process, other provisions of this Resolution, and the drainage and infrastructure systems within the County.

Section 21.11 Contents of Application for Preliminary Development Plan

An application for planned unit development shall be filed with the Rural Zoning Commission by at least one (1) owner of the property for which the planned unit development is proposed. At a minimum, the application shall contain the following information and material:

- A. Name, address, and phone number of applicant.
- B. Legal description of property.
- C. Description of existing use.
- D. Present zoning districts.
- E. A vicinity map at a suitable scale, showing property lines, streets, and existing zoning for all property adjacent to and within 200 feet from the proposed site.
- F. A list of all property owners contiguous to, and directly across the street from the parcel(s) proposed to be rezoned, and their addresses as appearing on the Harrison Township Auditor's current tax list.
- G. Evidence that the applicant has sufficient control over the land in question to effectuate the proposed development plan.
- H. A Preliminary Development Plan drawn to scale. Such plan shall contain the following information at a minimum:
 - 1. Selected land uses by area and building location, and relationship to adjacent land use.
 - 2. The number of housing units proposed by type; estimated residential population by type of housing; public improvements proposed for each unit of the development.
 - 3. Open space and the intended uses therein and acreage provided.
 - 4. Residential land uses summarized by lot size, dwelling type and density.
 - 5. Existing and proposed roads, buildings, utilities, permanent facilities, and abutting property boundaries.

6. Physical features and natural conditions of the site including soils, the location of vegetation and existing tree lines.
7. Surface drainage including existing farm field and similar tile systems, and areas subject to flooding.
8. General engineering feasibility studies and plans showing, as necessary, water, sewer, drainage, waste disposal facilities, street improvements and, the nature and extent of earth work required for site preparation and development. Such studies shall be in sufficient detail to document that the development of the site in the manner proposed is feasible.
9. A description of the code requirements from adjacent standard zoning districts that would require variance or exception.

The Preliminary Development Plan shall be accompanied by a written statement by the applicant setting forth the reasons why the property should be developed as a planned unit development, and how the proposed development meets the objectives and purposes stated in Section 21.01 of this Article.

Section 21.12 Submittal of Preliminary Development Plan

Ten (10) copies of the completed application and Preliminary Development Plan shall be submitted to the Zoning Inspector at least ten (10) days prior to the Rural Zoning Commission's next scheduled meeting. Failure to submit a complete application, as determined by the Zoning Inspector, shall result in a refusal of acceptance. The Zoning Inspector shall transmit the complete application package to the Commission and other parties as the Zoning Inspector deems appropriate.

Section 21.13 Public Hearing by Zoning Commission

Within thirty (30) days after proper submission of the Preliminary Development Plan, the Rural Zoning Commission shall hold a public hearing, following the notification procedures as specified in Article VI of this Resolution.

Section 21.14 Recommendation by the Rural Zoning Commission

Within sixty (60) days from submittal of the items specified for approval of the Preliminary Development Plan, the Rural Zoning Commission shall recommend to the Board of Township Trustees that the Preliminary Development Plan be approved as submitted, approved with modification, or disapproved.

Before making its recommendation as required above, the Zoning Commission shall find that the facts submitted with the application and presented at the public hearing(s) establish that:

- A. Each individual part of the development, as well as the total development, can exist as an independent unit capable of creating an environment of sustained desirability and stability; the uses proposed will not impose undue adverse impacts on adjacent uses, but will have a beneficial effect which could not be achieved under standard district regulations.

- B. The streets and thoroughfares proposed are suitable and adequate to carry anticipated traffic and increased densities will not generate volumes of traffic which would overload the street network adjacent to and outside the development.
- C. The plans for storm drainage will adequately address ponding and surface runoff on the site and adjacent properties.
- D. Any exception from standard district requirements is warranted by the design and other amenities incorporated in the Preliminary Development Plan.
- E. The proposed project is generally compatible with existing development in the surrounding area in terms of type, size and scale.
- F. The existing public services are adequate for the population densities and uses proposed and in conformance with capital improvements planned for the area.

In making its recommendation, the Rural Zoning Commission may seek the assistance and input of the Pickaway County Engineer, and/or outside consultants and/or experts procured for that purpose. All expenses involved with such review shall be paid by the applicant.

Section 21.15 Action by Board of Township Trustees

Upon receipt of the recommendation by the Commission, the Board of Township Trustees shall review and take action on the application following the procedures specified in Article VI of this Resolution.

If approved by the Board of Township Trustees, the subject property shall be considered as zoned PUD. The approval of that zoning shall be conditioned on development of the tract being in conformance with the Preliminary and Final Development Plans.

Section 21.16 Final Development Plan

Not later than two (2) years from the approval of the Preliminary Development Plan, the developer shall submit ten (10) copies of the Final Development Plan to the Rural Zoning Commission. The Final Development Plan shall be in general conformance with the Preliminary Development Plan. Failure to submit a Final Development Plan within the specified time period shall render the approved Preliminary Development Plan and the rezoning of the property null and void, and the property shall revert to its most previous zoning classification.

Section 21.17 Contents of Final Development Plan

The Final Development Plan shall be prepared by a registered architect or engineer and, at a minimum, shall include the following:

- A. A survey of the proposed development site, showing the dimensions and bearings of the property lines, areas in acres, topography, existing features of the development site, including major wooded areas, structures, streets, easements, utility lines, and land uses.

- B. All the information required in the Preliminary Development Plan; including the location and sizes of lots, location and proposed density of dwelling units, non-residential building intensity; and land use considered suitable for adjacent properties.
- C. A schedule for the development of units to be constructed in progression; tabulation of the number of acres on the proposed project for various uses, the number of housing units proposed by type; estimated residential population by type of housing; estimated nonresidential population, anticipated timing for each unit; and population density and public improvements proposed for each unit of the development whenever the applicant proposes an exception from standard zoning districts or other resolution governing development.
- D. A proposed landscaping plan.
- E. Engineering plans showing, as necessary, water, sewer, drainage, electricity, telephone, and natural gas installations; waste disposal facilities; street improvements, and, nature and extent of earth work required for traffic circulation and street improvements, and nature and extent of earth work required for site preparation and development.
- F. Architectural renderings and accompanying narrative to discuss the design treatment of all buildings and structures where applicable.
- G. Deed restrictions, protective covenants, and other legal statements or devices to be used to control the use, development and maintenance of land, and the improvements thereon, including those areas which are commonly owned and maintained.

Section 21.18 Action by the Rural Zoning Commission

Within sixty (60) days from submittal of the items specified for approval of the Final Development Plan, or such other time as has been agreed to by the applicant, the Rural Zoning Commission shall approve, or approve with modification, the Final Development Plan. Approval shall mean that it finds that said plan is in conformance with the approved Preliminary Development Plan and the standards specified in this Resolution, and that no significant constraints exist to construction of the project as planned.

Section 21.19 Expiration and Extension of Approval Period

The approval of the Final Development Plan shall be for a period of not to exceed two (2) years. If no construction has begun within two (2) years after approval is granted, the approved Preliminary and Final Development Plans shall be null and void and the land shall revert to the zoning district in which it was located prior to the amendment. An extension of this time limit, for a specific period, may be approved if the Board of Zoning Appeals finds that such extension is necessitated by conditions beyond the control of the applicant.

Section 21.20 Platting

The creation of new parcels under any planned unit development shall be subject to platting under the Pickaway County Subdivision Regulations. To

reduce the length of the review and approval process, a preliminary subdivision plat can be submitted simultaneously with the Development Plan for rezoning to the PUD District. A final subdivision plat cannot be submitted for review until an amendment to the Zoning Resolution has been approved by Board of Township Trustees and such amendment has become effective.

ARTICLE XXII

(RESERVED FOR FUTURE USE)

ARTICLE XXIII

(SU) SPECIAL USE DISTRICT

Section 23.01 Purpose

The Special Use District is established to provide for suitable locations for particular uses which, by their nature, are likely to have significant and/or unique impacts on adjacent and nearby property. The procedures specified for the SU District are intended to promote the compatibility of the use with adjoining residential uses and to ensure that the location of such facilities will provide for adequate and efficient access and service provision .

Section 23.02 Permitted Uses

Buildings and land used for purposes specified on the following schedule shall require zoning in the SU District :

PRIMARY BUILDINGS AND USES

ACCESSORY USES

- | | |
|---|---|
| 1. Public buildings, meeting halls, schools, libraries, museums, and similar places for public assembly. | Parking areas. |
| 2. Churches and places of public worship with more than 400 seats in the main sanctuary. | Parking areas, parsonages. |
| 3. Cemeteries, including mausoleums having more than 200 grave sites. | Sexton's or caretaker's dwellings |
| 4. Commercial facilities such as stadiums, amphitheaters, racetracks or similar facilities for conducting, sporting events, concerts, and similar outdoor events. | Parking areas, administrative and maintenance structures. |
| 5. Commercial outdoor recreational areas such as gun clubs, sportsmen's clubs, summer camps, golf courses and similar entertainment uses. | Parking areas, maintenance structures. |
| 6. Campgrounds where fees are charged for the temporary parking of recreational vehicles, erection of tents, or similar camping equipment. | Customary maintenance and/or support structures |
| 7. Multiple wind turbine systems, as defined and regulated in Section 27.10 B | |

Section 23.03 Development Plan Required

In addition to the material required for the application for a zoning amendment, as specified in Article VI of this Resolution, a Development Plan shall be submitted for land proposed to be zoned into the SU District. Such Development Plan shall include a site plan for the proposed project including setbacks, any signage, an analysis of facility's impact on any adjacent residential area and explanation of the methods proposed by the applicant to alleviate or minimize these impacts, as well as any other information deemed necessary to determine compliance with this Resolution.

The Development Plan shall be reviewed by the Zoning Commission and considered in making its recommendations to the Township Trustees. The Zoning Commission shall display the Development Plan at any public hearing held pursuant to Article VI of this Ordinance. Criteria for reviewing a Development Plan for a proposed SU zoning are as follows:

- A. The proposed building or use shall have sufficient yard space to provide for adequate parking and screening of adjacent residential areas in accordance with this Article.
- B. The Development Plan for the proposed use has incorporated measures to address, lessen and/or alleviate adverse impacts on adjacent areas and to protect the residential character of such areas.

Section 23.04 Development Standards

- A. Lot and Area Requirements

The area or parcel of land for a special use shall not be less than that required to provide space adequate for off-street parking areas, yards and open spaces sufficient to maintain the character of the neighborhood. The size of the parcel of land occupied by the proposed use, and all setbacks, shall be shown on the Development Plan required in Section 23.03.

- B. Front Yard

The front yard setback shall be not less than the largest required front yard setback for any adjacent zoning district.

- C. Side and Rear Yards

Where any special use abuts a district where residences are a permitted use, a side yard of not less than fifty (50) feet and a rear yard of not less than eighty (80) feet shall be maintained. In addition, a landscaped buffer shall be installed in such yard. The minimum dimension of yards abutting other districts shall be determined by the Zoning Commission.

Section 23.05 Action by Board Township Trustees

In approving the redistricting of land into the SU District, the Board of Township Trustees may specify appropriate conditions and/or safeguards. Violation of these conditions or safeguards shall be considered as a violation of the provisions of this Resolution, subject to the penalties as specified in Article IV.

Section 23.06 Compliance with Development Plan

The construction of all buildings and the development of the site within the SU District shall be in conformity and compliance with the approved Development Plan.

**ARTICLE XXIV
(FP) FLOOD PLAIN OVERLAY DISTRICT**

Section 24.01 Finding of Fact

Specific areas adjacent to streams and watercourses within Harrison Township are subject to periodic inundation which may result in loss of life and property, hazards to health and safety, disruption of commerce, and extraordinary public expenditures for flood protection and relief, all of which adversely affect the public health, safety, and general welfare. These flood losses are caused by the occupancy of flood hazard areas by unsuitable land uses, and the cumulative effect of obstructions in flood plains, causing increased flood heights and velocities,

Section 24.02 Purpose

It is the purpose of this Article to promote the public health, safety and general welfare and to minimize losses resulting from periodic inundation of flood waters in Harrison Township by:

- A. restricting or prohibiting uses and activities that are dangerous to health, safety or property in times of flooding, or cause excessive increases in flood heights or velocities;
- B. controlling the filling, grading, dredging and other development which may increase flood damage; and
- C. controlling the alteration of natural flood plains, stream channels, and natural protective barriers which are involved in the accommodation of flood waters.

Section 24.03 Scope and Application

24.03.01 Applicable Lands

This Article shall apply to all lands within Harrison Township shown as within the 100 year flood plain, as identified by the Federal Emergency Management Agency on the Flood Insurance Rate Map numbers and dates (or most current numbers and dates) as follows:

<i>39129 C 0050 H</i>	<i>September 30, 1999</i>
<i>39129 C 0075 H</i>	<i>September 30, 1999</i>
<i>39129 C 0175 H</i>	<i>September 30, 1999</i>
<i>39129 C 0180 H</i>	<i>September 30, 1999</i>
<i>39129 C 0200 H</i>	<i>September 30, 1999</i>

The above Flood Insurance Rate Maps with accompanying Flood Insurance Studies, and any subsequent revisions and/or amendments to the above maps, are hereby adopted by reference and declared to be a part of this Article.

24.03.02 Overlay District Designation

The areas of special flood hazard identified on the Official Zoning District Map shall be considered as an *overlay district*. This overlay district shall be designated as the Flood Plain Overlay (FP) District.

The Flood Plain Overlay (FP) District shall be superimposed over the Official Zoning District Map. The underlying zoning district, as shown on the Official Zoning District Map, shall hereafter be called the base district. Uses and minimum requirements shall be determined by the base district; however, when the requirements governing the Flood Plain Overlay District are more restrictive than those of the base district, the provisions of this Article shall supersede those of the base district.

24.03.03 Interpretation of Boundaries

When disagreement exists as to the boundaries of the Flood Plain Overlay District, those boundaries shall be interpreted to be the boundaries as shown on the Flood Insurance Rate Maps referenced in Section 24.03.01 above.

Actual boundaries may also be determined by use of the flood elevation profile information provided in the referenced Flood Insurance Study and topographic survey of the site in question.

24.03.04 Warning and Disclaimer of Responsibility

The degree of flood protection required by this Article is considered reasonable for regulatory purposes. Larger floods may occur or flood heights may be increased by man-made or natural causes, such as ice jams and bridge openings restricted by debris. This Article does not imply that areas outside the Flood Plain Overlay District boundaries or land uses permitted within such district will be free from flooding or flood damage. This Resolution shall not create liability on the part of Harrison Township or any officer or employee thereof for any flood damages that result from reliance on this Article or any administrative decision lawfully made thereunder.

Section 24.04 Development Standards

- A. Open space uses shall be permitted within the FP District to the extent that they are allowed as permitted, accessory or conditional uses in the base zoning district, and provided those uses do not require structures, fill or the storage of material or equipment.
- B. No structure shall be permitted within the flood plain and no use shall be established which would unduly restrict the capacity of the channel or floodway of the main stream, its tributaries or drainage facilities.

- C. No grading or filling within the FP District shall be permitted unless it is demonstrated to the Board of Zoning Appeals, by hydrologic and hydraulic analysis prepared by a Professional Engineer registered in the State of Ohio, that the cumulative effect of the proposed activities shall not increase the water surface elevation of the base flood more than one (1) foot at any point. In acting on such proposal, the Board shall obtain a recommendation from the Pickaway County Emergency Management Agency, or other agency so authorized to administer floodplain requirements within Pickaway County.

ARTICLE XXV

(RESERVED FOR FUTURE USE)

PART THREE
ADDITIONAL ZONING REQUIREMENTS

ARTICLE XXVI

GENERAL DEVELOPMENT STANDARDS

Section 26.01 Lot Width

A. Frontage Required

No building, structure, or improvement shall be constructed or altered nor any new lot be established, unless such lot fronts on a publicly dedicated and improved thoroughfare within the Township.

B. Lot Width

Lot width shall be measured along the minimum building setback line for the district within which such lot is located.

Section 26.02 Front Yards

A. Front Yard Measurements

Front yard depth shall be measured from the centerline of the adjacent highway or road to the building line, unless otherwise indicated in this Resolution.

B. Corner Lots

Lots fronting on more than one street shall provide the required front yard on both roads.

Section 26.03 Side Yards

A. Measurement

Side yard width shall be measured from the nearest side lot line to the building line.

Section 26.04 Rear Yards

A. Measurement

Rear yard depth shall be measured from the rear lot line to the building line. Where a lot abuts a service street or alley, the rear yard shall be measured from the right-of-way line of the existing street or alley.

B. Accessory Uses or Structures

Accessory uses or structures may be allowed in a rear yard, subject to requirements of Article XXVII of this Resolution.

Section 26.05 Yard Requirements

All front, side and rear yards shall be maintained in a neat and orderly state and be kept free of any trash, junk or debris

Section 26.06 Open Porches and Architectural Features

In a residential district, an open, uncovered porch, deck or terrace and/or cornices, canopies, eaves, pilasters, sills or other similar architectural features may project into a required side or rear yard, as established in the district, not more than ten (10) feet.

Section 26.07 Height

Height regulations specified in the various zoning districts shall not apply to chimneys, tanks, cupolas, domes, spires, or similar structures attached to a primary structure. Barns, silos, grain handling conveyors are similarly exempt. No windmills, aeriels, antennae, flag poles or towers shall be constructed to a height greater than the distance from the center of the base thereof to the nearest property line of said tract.

Section 26.08 Drainage

All construction shall be accomplished in a manner consistent with maintenance of proper drainage. In all improvements, every effort shall be made to insure that proper drainage (surface and subsurface) on the subject property and adjacent properties is maintained.

In order to preserve proper drainage and prevent surface flooding, the filling of established roadside ditches is strictly prohibited, unless specific written approval is obtained from the Township Trustees.

ARTICLE XXVII

ADDITIONAL RESIDENTIAL DISTRICT STANDARDS

Section 27.01 Regulation of Agriculture on Specific Lots

Section 519.21(B) of the Ohio Revised Code allows a township zoning resolution, or an amendment thereof, to regulate agricultural use within any platted subdivision approved under Section 711.05, 711.09, or 711.10 of the Ohio Revised Code, or any area consisting of fifteen (15) or more lots approved under Section 711.131 (711.13.1) of the Ohio Revised Code, that are contiguous to one another and adjacent 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 the opposite side of the same public road.

- A. Pursuant to Section 519.21(B) of the Ohio Revised Code, animal and/or poultry husbandry, including the raising, boarding, housing, or grazing of horses, cattle, sheep, goats, swine, poultry or similar animals shall not be permitted on lots meeting the standards of ORC 519.21(B) above, and which are also one (1) acre or less in size. The processing of any such animals or their products shall also not be permitted.
- B. Animal and/or poultry husbandry shall not be permitted on lots greater than one (1) acre but not greater than five (5) acres if such lots meet the standards of ORC 519.21(B) above, and if 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 pursuant to Section 4503.06 of the Ohio Revised Code. After thirty-five percent (35%) of the lots are so developed, any existing animal and/or poultry husbandry operation shall be considered a nonconforming use pursuant to Article V of this Resolution.

Section 27.02 Manufactured Housing

Permanently sited manufactured homes, as defined in Article II of this Resolution, shall be considered as a permitted use in any district that permits single-family dwellings. Manufactured homes not meeting the standards for permanently sited manufactured homes are addressed as a permitted use in the SR District. Mobile homes, as defined in Article II of this Resolution, shall not be considered as a permitted or conditional use in any zoning district.

Section 27.03 Home Occupations

"Home occupation" means an activity, profession, occupation, service, craft, or revenue-producing hobby which is clearly incidental and subordinate to the use

of the premises as a dwelling, and is conducted entirely within building or buildings on the premises without any significant adverse impact upon surrounding properties. Home occupations shall be regulated as accessory or conditional uses in the various residential districts. A home occupation shall comply with the following standards:

- A. The use shall be conducted by the owner/occupant of the premises and such use shall be clearly incidental and secondary to residential use of the dwelling and not more than twenty-five percent (25%) of dwelling unit floor area is devoted to the home occupation. The size of any accessory building used totally or in part for a home occupation shall meet the requirements for accessory structures in Section 27.04 below.
- B. The home occupation shall primarily occur entirely within the confines of the dwelling unit and/or accessory structures. Any proposed outside storage of materials and/or equipment used in the home occupation shall be subject to approval by the Board of Zoning Appeals.
- C. The home occupation shall not generate greater traffic volume than is normal for a residential neighborhood.
- D. External indication of such home occupation shall be limited to one non-illuminated sign not more than six (6) square feet.
- E. Not more than one (1) person, other than immediate family residing at the premises, shall be employed in such occupation.
- F. The home occupation business activity shall be conducted primarily during daylight hours.
- G. The applicant shall provide evidence that all licenses and/or permits from other applicable government entities and agencies have been obtained.
- H. No equipment or process shall be used which creates noise, vibration, glare, fumes, odors, or electrical interference detectable to normal senses off the lot.
- I. No hazardous chemicals shall be used or stored on the site.

Section 27.04 Accessory Structures

- A. Location

A detached accessory structure shall be located within any side or rear yard to the rear of the principal structure, but not closer to any side or rear lot line than the distance required for principal structures in the specific district.

B. Permitted Area and Height

The total area of all accessory uses or structures shall not exceed two percent (2%) of the area of the lot on which the structure or use is located. These area requirements shall not apply to lakes, ponds, swimming pools and tennis courts . The provisions of this subsection 27.04 shall not apply to property in the FR District.

Section 27.05 Driveways

All driveways serving any residential structures must comply with the following standards:

- A. The driveway shall not have a grade, as measured from the pavement level of the roadway to the residential structure, exceeding eight percent (8%). No portion of the driveway shall have a grade exceeding ten percent (10%).
- B. The entrance to the driveway from the public roadway shall be designed so as to prevent surface runoff from the driveway from flowing onto the public roadway.
- C. If any driveway crosses a drainage swale, stream or ditch, same shall be bridged by a pipe or structure as required to permit the unobstructed flow of surface water as generated by the five (5) year frequency storm. The pipe shall extend not less than three (3) feet beyond the toe of the slope of the fill over such pipe, unless a properly designed headwall is installed. Any such bridge or structure spanning a stream or ditch shall be designed to HS 15 loading. The Township reserves the right to require the applicant to provide certification by a Professional Engineer that such standards are met.
- D. All new residential driveways shall conform to the driveway standards as adopted by the Pickaway County Engineer and the Harrison Township Board of Trustees, as may be subsequently amended.

Section 27.06 Private Swimming Pools

A "private swimming pool" as referenced herein, means any pool or open tank (not including lakes or ponds as regulated in Section 27.07 below) which:

- A. is not located within a completely enclosed building, and
- B. contains water to a depth, at any point greater than two (2) feet, and
- C. is not a portable swimming pool with an area of less than 300 square feet.

Such private swimming pools, as defined above, shall be allowed as an accessory use in any residential district. A zoning certificate shall be required for the construction or installation of any private swimming pool. The owner of the property, or his agent, shall certify that the pool will be constructed, installed and maintained in conformance with current building code requirements.

Section 27.07 Lakes and Ponds

Lakes and ponds shall be considered as an accessory use where so indicated in the district regulations. A zoning certificate shall be required for the construction and installation of a lake or pond when the normal high water surface area of the body of water exceeds 100 square feet. In addition, such lakes and/or ponds shall meet the following requirements:

- A. The lake and/or pond shall be located not less than sixty (60) feet from any property line, residential structures, leach field, secondary leach field, and subsurface tile drainage passing through the property.
- B. The applicant shall provide a site plan for the property, indicating the location of the lake and/or pond, as well as the location of inlets, outlets, subsurface drainage, septic lines, and/or secondary leach field site(s)
- C. The applicant shall demonstrate that the lake or pond meets the standards and specifications of the Natural Resources Conservation Service (NCRS) of the U.S. Department of Agriculture (USDA). These standards and specifications are available through the Pickaway County Soil and Water Conservation District.
- D. Lakes or ponds located in the RR or SR Districts, when constructed for water retention and/or detention purposes, shall be subject to a detailed plan for the lake or pond approved by the County Engineer.

Section 27.08 Fences and/or Hedges in Particular Districts

- A. Unless otherwise indicated, the provisions of this Section shall apply only to non-agricultural fences and/or walls in the RR and SR Districts. "Fence" means any structure composed of wood, metal, stone, brick or other material (including hedges or other plants) erected in such a manner and location so as to enclose, partially enclose or divide any premises or part of premises for the purpose of confinement, screening, partitioning, or decoration. A trellis or other structure for the purpose of supporting vines, flowers or other vegetation, when erected in such a position so as to enclose, partially enclose or divide any premises or any part of premises shall also be considered a fence.

- B. In the above districts, a fence not exceeding seventy-two inches (72") in height may be erected in any portion of the lot except beyond the front plane of the dwelling. A fence or wall not exceeding forty-two (42) inches in height may be erected beyond the front plane of the building. A fence or wall not exceeding forty-two (42) inches in height may be erected on any vacant lot.
- C. No person shall erect or maintain any fence or wall charged with electrical current nor shall any person erect or maintain any fence or wall having wire or metal prongs or spikes, or other cutting points or edges in the RR or SR Districts.
- D. No fence, hedge, or wall shall be erected on any lot in any district in such a manner so as to effectively limit the vision of motorists approaching a street intersection.
- E. No fence, hedge, tree or shrub shall be planted on any lot in any district which will interfere with any drainage tile. No fence, hedge, tree or shrub shall be planted on any lot in any district within any roadway right-of-way.

Section 27.09 Telecommunications Towers

Telecommunications towers, as defined in Article II of this Resolution, may be allowed as a conditional use in the FR District. The process to be used in processing an application for such a tower shall be as specified in Section 519.211 of the Ohio Revised Code. Telecommunications towers shall be subject to the following conditions:

- A. The maximum height of the tower shall not exceed 150 feet.
- B. The tower and any stabilization structures or guide wires shall not be located less than twenty-five (25) feet from any side or rear property line.
- C. The tower shall be located not less than 300 feet from any existing residential dwelling or any public roadway.
- D. The minimum lot size for the site of the tower shall be one (1) acre.
- E. Security fencing at least ten (10) feet in height and affixed with an operable lock shall be provided to prevent uncontrolled access to the tower site.
- F. A landscaping plan shall be submitted and approved by the Board of Zoning Appeals.
- G. The tower shall not be lighted except to assure safety or as required by the FAA.

- H. The applicant or tower provider shall demonstrate that the telecommunication tower must be located where it is proposed in order to service the applicant's service area, that other sites have been considered, and that location at the proposed site is technically necessary.
- I. The applicant shall provide a signed statement indicating that he/she agrees to allow for the potential co-location of other similar facilities on the tower, the removal of the tower within 180 days after the site's use is discontinued, and proof of notice has been provided as required in Section 519.211 of the Ohio Revised Code, as may be subsequently amended.
- J. The applicant shall demonstrate that the placement and height of the tower shall comply with the standards of Title 14 of the Code of Federal Regulations, Part 77 (*14 CFR Part 77*)

If a public telecommunications service provider desires to co-locate its facility either on an existing tower or utility structure, the location of such facility shall be addressed as a permitted use.

Section 27.10 Individual and Multiple Wind Turbine Systems

For the purposes of these regulations, a "wind turbine system" shall mean a wind energy conversion system consisting of a tower, a unit consisting of blades, generator and tail, and associated control or conversion electronics which has a rated capacity appropriate for on site electrical generation and usage.

A. Individual Small Wind Turbine Systems

Not more than one (1) wind turbine system shall be allowed as a conditional use on a single property or parcel in the FR District, provided evidence is submitted to the Board of Zoning Appeals that the following requirements are met:

- 1) The height of the tower of the wind turbine system shall not exceed 100 feet on parcels of two to five acres, and 250 feet on parcels of more than five acres. Wind turbine systems shall not be allowed on parcels of less than two (2) acres in size.
- 2) Notwithstanding the above, the height of the system shall not exceed the height recommended by the manufacturer or distributor of the system.
- 3) The base of the tower shall be located not less than 500 feet from any property line. and not less than 750 feet from any residential dwelling not participating in the wind energy project of which the turbine is a component.
- 4) The system shall not exceed 50 decibels (dBA) measured at the closest inhabited residential dwelling.

- 5) The application shall include standard drawings and an engineering analysis of the structural stability of the tower, and certification of same by a Professional Engineer.
- 6) The system will comply with applicable Federal Aviation Administration (FAA) requirements, including Part 77 of Title 14 of the Code of Federal Aviation Regulations regarding installations close to airports.

B. Multiple Wind Turbine Systems

More than one (1) wind turbine system, and/or systems that do not fully comply with the standards of 27.10 A above, shall be considered as a permitted use in the SU District, and subject to the requirements of Article XXIII of this Resolution, as well as the following:

- 1) The height of the tower of the wind turbine system shall not exceed 300 feet.
- 2) Not more than one (1) wind turbine system shall be permitted for each two (2) acres of the property.
- 3) The requirements of Section 27.10 A 3) through 6) shall apply.

ARTICLE XXVIII

OFF-STREET PARKING REQUIREMENTS

Section 28.01 Purpose

The purpose of these requirements is to encourage the orderly development of parking and loading areas within Harrison Township and to promote the safety of residents and visitors by insuring the efficient handling of vehicular traffic.

Section 28.02 Provision for Parking Required

Unless otherwise indicated in this Resolution, in all zoning districts, off-street parking shall be addressed in accordance with the provisions of this Article.

Section 28.03 General Requirements

A. Surfacing and Drainage

All off-street parking areas for commercial or industrial projects within the GB, PB and/or RBD Districts shall be properly graded, marked and surfaced so as to provide a hard, durable and dustless surface. All parking areas shall be graded and drained so as to dispose of surface water which might accumulate within or upon such area, and shall be designed to prevent the excessive drainage of surface water onto adjacent properties or public roadways. The developer of the project shall demonstrate that adequate provisions have been made to direct storm runoff to a suitable and adequate storm water drainage system.

B. Lighting

Any lighting used to illuminate any off-street parking area shall be so arranged as to reflect light away from any adjoining premises in any zoning district where residences are a permitted use. In addition, such lighting shall be so arranged as not to interfere with traffic on any adjoining street or to be confused with any traffic control lighting.

C. Location of Parking Spaces

A five foot (5') clear zone shall be maintained between the roadway right-of-way and any parking space. Parking areas shall be so designed and arranged so as not to allow the protruding of any vehicle (or portion thereof) over the clear zone.

D. Parking of Inoperable or Disabled Equipment or Vehicles.

The exterior parking or storage of inoperable, unlicensed or disabled pieces of equipment or vehicles for a period of time exceeding thirty (30) consecutive days, outside of an approved junk yard licensed and regulated pursuant to Sections 4737.05 through 4737.12 of the Ohio Revised Code, shall be prohibited.

Harrison Township reserves the right to remove junk cars from private property consistent with the standards and procedures cited in ORC Section 4513.65.

E. Parking of Recreational Equipment

The storage of travel trailers, motor homes, pick-up campers, folding tent trailers, boats or boat trailers and similar recreational equipment shall be subject to the following requirements:

1. Not more than two (2) pieces of such equipment, or vehicles, shall be permitted to be stored outside on a parcel containing a single family or two-family dwelling. For the purpose of this Section, a boat stored on a boat trailer shall be deemed one piece of recreational equipment.
2. Recreational equipment shall not be used for permanent occupancy.
3. Recreational equipment may be used for temporary occupancy for a period of time not exceeding three (3) months.

Section 28.04 Required Number of Off-Street Parking Spaces

Parking spaces shall be provided according to the following schedule of uses. If a use consists of more than one component use (e.g., a school with a stadium) the required number of parking spaces shall be the sum of the required spaces for those component uses. For uses not listed, the Board of Zoning Appeals shall determine the number of required spaces, based on comparing the proposed use with similar uses listed in the schedule.

Section 28.04
SCHEDULE OF REQUIRED OFF-STREET SPACES

<i>USE</i>	<i>NUMBER OF REQUIRED SPACES</i>
A. Residential	
1. Single or multiple- family residences	Two (2) per dwelling unit
2. Institutional housing, other residential uses	One (1) per three (3) occupants plus two (2) for each main work shift
B. Commercial	
1. Professional, administrative and business offices.	One (1) for each 400 S.F. of gross floor area.
2. Food, department, general merchandise, hardware, drugs, or other retail sales	One (1) for each 300 S.F. of gross floor area
3. Eating or drinking establishments <i>without</i> drive-through facilities	One(1) for each 100 S.F. of gross floor area
4. Eating or drinking establishments <i>with</i> drive-through facilities.	One (1) for each 75 S.F. of gross floor area plus additional space in the drive-through lanes equal to twenty-five percent (25%) of the required number of parking spaces.
5. Personal services, including banks, savings and loans, and repair services <i>without</i> drive-through facilities.	One (1) for each 300 S.F. of gross floor area.
6. Personal services, including banks, savings and loans, and similar services <i>with</i> drive-through facilities	One (1) for each 300 S.F. of gross floor area. plus additional space in drive-through lanes equal to eighty percent (80%) of the required number of parking spaces.
7. Barber and beauty shops	Two (2) for each work station
8. Gasoline and service stations, automobile service	Two (2) for each service bay plus one (1) for each pump, plus one (1) for each employee during the main shift
9. Medical and dental offices, human clinics veterinary clinics, animal hospitals	Four (4) for each doctor or dentist
10. Hotels, bed-and-breakfast establishments	One (1) for each sleeping room plus one (1) for each employee during the main shift
11. Funeral homes	One (1) for each 400 S.F. of gross floor area.

Section 28.04

SCHEDULE OF REQUIRED OFF-STREET SPACES *(continued)*

<i>USE</i>	<i>NUMBER OF REQUIRED SPACES</i>
C. Industrial	
1. Any manufacturing, processing, packaging, warehousing, distribution or service industry	Two (2) for each three (3) employees during work shift having greatest number of employees, plus one (1) for each vehicle maintained on the premises.
D. Institutional	
1. Churches and places of public worship	One (1) for each four (4) seats in main sanctuary
2. Public or private elementary or secondary school	Four (4) for each classroom, or one (1) for each seat in main auditorium, whichever is greater.
3. Business, trade, or technical school, college or university	One (1) for each two (2) students and one (1) for each faculty member.
4. Nursery school/day care	One (1) for each fifteen (15) students
5. Libraries, museums, community centers and similar facilities	One for each 400 SF of gross floor area
6. Civic, social and fraternal organizations	One (1) for each three (3) persons allowed in main meeting room at full capacity.
7. Hospitals, nursing facilities	One (1) for each four (4) beds plus one (1) per employee on main shift.
E. Recreational	
1. Baseball, softball, football, soccer or similar organized sport playfield	Twenty (20) for each playfield, plus one for each six (6) seats in stands.
2. Tennis, handball or racquetball courts	Three (3) for each court
3. Bowling alleys	Four (4) per lane, plus necessary spaces as required for auxiliary uses such as restaurants.
4. Theatres, stadiums, sports arenas, auditoriums or other assembly halls other than schools	One (1) for each four (4) seats

ARTICLE XXIX

SIGNS

Section 29.01 Purpose

The purpose of these regulations is to encourage the proper development of signs and signage systems. It is the intent of these regulations

- to control the size, location and design of signs so that the overall appearance of such signs will be aesthetically harmonious with their surroundings
- to reduce sign clutter
- to prevent signs from becoming a distraction or obstruction to the safe flow of pedestrian and vehicular traffic
- to prevent signs from becoming a nuisance to adjacent properties or uses
- to encourage the development of signage that promotes a healthful economic and business environment and thereby protect the general health, safety, and welfare of the citizens of Harrison Township.

Section 29.02 Definitions

As used in this Article, the following words or phrases shall have the meanings herein:

- A. "Sign" means any device for visual communication which is designed, intended, or used to convey a message, advertise, inform or otherwise direct attention to a person, institution, organization, activity, business, place, object or product.
- B. Other Definitions
 1. "Billboard" means an off-premises outdoor advertising sign that is more than two-hundred (200) square feet in area.
 2. "Changeable copy sign" means a sign which, in whole or in part, provides for periodic changes in the material or message composing the sign. This definition includes both electronically and manually changeable signs.
 3. "Directional sign" means any off-premises sign which indicates the direction or specific location of an institution, organization or business, which does not include advertising or any information regarding product lines or services offered

4. "Flashing sign" means a sign or graphic which in any manner, as a whole or in part, physically changes in light intensity or gives the appearance of such change
5. "Freestanding sign" means a sign which is wholly independent of any building for support.
6. "Moving sign" means any sign, all or any part of which physically moves or is animated so as to give the appearance of movement
7. "Off-premises sign" means any sign that identifies or provides information related to a good, service or event that is not located on the property where such sign is located.
8. "Permanent sign" means a sign intended to be erected or used, or in fact which is used for time period in excess of 120 days.
9. "Portable sign" means a sign designed or constructed in such a manner that it can be moved or relocated without involving any structural or support changes and shall include signs that are constructed on a chassis intended for the mounting of wheels, thereby permitting the sign to be moved
10. "Projecting sign" means a sign which extends outward perpendicular to the building face
11. "Temporary sign" means a sign intended to be used, or in fact used, for a time period of 120 days or less.
12. "Wall sign" means a sign attached to a building face, with the exposed face in a plane parallel to the plane of the wall. Wall signs include painted murals, messages, graphics and other designs painted along with any letters or numerals mounted directly on buildings.
13. "Window sign" means a sign, graphic, poster, symbol or other identification which is physically affixed to or painted on the glass or other structural component of the window.

Section 29.03 Signs Excluded from Regulations

The following signs are excluded from the regulations and requirements of this Article:

- A. Signs not exceeding two (2) square feet in area that are customarily associated with residential use and are not of a commercial nature, including address and/or name of occupants of the structure, signs on mailboxes or newspaper tubes, signs posted on property related to private parking, and signs warning against trespassing or danger from animals. Signs associated with home occupations shall not be excluded from these regulations.
- B. Signs erected by a governmental entity for a recognized public purpose and duly authorized by any law, statute or ordinance.

Such signs include legal notices and traffic control or safety devices, provided such signs carry no supplementary advertising.

- C. Signs promoting community events and programs which last for a time period of fourteen (14) days or less and which are sponsored by nonprofit, public, educational, religious and charitable entities. Such signs shall be removed not later than seven (7) days after the scheduled activity
- D. Signs located on the inside of a structure or building, that are not designed or located so as to be typically visible from outside the building.
- E. Signs which are in the nature of cornerstones, commemorative tables and historic designations, provided such signs are less than nine (9) square feet in size and not illuminated.
- F. Signs clearly in the nature of decorations customarily associated with a national, local or religious holiday. Such signs shall be of any illumination or animation provided that a safety and/or visibility hazard is not clearly created.
- G. Flags or insignias of any governmental entity when not displayed as an advertising device, or in connection with any commercial promotion, and provided that not more than four (4) such flags or banners are displayed at any one time.
- H. Signs identifying agricultural commodities or products used on the premises.

Section 29.04 Prohibited Signs

Signs that are not specifically permitted in this Article shall be considered as prohibited. Without restricting or limiting the generality of the foregoing provisions, the following signs are specifically prohibited:

- A. Signs mounted on motor vehicles or semi trailers that are parked in a manner and location so as to serve as a sign.
- B. Banners, streamers, pennants and similar air-activated moving signs intended for permanent display
- C. Flashing or high intensity lights mounted on a sign
- D. Any sign that obstructs any part of a doorway, exit or fire escape.
- E. Any sign that resembles or is intended to resemble a traffic control device, or is located in such a manner so as to obscure or impact the effectiveness of such traffic control device or signal.
- F. Any sign that extends into the right-of-way of any public street of highway.

Section 29.05 Sign Permits and Administration

A. Permit Required

No permanent or temporary sign, except as exempted in Sections 29.03 or 29.06 of this Ordinance shall hereafter be erected, constructed or maintained within Harrison Township unless a permit for the same has been issued by the Zoning Inspector.

B. Contents of Application

Application for a permit to construct or erect a sign shall be made by the owner of the property upon which the sign is proposed, or his agent. The fee shall be established by separate Resolution. Each application for a sign permit shall be made on forms provided by the Zoning Inspector, and shall include the following information:

1. Name, address, and telephone number of the applicant.
2. Drawings to an appropriate scale, showing at a minimum:
 - a. The design and layout of the proposed sign, including the total area of the sign and the size, height, character, materials and color of letters, lines, and symbols. If more than one sign face is proposed, separate information on each face shall be provided
 - b. The exact location of the sign in relation to the building and property.
 - c. The method of illumination, if any.
3. Details and specifications for the construction, erection and attachment of the sign.
4. Name, address and telephone number of the sign contractor or company.
5. Other information as may be required by the Zoning Inspector to ensure compliance with the provisions of this Ordinance.

C. Action on Sign Permit

The Zoning Inspector shall issue a sign permit upon submittal of a completed application and payment of applicable fees if he/she determines that the provisions of this Ordinance have been met. The fee for a sign permit shall be doubled if the construction or physical alteration for which the permit is sought was commenced prior to the application for the permit. If the application for a sign permit is denied, the applicant shall be given written notice of such denial, along with the reasons therefor.

D. Appeals

Any decision made by the Zoning Inspector under the terms of this Article may be appealed to the Board of Zoning Appeals in the manner set forth in Article VI of this Resolution.

Section 29.06 Signs Which Do Not Require a Permit

The following signs may be erected without a permit; such signs, however, shall be subject to all other provisions of this Article:

- A. Political signs or posters concerning candidates for elective office, public issues and similar matters to be decided by public election, to be displayed beginning no more than ninety (90) days prior to election and to be removed no later than fifteen (15) days after such election, subject to penalty. Such signs shall not exceed twelve (12) square feet in area, shall not be illuminated, and shall not be located within a public right-of-way nor be affixed to any public utility pole or street tree. In addition such sign shall not be located in any manner so as to create a safety or visibility hazard. Signs that exceed the standards of this Section shall require a sign permit.
- B. Signs that indicate the sale, development, rental or lease of a particular structure or land area, provided such sign does not exceed sixteen (16) square feet in area. One such sign be allowed per street front. Such signs shall not be located in a public right-of-way.
- C. Temporary window signs which promote special business sales, promotions or occasions. No business shall display such signs for more than thirty (30) days per calendar year. The date when each sign is first displayed and the time period for which the sign will be displayed shall be legibly marked on the sign.
- D. Signs, which are less than twenty (20) square feet in size and mounted or attached flat or parallel onto a building face of an administrative, business or professional office building, which denote the name and address of an occupant in a building where more than one tenant is located and which has individual and separate entries.
- E. Temporary signs not exceeding fifty (50) square feet in area erected on a site owned or controlled by a non-profit organization or group, including but not limited to sites used for sporting or similar community events.
- F. A sign which advertises the sale of personal property, such as a garage, yard, porch or moving sale sign provided such sign, is located on the sale premises for a time period not greater than three (3) consecutive days, and is not to be located in a public right-of-way nor affixed to any public utility pole or street tree. Such signs shall not be located in such a manner so as to create a safety or visibility hazard.

- G. Temporary construction signs which display the identification of the construction project, including identification of the contractors, architects and other construction principals. Such construction sign shall be limited to one (1) per construction site, shall not exceed sixteen (16) square feet in area and shall be removed upon the completion of construction or the commencement of occupancy, whichever event occurs first. Such signs shall not be located within the public right-of-way.
- H. Signs determined by the Board of Zoning Appeals to be similar to those specified in A-H above

Section 29.07 General Requirements

Temporary and/or permanent signs erected after the date of this Resolution shall comply with the following standards and requirements:

A. Off-Premises Signs and Outdoor Advertising

Outdoor advertising and other signs promoting a product or service not located on the premises shall be considered a business use and shall be permitted in and subject to the development standards of the GB District, and the following:

- 1. All off-premises signs other than directional signs specified in Section 29.07 A(2) below, shall conform to all yard and setback requirements for the zoning district in which it is located.
- 2. Not more than two (2) off-premises directional signs shall be permitted, directing persons to a business located elsewhere. Each such directional sign shall not exceed four (4) square feet in area.
- 3. The height of an outdoor advertising sign shall not exceed fifteen (15) feet above natural grade and shall not exceed 200 square feet in area. Outdoor advertising signs that exceed this standard shall be considered billboards and subject to the additional provisions of Section 29.07 B below.
- 4. All permitted outdoor advertising signs shall be licensed or permitted as may be required by other local, federal or state agencies.
- 5. Outdoor advertising signs shall be located not less than 200 feet from any adjacent residential zoning district.
- 6. No outdoor advertising shall be erected or maintained in trees, or constructed, drawn or painted directly onto rocks or other natural features.

B. Billboards

Billboards, as defined in Section 29.02B, are listed as a conditional use in the GB District, requiring approval by the Board of Zoning Appeals, and shall be subject to the following conditions:

1. Billboards shall be allowed only on properties having direct frontage on state or federal highways designated as on the primary system. Not more than one (1) billboard shall be allowed on any single property existing as of the effective date of this amendment. The erection of all billboards shall comply with all federal and state requirements.
2. Any billboard shall maintain a maximum height of forty-five (45) feet. The maximum display area for any billboard shall not exceed 300 square feet per side.
3. Said billboard structures must be set back from the established right-of-way of any roadway not less than one hundred (100) feet.
4. At a property at any intersection, any billboard structure shall not be located less than two hundred (200) feet from the established right-of-way line of each highway or thoroughfare, or in such other manner as to interfere with, or obstruct clear vision of such intersection in any direction for a distance of 250 feet.
5. No such billboard structure shall be permitted which faces the front or side lotline of any lot or parcel of land in any R-District and is within three hundred (300) feet of such lot line.
6. No billboard shall be erected within 1,500 feet from any other billboard.

C. On-Premises Signs

Free-standing, wall-mounted, window or projecting signs identifying and/or promoting uses or activities on the premises are permitted as part of the principal use in the GB, PB and SU Districts. In the PB, SU, and/or PUD Districts, the location of such sign must be in strict compliance with the Development Plan submitted as part of the approval process.

1. No single sign shall have an area of area of more than forty (40) square feet per side.
2. No single use or property shall maintain a total sign area for *all* signs of more than 200 square feet.
3. No on-premises sign shall be erected closer than twenty-five (25) feet to the road right-of-way.

4. No sign shall exceed fifteen (15) feet in height, as measured from ground level.

D. Portable Signs

Portable signs, as defined in Section 29.02E, shall be permitted as temporary signs, so long as the gross sign area for the property, as specified in Section 29.07C.2. above, is not exceeded.

E. Permanent Subdivision Identification Signs

Permanent signs identifying a residential subdivision shall be limited to not more than two (2) signs located at the entrance to the subdivision.

F. General Requirements for all Signs

1. When a sign is proposed to be illuminated, such illumination shall be from a concealed or indirect light source and shall not flash, blink, fluctuate in intensity, travel, move or in any manner fail to provide constant illumination, and shall not create a hazard or visibility problem or interfere with or impair vehicular traffic. The level of illumination emitted from a sign shall not be of an intensity to constitute a demonstrable safety hazard to vehicular movement on any street. Illuminated signs shall be constructed and maintained so that the source of illumination is shielded or otherwise prevented from beaming directly onto adjacent properties or streets.
2. Moving signs, and/or signs that change or alter the display surface using mechanical, electronic or any other available technology shall be considered as a conditional use within the GB District and shall require specific approval of the Board of Zoning Appeals.
3. All signs and parts thereof, including any electrical wiring, shall be erected, constructed, and maintained so as not to constitute a safety hazard.
4. No sign nor part of any of a sign be placed in, over, or extend onto any public right-of-way, nor shall any part of a sign be placed over, or extend above the roof of any structure.
5. No sign shall be located so as to hinder clear sight within fifty (50) feet in both directions at the intersection of any roadway with a federal or state highway.

Section 29.08 Measurement of Sign

For the purposes of this Resolution, the measurement of sign area shall comply with the following standards:

- A. Sign area shall include the face(s) of all the display area(s) of the sign not including bracing, framing and structural supports of the sign, unless such support members are made part of the message

or face of the design. Unless otherwise indicated in these regulations, where a sign has two or more display faces, the area of *all* faces of the sign shall be included in determining the area of the sign.

- B. The area of the letters, numbers or emblems mounted on a building wall or wall extension shall be computed by enclosing such sign with the smallest single continuous perimeter consisting of rectangular or series of rectangles around the letters, number or emblems, and determining the area.

Section 29.09 Nonconforming Signs

A. Abandonment

The continuance of an existing sign which does not meet the regulations and requirements of this Article shall be deemed a nonconforming sign which shall terminate by abandonment when any of the following conditions exist:

1. When the sign is associated with an abandoned use.
2. When the sign remains after the termination of a business. A business has ceased operations if it is closed to the public for at least ninety (90) consecutive days. Seasonal businesses are exempt from this requirement.
3. When the sign is not maintained or does not conform to the following:
 - a) All signs, together with all supports, braces, guys and anchors shall be kept in a proper state of repair.
 - b) Every sign and the immediately surrounding premises shall be maintained by the owner, or his agent, in a clean sanitary and inoffensive condition, free from all obnoxious substances, rubbish and weeds.

Upon finding that the sign is abandoned, the right to maintain and use such sign shall terminate immediately. The removal of an abandoned sign shall be the responsibility of the owner of the property.

B. Relocation or Replacement

A nonconforming sign shall not be structurally relocated or replaced unless it is brought into compliance with the provisions of this Section.

C. Maintenance

A nonconforming sign shall be maintained or repaired in accordance with the following provisions:

1. The size and structural shape of the sign shall not be changed or altered. The copy may be changed provided that the change applies to the original use associated with the sign at the time the sign became nonconforming. The copy area shall not be enlarged.
2. In case damage occurs to the sign to the extent that more than fifty percent (50%) of the replacement value is lost, the sign shall be removed within sixty (60) days.

ARTICLE XXX

ADULT ENTERTAINMENT FACILITIES

Section 30.01 Purpose

The purpose of this Article is to promote the public health, safety and welfare of the residents of Harrison Township through the regulation of adult entertainment facilities. It is the intent of this Article to control the establishment of such facilities within locations in close proximity to existing adult entertainment businesses, residential areas, schools, churches, parks and playgrounds, and to prevent the erosion of the economic viability and character of the surrounding and proximate areas.

Section 30.02 Definitions

A. "Adult Entertainment Facility" means any establishment which is involved in one or more of the following listed categories.

1. "Adult Book Store" means an establishment which utilizes twenty percent (20%) or more of its retail display area for the purpose of retail sale or rental of motion picture machines, projectors, or other image-producing devices, books, magazines, other periodicals films, tapes, video discs, or cassettes which are distinguished by their emphasis on "specified sexual activities" or "specified anatomical areas" as defined below, or instruments, devices or paraphernalia designed for use in connection with sexual activity. For the purposes of this Chapter, retail display area shall be measured as follows:
 - A. For bookshelves, racks, display cases, tabletops or similar devices, the display area shall be calculated by multiplying the length times the width of each surface on which merchandise is displayed. If sexual material as referenced above is mixed with non-sexual material, the entire surface shall be considered as consisting of sexual material.
 - B. For walls, display area shall be the area of the wall enclosed by the smallest imaginary rectangle which completely encloses the material.
 - C. The display area of merchandise hanging or suspended from the ceiling shall be calculated by multiplying the length or width of the item, whichever is more, times the height of the item
2. "Adult Theater" means a facility for the display of films, motion pictures, slides, video discs or similar photographic or image-bearing media, which is regularly used or utilizes twenty-five percent (25%) or more its total viewing time for presenting material distinguished or characterized by an emphasis to "specified sexual activities" or "specified anatomical areas," for observation by patrons therein
3. "Adult Entertainment Business" means any establishment, including nightclubs, bars and/or restaurants, involved in the sale or services of products characterized or accompanied by the exposure or presentation of

“specified anatomical areas” or physical contact of live male or females, and which is characterized by salacious conduct appealing to prurient interest for the observation or participation in by patrons. Services or products included within the scope of adult entertainment business are photography, dancing, reading, massage, and similar functions which utilize activities as specified above.

4. Adult Motel” means a hotel, motel or similar commercial establishment which:
 - A. offers accommodations to the public for any form of consideration; provides patrons with closed circuit television transmissions, films, motion pictures, slides, video discs or similar photographic or image-bearing media, which is characterized by an emphasis on “specified sexual activities” or “specified anatomical areas,” as defined below; and has a sign visible from a public right-of-way which advertises the availability of such material; or
 - B. offers a sleeping room for a period of time that is less than ten (10) hours; or
 - C. allows a tenant or occupant of a sleeping room to subrent the room for a period of time that is less than ten (10) hours
 5. “Sexual Encounter Center” means a business or commercial enterprise that, as one of its primary purposes, offers for any form of consideration:
 - A. physical contact in the form of wrestling or tumbling between persons of the opposite sex; and/or
 - B. activities between persons or physical contact of live male or females, which is characterized by salacious conduct appealing to prurient interest, when one or more of the persons is in a state of semi- or complete nudity
- B. “Specified Sexual Activities” means any of the following:
1. Human genitals in a state of sexual stimulation or arousal.
 2. Acts, real or simulated, of human masturbation, sexual intercourse, sodomy, cunnilingus, fellatio, or sadomasochistic sexual abuse.
 3. Fondling or other erotic touching of human genitals, pubic regions, buttocks, or female breasts.
- C. “Specified Anatomical Areas” mean any of the following:
1. Less than completely covered human genitals, pubic region, buttocks, and female breasts below a point immediately above the top of the areola.
 2. Human male genitals in a discernible turgid state.
- D. “Fine Art Gallery” means any display of art work which is individually crafted and signed by the artist or which is limited in edition to 1,000 or less.
- E. “Sexually explicit nudity” means the sexually oriented and explicit showing of nudity, including, but not limited to, close-up views, poses, or depiction in such position or manner which present or

expose such nudity to prominent, focal, or obvious viewing attention.

- F. "Sadomasochistic sexual abuse" means actual or simulated flagellation, rape, torture, or other physical or sexual abuse, by or upon a person who is nude or partially denuded, or the condition of being fettered, bound for sexual gratification or abuse or represented in the context of a sexual relationship.
- G. "Visibly displayed" means the material is visible on any sign, viewing screen, marquee, newsstand, display rack, window, show case, display case, or other similar display area that is visible from any part of the general public or otherwise, or that is visible from any part of the premises where a juvenile is or may be allowed, permitted, or invited, as part of the general public or otherwise, or that is visible from a public street, sidewalk, park, alley, residence, playground, school, or other place to which juveniles, as part of the general public or otherwise, has unrestrained and reasonable anticipated access and presence.

Section 30.03 Exceptions

Nothing in this Article shall be construed to pertain to:

- A. The purchase, distribution, exhibition and/or loan of any work of art, book, magazine or other printed material or manuscript by an accredited museum, library, fine art gallery, school or museum of higher learning.
- B. The exhibition and/or performance of any play, drama tableau, or motion picture by any theater, museum, library, fine art gallery, school, or institution of higher learning either supported by public appropriation or which is an accredited institution supported by private funds.

Section 30.04 Criteria

Adult Entertainment Facilities shall be considered a conditional use in the GB District, and shall be subject to the following conditions:

- A. No adult entertainment facility shall be established within 1,500 feet of any residence or district where residences are a permitted use.
- B. No adult entertainment facility shall be established within a radius of 1,500 feet of any school, library, or teaching facility, whether public or private, when such school, library, or teaching facility is attended by persons under 18 years of age.
- C. No adult entertainment facility shall be established within a radius of 1,500 feet of any park or recreational facility attended by persons under 18 years of age.

- D. No adult entertainment facility shall be established within a radius of 1,500 feet of any church, synagogue, or permanently established place of religious services attended by persons under 18 years of age.
- E. No adult entertainment facility shall be established within a radius of 1,500 feet of any other adult entertainment facility.
- F. No advertisements, displays or other promotional materials displaying specified sexual activities or specified anatomical areas shall be shown or exhibited so as to be visible to the public from pedestrian sidewalks or walkways, or from other public or semi-public areas.
- G. All building openings, entries, windows, etc. for adult entertainment uses shall be located, covered, or serviced in such a manner as to prevent a view into the interior from any public or semi-public area, sidewalk or street.
- H. No screens, loudspeakers or sound equipment shall be used for adult motion picture theaters (enclosed or drive-in) that can be seen or discerned from public or semi-public area.
- I. Lighting on the exterior of the building shall be arranged so as to illuminate the entire off-street parking area.

The distances as cited in this Section above shall be measured by following a straight line, without regard to intervening buildings, from the nearest point of the property line upon which the proposed use is to be located, to the nearest point of the property line or district from which the proposed facility is to be separated

Section 30.05 Compliance With Other Regulations and/or Statutes

Nothing in this Chapter is intended to authorize, legalize or permit the establishment, operation or maintenance of any business, building or use which violates any local ordinance or regulation, or any statute of the State of Ohio, regarding public nuisance, sexual conduct, lewdness or obscene or harmful matter or the exhibition or public display thereof.