

GRAND RAPIDS TOWNSHIP

ZONING RESOLUTION

WOOD COUNTY, OHIO

Effective February 26, 2020

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ZONING RESOLUTION

A resolution providing for regulating the location, size, height, and use of buildings and structures, the area and dimensions of lots and yards, the use of lands, and for such purposes, dividing the unincorporated portion of the Township into zones or districts of such number, sizes, and shapes as are deemed best suited to maintain structured and equitable growth, and providing for a method and proceedings for the administration and enforcement of this resolution.

All Resolutions or part of or parts of Resolution in conflict with the Zoning Resolution or inconsistent with the provisions of this Resolution are hereby repealed to the extent necessary to give this Zoning Resolution full force and effect.

WHEREAS, the Board of Trustees of Grand Rapids Township, deem it in the interest of the public health, safety, morals, comfort, and general welfare of said township and its residents to adopt a zoning plan.

NOW THEREFORE, BE IT RESOLVED, by the Board of Trustees of Grand Rapids Township, Wood County, Ohio, the Zoning Resolution of Grand Rapids Township reads as follows:

ZONING RESOLUTION OF GRAND RAPIDS TOWNSHIP

ARTICLE I: PURPOSE

For the purpose of promoting public health, safety, morals, and general welfare; to conserve and protect property values; to secure the most appropriate use of land ; to facilitate adequate and economical provision of public improvements; and to promote orderly development of property in the township all in accordance with the comprehensive plan or plans developed and coordinated by the Wood County Planning Commission, the Board of Trustees of Grand Rapids Township find it necessary and advisable to regulate the location, height, bulk, and size of buildings and use of buildings and other structures (including tents, cabins, trailer coaches, percentages of lot areas which may be occupied, set-back building lines, sizes of yards and other open spaces), and the use of land for trade, agriculture, industry, residence, recreation or other purposes and for such purposes divides the township into districts or zones, all as shown on the district map on file in the office of the Board of Township Trustees.

ARTICLE II: TITLE

Whenever the word "Township" appears this Resolution shall be known and cited as the Zoning Resolution of Grand Rapids Township in Wood County, Ohio. When the word "County" appears, it shall be known and cited as the County of Wood in Ohio.

ARTICLE III: INTERPRETATION AND EFFECTIVE DATE

1. In interpretation and application, the provisions of this resolution shall be held to the minimum requirement adopted for the promotion of public health, safety, morals, comfort, and general welfare.
2. Nothing herein shall repeal, abrogate, annul, or in any way impair or interfere with any provision of law or any rules or regulations, other than zoning regulations, adopted or issued pursuant to law relating to the construction and use of buildings or premises.
3. Words used in this resolution in the present tense shall be interpreted to include the future tense; words used in the singular number shall include the plural number, as the plural number shall include the singular number. The word "shall" as used in this resolution is construed to mean mandatory, the word "may" is permissive. The masculine gender as used in this resolution shall include the feminine and neuter genders and vice-versa.
4. Where this resolution imposes a greater restriction upon the use of buildings, or requires larger yards than are imposed or required by other provisions of law, rules, regulations, covenants, or agreements, the provisions of this resolution shall apply, but nothing herein shall interfere with, abrogate, or annul any easements, covenants, deed restrictions, or agreements between the parties which impose restrictions greater than those imposed by this resolution.
5. This Resolution shall become effective from and after the date of its approval and adoption, as provided by law.

ARTICLE IV: VALIDITY AND REPEAL OF CONFLICTING REGULATIONS

Should any section or provision of this Resolution be declared by a court of competent jurisdiction to be unconstitutional or invalid, such decision shall not affect the validity of the Resolution as a whole or any part thereof which shall remain intact and in force other than the part so declared to be invalid. All resolutions or part of resolutions in conflict with this Zoning Resolution or inconsistent with the provisions of this Resolution are hereby repealed to the extent necessary to give this Zoning Resolution full force and effect.

1. 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 building or structure. This does not include the residential dwelling.

2. The use of land or buildings of any public utility or railroad, whether public or privately owned, for the operation of its business.

ARTICLE V: DEFINITIONS

Definitions which shall be applicable in construing the resolution.

Accessory Building — Structures such as sheds, storage sheds, pool houses, unattached garages, and barns.

Agriculture — As used in section 519.02 to 519.25 of the Ohio Revised Code, "agriculture" includes farming; ranching; aquaculture, 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.

Agricultural Zone — Areas of land may be classified as agricultural provided that the general area is not built up for urban use and the general area is open space.

Agritourism — An agriculturally related educational, entertainment, historical, cultural, or recreational activity, including you-pick operations or farm markets, conducted on a farm that allows or invites members of the general public to observe, participate in, or enjoy that activity.

Agritourism provider — A person who owns, operates, provides, or sponsors an agritourism activity or an employee of such a person who engages in or provides agritourism activities whether or not for a fee.

Alley — A way which affords only a secondary means of access to property abutting thereon.

Alteration — Any change to a structure which does not involve a structural change.

Anemometer — An instrument that measures the force and direction of the wind.

Antenna — A structure that is used for the purpose of communication import or export.

Apartment — A room or suite of rooms intended, designed, or used as a residence by a single family.

Area of Building — The number of square feet included within the outside walls excluding porches, breezeways and terraces.

Basement — A story partly underground and having more than one-half of its clear height below the average level of the adjoining ground. A basement shall not be considered a story for purposes of height measurement, or in determining the permissible number of stories.

Board — Board of Zoning Appeals

Boarding House — A building other than a hotel where, for compensation and by arrangement, meals or lodging and meals are provided for three or more persons but not exceeding 20 persons.

Building — Any structure designed or built for the support, enclosure, shelter, or protection of persons, animals, chattels, or property of any kind.

Building, Accessory — A subordinate building, or portion of the main building on the lot, the use of which is customarily incidental to that of the main or principal building, no part of which accessory building may be devoted to human occupancy either before or after the erection of the principal building.

Building, Front Line of — The line of the face of the building nearest the front line of the lot. This face includes sun parlors and covered porches whether enclosed or unenclosed but does not include steps.

Building, Height - The vertical distance measured from the adjoining curb grade to the highest point of the roof, provided that where buildings are set back from the street line the height of the building may be measured from the average elevation of the finished grade along the front of the building. In any event, no structure excluding accessory projections such as chimney, television antenna, towers, etc. shall exceed the maximum permitted height for the district in which it is located.

Building, Principal — A building in which is conducted the main or principal use of the lot on which said building is situated.

Campground — An area of land used for seasonal occupancy by tents, trailers, campers, or similar equipment.

Cellar — A story partly underground and having more than one-half of its clear height below the average level of the adjoining ground. A cellar shall not be considered a story for purposes of height measurement in determining the permissible number of stories.

Clean Wood — Clean wood means wood that has no paint, stains, or other types of coatings, and wood that has not been treated with, including but not limited to copper chromium arsenate, creosote, or pentachlorophenol.

Clear Fall Zone — An area surrounding the wind turbine unit. The zone will remain unobstructed and confined with the property lines of the primary parcel where the turbine is located. That said property will allow the turbine unit to fall without falling on any inhabited or uninhabited structures.

Clinic — A building or other structure devoted to the diagnosis, treatment, and care of out-patients.

Club — A building or portion thereof or premises owned or operated by a corporation, association, person or persons for a social, educational or recreational purpose, but not primarily for profit or to render a service which is customarily carried on as a business.

Commercial Vehicles — Any vehicle or trailer licensed and registered as a commercial vehicle or trailer with a gross weight of over 10,000 pounds and used for a business or commercial purpose.

Communication Tower — A tower that is constructed or reconstructed for the purpose of being capable of being equipped with cameras, weather devices, wireless and/or cellular equipment.

Decibel — A unit of relative loudness equal to ten times the common logarithm of the ratio of two readings. For sound, the decibel scale runs from zero for the least perceptible sound to 130 for sound that causes pain.

Dwelling — A building designed, constructed, or reconstructed, for permanent occupancy by a family.

Dwelling, Multiple-Family — A building arranged and designed to be occupied by three or more families living independently of each other and having independent and separate living areas; including apartment houses, apartments hotels, flats and group houses.

Dwelling, Single-Family — A dwelling entirely detached and independent from any other principal structure, arranged, intended, designed and constructed or reconstructed to be occupied by a single family

Dwelling, Special Care — A dwelling occupied by a single family plus not more than three special care inhabitants. The special care inhabitants must require special care or attention from the dwelling owner or family but such special care is not to include medical or therapeutic services provided in the dwelling. The primary elements of a traditional family relationship must exist among all of the inhabitants of the special care dwelling (i.e., there must exist that type of relationship which emphasizes the collective body of persons under one head and one domestic government having natural or moral duties to support and care for each other). The relationship between the special care inhabitants and the family offering the care must be non-profit (i.e., the compensation received must be designed to reimburse the reasonable cost of providing said care).

The family or dwelling owner must provide either a permanent living arrangement for those permanently in need of care or a feeling of permanency of living arrangements for those who are in a period of transition between their institutionalization and their complete reintegration into society. Said dwelling unit, if required by the state or county, shall meet all the licensing requirements.

Dwelling, Two-Family — A building designed for or occupied exclusively by two families.

Essential Services — The erection, construction, alteration, or maintenance, by public utilities, municipal, or governmental agencies, of underground or overhead gas, electrical, steam or water transmission or distribution systems, collection, communication, supply or disposal systems, including poles, wires, mains, drains, sewers, pipes, conduits, cables, fire alarm boxes, police call boxes, traffic signals, hydrants, and other similar equipment and accessories in connection therewith; reasonably necessary for the furnishing of adequate service by such public utilities or municipal or other governmental agencies or for the public health or safety or general welfare, but not including buildings other than structures for mainly enclosing essential services described herein.

Family — One or more persons who live together in one dwelling unit and maintain a common household. A "family" may also include domestic servants and gratuitous guests.

Fences — A structure, permanent or temporary, that is erected that creates a boundary around the property.

Floor Area — The sum of the gross horizontal areas of the several floors of a building. "Floor area" shall not include: basement space, stair bulkheads, attic space, terraces, breezeways, open porches and uncovered steps.

Frontage — The continuous part of a lot or parcel of land adjacent to a public street or highway.

Garage, Private — An accessory building designed or used for the storage of motor vehicles owned and used by the occupants of the building to which it is accessory. Not more than one of the vehicles may be a commercial vehicle, which vehicle shall not exceed a two-ton capacity.

Garage, Public — A building or portion thereof, other than a private or storage garage, designed or used for equipping, servicing, repairing, hiring, selling, or storing motor-driven vehicles.

Gas Station, Service Station — Any building, structure or land used only for the sale of motor vehicle fuels, oils, lubricants and automobile accessories directly to the

consumer, and may include minor repairs incidental to such use. Storage tanks shall be located completely within lot lines and underground.

Grade — The average of the ground level at the center of all exterior walls of a building. In the case where walls are parallel to and within 10 feet of a sidewalk, the grade shall be the level of the sidewalk.

Gross Leasable Area — The total floor area designed for tenant occupancy and exclusive use, including basements, mezzanines, and upper floors, if any; expressed IN square feet and measures from the centerline of joint partitions and from outside wall faces. It is all that area on which the tenants pay rent; it is the area producing income, abbreviated GLA.

Highway, Major — A street or road of considerable continuity and used primarily as a traffic artery for intercommunication among large areas.

Hospital — Any building or other structure containing beds for at least four patients and devoted to the diagnosis, treatment or other care of human ailments.

Hotel — A building, or any part of a building which contains living and sleeping accommodations for transient occupancy and has a common entrance or entrances.

Industrial Unit — A factory built dwelling unit designed for assembly at the building site, bearing certification of compliance with the Ohio Building Code and meets the definition of Industrialized Unit (O.R.C. 3781.10(h)).

Institution — A building occupied by a non-profit corporation or a non-profit establishment for public use.

In-the-Home-Business — Any occupation or activity carried on by a member of the immediate family, residing on the premises: provided there is no commodity sold upon the premises, and no person is employed other than a member of the immediate family residing on the premises: and no mechanical equipment is used except of a type that is similar in character to that normally used for purely domestic or household purposes: and no sign other than a name-plate not more than three (3) square feet in area or no display that will indicate from the exterior that the building is being utilized in part for any purpose other than that of a dwelling.

Junk Yards — Two or more unlicensed vehicles, or places for the collection of machinery, scrap metal, paper, rags, glass or junk for salvage or storage purposes, or sale of used parts shall constitute a junkyard.

Laborer, Seasonal Agricultural — An individual employed only during the growing and/or harvesting or processing of agricultural products and whose place of employment is primarily on the premises on which the product is grown.

Loading, Space — A space within the main building or on the same lot therewith, providing for the standing, loading, or unloading of trucks. Such space shall have direct usable access to a street or alley. Where such loading space has been provided, an additional space lying alongside, contiguous to and not separated from the first such loading space need not be wider than twelve feet.

Lodging House — As herein defined is a building other than a hotel where lodging for three or more persons is provided for compensation pursuant to previous arrangement and not to anyone who may apply.

Lot — A parcel of land occupied by one ~~single~~ primary structure or legally capable of being occupied by a building and/or accessory buildings and to include such open yard areas as are required by this resolution.

Lot, Area of — The area of a lot computed exclusive of any portion of the right-of-way of any public thoroughfare.

Lot, Corner — Any lot at the junction of and abutting on two or more intersecting streets. **Lot, Interior** — Any lot other than a corner lot.

Lot Line, Front — For an interior lot, a "front lot line" is a street line. On a corner lot, the street line having the least dimension shall be considered the "front lot line."

Lot Line, Rear — Any lot line, other than a street line, which is parallel to the front lot line or within 45 degrees of being parallel to the front lot line.

Lot Line, Side — A "side lot line" is any lot line which is not a front lot line or rear lot line.

Lot of Record — A lot which has been recorded in the office of the County Recorder or Auditor of Wood County, Ohio.

Manufactured — Manufactured means built and operational, and ready for shipment.

Manufactured Home — A building unit or assembly of closed construction fabricated in an off-site facility, that conforms with the federal construction and safety standards established by the Secretary of Housing and Urban development pursuant to the "Manufactured Housing Construction and Safety Standards Act of 1974" and that has a label or tag permanently affixed to it certifying compliance with all applicable federal construction and safety standards.

Manufactured Home Pad — That portion of a manufactured home site that is designed, constructed, and improved in such a manner s to provide a base upon which manufactured home shall rest, and which also serves as a base upon which blocks or other materials are placed to assist in leveling the floor of the manufactured home and provides a permanent type of foundation.

Manufactured Home Park — One or more contiguous parcels of land under a single management which have been developed and designed in such a manner as to provide individual manufactured home sites for one or more manufactured homes. The term manufactured home park shall mean the same as a trailer park, trailer court, or trailer camp; however, only mobile homes or trailers with HUD certification shall be located therein.

Manufactured Home Site — An area of land within a manufactured home subdivision or manufactured home park that is designed and developed in such a manner as to provide a location for one or more manufactured home(s).

Manufactured Home Subdivision — A subdivision designed and/or intended for the sale of lots for manufactured home sites. A manufactured home subdivision will be subject to the same land development site improvement standards that apply to conventional subdivisions under the Subdivision Rules and Regulations of Wood County, except as provided by **Article XIV** herein.

Manufactured Housing — Any pre-assembled residence transported to a site for final assembly and set up. Does not include traditional site built housing.

Manufacturing, General — Any manufacturing or industrial process including food processing and plant product processing, except that which is incident to agricultural operations on an individual's property holdings, which by the nature of the materials, equipment and process utilized are not objectionable by reason of odor, noise, vibration, cinders, gas fumes, dust, smoke, refuse matter or water carried waste.

Manufacturing, Restricted — Any manufacturing or industrial processing which by the nature of the materials, equipment and process utilized are the to a considerable measure clean, quiet and free of any objectionable or hazardous element. Restricted industrial uses shall include the industrial uses listed below and any other uses which are determined to be of the same general character: drugs, jewelry, musical instruments, sporting goods; processing and assembly of glass products, small household appliances, electronic products and parts for production of finished equipment; research and testing laboratories; printing and engraving plants.

Mobile Home — Any vehicle manufactured as a single family residence, comprised of one or more sections, excluding vehicles, which has been designed and manufactured for transportation on the public streets and highways on its own wheels, arriving at the site ready for occupancy except for normal unpacking, assembly operations and connections to utilities. This term shall not include an industrialized 'unit as defined in Section 3781.10 of the O.R.C., but includes a manufactured home as defined in this resolution.

Motor Court or Motel — A building or group of buildings used for the temporary residence of motorists or travelers.

Non-Conforming Use — Is one that does not comply with the regulations established for the particular use, district or zone in which it is situated.

Off-Street Parking Space — An off-street space available for the parking of one motor vehicle and having an area of lot less than two hundred square feet, exclusive of passageways, driveways and other maneuvering area appurtenant thereto and giving access thereto. Such space shall have direct access to a street or alley.

Outdoor Wood Fired Boiler — Outdoor Wood Fired Boiler means a fuel burning device designed to (1) burn wood or other approved solid fuels; (2) that the manufacturer specifies for outdoor installation or installation in structures not normally occupied by humans (e.g., garages); and (3) heats building space and/or water via the distribution, typically through pipes, of a fluid heated in the device, typically water and/or a water/antifreeze mixture.

Parcel — An area of land shown as a unit or contiguous units on the County Auditor's Map.

Parking Area — An open, unoccupied space used or required for use for parking of automobiles exclusively.

Parking Space — A surface area, enclosed in the main building or in an accessory building, or unenclosed, having an area of not less than 200 square feet exclusive of driveways.

Permanent Foundation — A permanent masonry, concrete or locally approved footer or foundation, to which a manufactured or mobile home may be affixed.

Personal Services — Any enterprise conducted for gain which primarily offers services to the general public such as shoe repair, watch repair, hair care and styling and similar activities.

Place — An open, unoccupied space or a public or private thoroughfare, other than a street or alley, permanently reserved as the principal means of access to abutting property.

Planning Commission — Wherever Planning Commission or County Planning Commission is referred to, it shall be the Wood County Planning Commission.

Plant Cultivation — The cultivation of crops, fruit trees, nursery stock, truck garden products and similar plant materials outside of structures, such as greenhouses.

Plat Required — When more than five parcels are created from one parcel or a new road is dedicated.

Platting — Platting shall mean the platting for all development in accordance with Wood County Land Subdivision Regulations.

Pond — Any man-made or naturally occurring water area that is used for recreational, storm water retention or detention, or potable water supply systems.

Porch — Wherever mentioned is a roofed open area, projecting from the front, side or rear wall of a building.

Professional Activities — The use of offices and related spaces for such professional services as are provided by doctors, dentists, lawyers, architects, and engineers.

Professional Engineer — A qualified individual who is licensed as a Professional Engineer in the State of Ohio.

Public, Semi-Public Use — A designation of use to include governmental buildings and spaces, public and private schools, public and private park and recreation area and religious structures.

Public Service Facilities — The erection, construction, alteration, operation, or maintenance of a utility or service by a public utility, by a railroad, whether publicly or privately owned, or by a municipal or other governmental agency, including the furnishing of electrical, gas, rail transport, communication, public water, and sewerage services.

Quarry — Any land from which rock, stone, gravel, sand, earth or mineral is removed, or excavated for the purpose of disposition away from the immediate premises. However, this shall not include excavation necessary for the actual foundations of any building or structure for which a zoning certificate has been issued.

Recreational Facilities, Commercial — Recreational facilities open to the public and established and operated for a profit, such as commercial golf courses, golf driving ranges, swimming pools, ice skating rinks, riding stables, race tracks, amusement parks, carnivals and similar enterprises.

Recreation Facilities, Non-Commercial — Private or semi-private recreational facilities which are not operated for commercial gain, including private country clubs, riding clubs, golf courses and other private non-commercial recreation areas and facilities or recreation centers including private community swimming pools.

Recreation Facilities, Restricted Commercial — Recreation facilities open to the public, established and operated for a profit and restricted to bowling alleys, swimming pools, ice skating rinks, miniature golf and similar recreation activities requiring limited land area.

Residence or Residential — A "residence" or ("residential") shall include a building, or any part of a building, which contains dwelling units for permanent occupancy.

"Residences" therefore include all one-family and multi-family dwellings. However, "residences" do not include: transient accommodations, as in transient hotels, motels, tourist cabins, and trailer camps; and that part of a building which is used for any nonresidential uses, except accessory uses for residences, in a building containing both residences and other uses; and institutional uses, as in rest homes, nursing homes, homes for the aged, orphanages and other institutional residential uses.

Residential Floor Area — The area of a dwelling devoted to living purposes, including stairways, halls, and closets, but excluding porches and space used for a garage or carport.

Rest Home — A home which provides personal assistance to persons who, by reason of age or infirmity, are dependent upon the service of others.

Right-of-way — Land which is set aside between property lines for streets, alleys, easements, utilities or other physical improvements.

Satellite Dish — A structure that is used for the purpose of gaining communication for personal or commercial use.

Semi-Public Uses — Churches, Sunday schools, parochial schools, colleges, hospitals and other institutions of an educational religious, charitable or philanthropic nature.

Set-Back Building Line — Line perpendicular to the set back distance at the specified distance.

Set-Back Distance — The minimum horizontal distance between the road right-of-way and the building line.

Sewage Disposal-Combined — An approved sewage disposal system which provides for a combined collection and disposal of sewage from a group of residential, commercial or industrial buildings.

Sewage Disposal-Individual — A septic tank installation on an individual lot which utilizes an anaerobic bacteriological process for the elimination of solid wastes and provides for the proper and safe disposal of the effluent, subject to the approval of health or sanitation officials having jurisdiction.

Sexually-Oriented Business — An establishment where a substantial portion of the use is distinguished or characterized by its emphasis on sexually-oriented materials. Permitted sexually-oriented businesses include, but are not limited to the following uses: sexually-oriented: cabarets/movie houses, media stores, motels, and shops, more specifically defined hereunder by these regulations. Specifically prohibited sexually-oriented businesses include: sexually-oriented encounter centers, escort agencies, nude modeling studios, spas, and viewing booths, more specifically defined hereunder by this Zoning Resolution.

Sexually-Oriented Cabaret/Movie House — An auditorium, bar, concert hall, movie house, nightclub, restaurant, indoor or outdoor theatre, or similar sexually-oriented business establishment which, for any form of consideration, features sexually-oriented materials to patrons in a seating area exceeding 150 square feet as a substantial portion of its entertainment or presentation time. Entertainment or presentations may include on-site live performances, such as exhibitions, dance routines, gyrational choreography, strippers (male or female), female impersonators, lingerie modeling, or lingerie dancers; or other adult media, including films, motion pictures, computer files or software, laser discs, video cassettes, DVD's, slides, and similar photographic reproductions or media.

Sexually-Oriented Encounter Center — An establishment that for any form of consideration, offers activities or physical contact between male and female persons and/or persons of the same sex in a private or semi-private area and where one or more of the persons displays or exhibits specified sexual anatomical areas or performs specified sexual activities, including wrestling or tumbling, lap dancing, or body painting.

Sexually-Oriented Escort Service — An establishment which for a fee, tip, or other consideration advertises to furnish, offers to furnish, or furnishes as its primary business a companion, guide, or date for a service which includes specified sexual activities or the exposure of specified sexual anatomical areas. This service also includes the private modeling of lingerie or private striptease performances.

Sexually-Oriented Materials — Media, matter, visual representations, performances, or services distinguished or characterized by the emphasis on specified sexual anatomical areas or specified sexual activities or which are otherwise harmful to juveniles or obscene. Such materials may include any one or more of the following: books, magazines, newspapers, periodicals, pamphlets, posters, prints, pictures, photographs, slides, transparencies, figures, images, descriptions, motion picture films, previews, trailers, video cassettes, compact discs, laser discs, DVDs, computer files or software, phonograph records, tapes, or other printed matter, visual representations, tangible devices or paraphernalia designed for use in connection with specified sexual activities, plays, shows, skits, dances, exhibitions, or any service capable of arousing prurient or scatological interests in through sight, sound, or touch.

Sexually-Oriented Media Store — A business establishment which offers media-based sexually-oriented materials for retail sale or rental for any form of consideration as a substantial portion of its stock in trade, including books, magazines, periodicals, or other printed matter, visual representations, instruments, devices or paraphernalia.

Sexually-Oriented Motel — A hotel, motel, or similar commercial establishment that offers, as a substantial portion of its business, accommodation to the public for any form of consideration of closed-circuit television transmissions, films, motion pictures, laser

discs, videocassettes, DVDs, slides, or other photographic reproductions that are characterized by the depiction of description of sexually-oriented materials; and which:

- a. Has a sign visible from the public right of way that advertises the availability of sexually-oriented materials along with rooms rentals; or
- b. Offers a sleeping room for rent for a period of time that is less than ten 10 hours or allows a tenant or occupant of a sleeping room to sub-rent for a period of time that is less than 10 hours.

Sexually-Oriented Nude Model Studio — An establishment where a person who exhibits specified sexual anatomical areas is to be observed, sketched, drawn, painted, sculptured, photographed, or similarly depicted by other persons who pay money or any form of consideration. A Nude Model Studio shall not include a proprietary school licensed by the State of Ohio or a College, Junior College, or University supported entirely or in part by public taxation, a private college or university that maintains and operates educational programs in which credits are transferable to a College, Junior College, or University supported entirely or partly by taxation, or in a structure, provided such institution meets all of the following criteria:

- a. There is no sign visible from the exterior of the structure and no other advertising
- b. that indicates a person exhibiting specified sexual anatomical areas is available for viewing; and
- c. In order to participate in a class a student must enroll at least three days in advance Of the class; or
- d. No more than one person exhibiting specified sexual anatomical areas is on the premises at any one time.

Sexually-Oriented Shop — An establishment offering for retail sale or rent leather goods marketed or presented in a context to suggest their use for sadomasochistic practices, and/or sexually-oriented toys or novelties, and where retail sale or rent of these goods individually or in combination or in combination with lingerie or media-based sexually-oriented material constitute a substantial portion as a substantial portion of its business.

Sexually-Oriented Spa — An establishment not operated by medical professionals or certified massage therapists which for a fee, tip, or other consideration advertises to furnish, offers to furnish, or furnishes as its primary business a massage, bath, sauna, exercise equipment, shower, or hot tub service, and which includes sexually-oriented material or engages or offers to engage patrons in specified sexual activities, or activities commonly associated with a sexually-oriented encounter center.

Sexually-Oriented Viewing Booth — Any booth, cubicle, stall, or compartment less than or equal to 150 square feet in area that is primarily designed, constructed, or used

to hold or seat patrons therein, who are charged a fee or some other form of consideration for viewing sexually-oriented materials, such as publications, viewing by and photographic, electronic, magnetic, digital, or other means or media (including, but not limited to, film, video or magnetic tape, laser disc, cd-rom, books, magazines, or periodicals), or live entertainment.

Shooting Range — An indoor designated area for the discharge of small caliber handguns and rifles with oversight by trained and certified personnel.

Sign — Any structure or part thereof or any device attached to a structure or pointed or represented on a structure on which lettered, figures or pictorial matter is displayed or used for the purpose of bringing the subject thereof to the attention of the public. Any device designed to inform, or attract the attention of persons not on the premises on which the sign is located. A "sign" includes any billboard, but does not include any flag, badge, or insignia of any government or governmental agency of any charitable, religious, educational or similar organization.

Social Activities — The use of land and buildings for clubs, fraternal organizations, veterans organizations and similar social purposes.

Solar Panels — A structure that is used for the purpose of creating heat or electricity.

Solicitor, Township — The Solicitor of Grand Rapids Township, Wood County, Ohio

Specialized Animal Raising and Care — The use of land and buildings for the raising of and care of fur-bearing animals such as rabbits and domestic pets; and the stabling and care of horses, animal kennels, or birds of a similar nature.

Story — That portion of a building, other than a cellar, included between the surface of any floor and the surface of the floor next above it, or if there is no floor above it, then the space between the floor and the ceiling next about it.

Story, Half — A story under a gable, hip or gambrel roof, the wall plates of which on at least two opposite exterior walls are not more than four feet above the floor of such story.

Street — A public or private thoroughfare which affords the principal means of access to abutting property.

Street Line — A dividing line separating a lot, tract or parcel of land and a contiguous street.

Structure — Structure or building is anything erected, constructed or reconstructed on a foundation, posts, piles, blocks, skids, sills, or any other support, whether such foundation, posts, piles, blocks, skids, sill, or other support is or is not permanently located in or attached to the soil.

Structural Change — Wherever mentioned in this resolution means any change in the supporting members of a building such as bearing walls or partitions, columns, beams or girders, excepting such structural change as may be required for the safety of the building or occupants thereof. This does not include re-painting, re-roofing, or re-siding.

Tourist Home — A building other than a hotel where lodging is provided and offered to the public for compensation for not more than 20 individuals and open to transient guests.

Towers — Any structure that is used for the purpose of communications or for mounting other pieces of equipment. The height of the tower will be measured from ground level at the base to the highest point on the tower, structure or antenna.

Township — Wherever Township is referred to, it shall be Grand Rapids Township, Wood County, Ohio.

Transportation-for-Hire — Any business or public utility in the transportation of persons, or property, or both, or furnishing such transportation service over any public street, road or highway.

Trustees, Board of Trustees — The Board of Trustees of Grand Rapids Township, Wood County, Ohio.

Unlicensed Vehicles — A vehicle that does not have current license plates for the year by the titled owner of the vehicle.

Use — Any purpose for which buildings, other structures or land may be arranged, designed, intended, maintained or occupied.

Used Car Lot — Any lot on which two or more motor vehicles in operating condition are offered for sale or display to the public.

Variance — A change in the requirement within a district, not to include a change in basic land use.

Wind Powered Generator/Turbine — A structure that is constructed for the purpose of generating electricity.

Wind Powered Turbine Owner — The person or persons who owns the Wind Turbine structure.

Wind Powered Turbine Tower — The support structure to which the turbine and rotor are attached.

Wind Powered Turbine Tower Height — The distance from the rotor blade at its highest point to the top surface of the Wind Power Generating Facility (WPGF) foundation.

Yard, Front — A yard extending across the front of a lot between the side lot lines and being the minimum horizontal distance between the street or place line and the main building or any projections thereof other than the projections of the usual uncovered steps, uncovered balconies or uncovered porch. On corner lots the front yard shall be considered as parallel to the street upon which the lot has its least dimension.

Yard, Rear — A yard extending across the rear of a lot and being the required minimum horizontal distance between the rear lot line and the rear of the main building or any projections thereof other than the projections of uncovered steps, unenclosed balconies or unenclosed porches.

Yard, Side — A yard between the main building and the sideline of the lot, extending from the required front yard to the required rear yard, and being the minimum horizontal distance between a side lot line and the side of the main building or any projections thereto.

Zoning Board of Appeals — Board of Appeals of Grand Rapids Township, Wood County, Ohio.

Zoning Certificate — The document issued by the Zoning Inspector authorizing the use of the land or building.

Zoning Commission — Wherever "Commission" or "Zoning Commission" is referred to, it shall be the Zoning Commission of Grand Rapids Township, Wood County, Ohio.

Zoning Inspector — The Zoning Inspector or his authorized representative appointed by the Board of Trustees.

ARTICLE VI: DISTRICTS

For the purpose of carrying out the provisions of this resolution the unincorporated area of the township is hereby divided into the following districts:

"A" AGRICULTURE DISTRICT

"R-1" RESIDENTIAL DISTRICT

"R-2" RESIDENTIAL DISTRICT

- "C" COMMERCIAL DISTRICT

- "I" INDUSTRIAL DISTRICT

- "S" SPECIAL DISTRICT

These zones are designated on a zoning map and are hereby established and said map is made a part of the resolution. No buildings or premises shall be prescribed herein for the district in which it is located.

ARTICLE VII: CLASSIFICATION OF USES

For the purpose of this resolution the following uses shall be permitted, including building and premises uses for the district mentioned.

A. Permitted Uses In "A" Agriculture District:

1. Any agriculture use.

2. Any use or structure permitted and as regulated in R-1 District

3. Roadside stands consisting of structures used for the display and sale of agricultural products of which 50% or more must be produced on the premises where the stand is located. Such stands or displays shall be minimum of twenty (20) feet from the edge of a right-of-way and adequate parking facilities shall be maintained on the premises and not in the road right-of-way for customer parking. Any roadside stand shall have points of ingress-egress so situated that the visibility of the highway affording said ingress-egress be unobstructed for a distance of 500 feet in each direction.

Conditional Uses Requiring Zoning Board of Appeals Approval

1. Manufactured housing as permitted in ARTICLE XVI.

2. Structures for the temporary housing and shelter of seasonal, agricultural laborers may be permitted on, or adjacent to land, the use of which is for the production of the crops for which the agricultural labor is necessary. The location of such structures shall be provided in ARTICLE XI and ARTICLE XII. Minimum dwelling size, as provided in ARTICLE XIV, shall not apply to such structures and the number of such structures per parcel of land shall be unlimited. Occupancy of such structures shall not extend more than thirty (30) days beyond the harvest season.

3. Non-commercial recreational use requiring open space, such as golf courses and hunting clubs, race tracks, or drag strips.
4. Commercial recreational use requiring open space, such as golf courses, hunting clubs, campgrounds, etc. may be permitted with conditional use permit from the Board of Zoning Appeals.
5. Transportation for hire.

B. Residential District "R-1":

The Residential zone is intended as an area designed for single family homes with related community facilities such as religious and public recreation facilities, which go into making up a balanced residential neighborhood.

Permitted Uses in R-1 Residential District

1. One single family or one two family dwelling per lot for residential purposes, and buildings accessory thereto; but excluding the use of tents, cabins, and basements for residential purposes.
2. An office or "in-the-home business" which is conducted entirely within A dwelling by a resident thereof, providing such use does not involve any extension or modification of said dwelling which alters its outward appearance as a dwelling unit. Off-street parking shall be provided in accordance with ARTICLE XIV.
3. Platting of land for residential development in accordance with the SUBDIVISION REGULATIONS for Wood County.
4. A transportation-for-hire business with not more than one commercial vehicle or trailer may be located in an "A" or "R" district so long as the business is operated from a parcel with an owner/operator single family dwelling.
5. Any transportation-for-hire business with two or more vehicles and/or trailers must be located in a commercial district.
6. Any transportation-for-hire business wherever located in the township must meet the following requirements:
 - a. Parts, tire and other vehicles supplies shall be stored in an enclosed building.
 - b. The drive and parking surface area shall be graveled or paved and shall be within the established set-back. The parking area shall have 10' x 25' for each vehicle and 10' x 60' for each trailer.

- c. No more than one building or structure associated with the transportation-for-hire business shall be located on the property. the maximum floor area of such building or structure shall not exceed one thousand square feet or one-third the living area of the single family dwelling on the premises whichever is greater.
7. This provision does not apply to the following:
- a. Vehicles and trailers licensed as agricultural vehicles or trailers which are an integral part of onsite agricultural business.
 - b. Buildings or structures of, or the use of the land by, a person engaged in the transportation of farm supplies to the farm or farm products from farm to market or to food fabricating plants.
 - c. Infrequent short term parking of a commercial vehicle or trailer for the delivery of goods to a premises for use on the premises.

Accessory Uses

1. Private garage which may include living quarters not to be rented for profit.
2. Temporary buildings for uses incidental to construction work, which buildings shall be removed upon completion or abandonment of the construction work.
3. One bulletin board or sign not exceeding twenty (20) square feet in an area for any permitted church, school, or other public or semi-public institution.

Conditional Uses Requiring Zoning Board of Appeals Approval

1. Specialized animal raising and care.
2. Schools and colleges for academic instruction.
3. Churches and Parish Houses, including Sunday Schools and meeting facilities on current property deed.
4. Public buildings and properties of the cultural, administrative or public service type, but not including such uses as storage yards and warehouses.
5. Private recreation facilities not operated for profit including swimming pools, tennis courts, etc.
6. Parcels of property in R-1 and R-2 that are within a platted subdivision in an area consisting of fifteen or more lots approved by the O.R.C. 711.131, that are contiguous to one another, or some of which are contiguous to

one another and adjacent to one side of a dedicated public road, and the balance of which are contiguous to one another and adjacent to the opposite side of the same dedicated public road and, the parcel is a lot of one acre or less.

- a. Dairying, pasturing and animal husbandry of animals raised for their meats, skins or other byproducts are conditional uses subject to approval by the Board of Zoning Appeals. The Board shall consider:
 1. Size of the lot or parcel
 2. Type and number of animals
 3. Size area devoted to the above animal uses
 4. Feed and waste management
 5. Uses of adjacent properties
 6. Location and type of animal housing
 - b. With the exception of fruit trees, agricultural uses not involving animals are permitted so long as they are not extended beyond the front set-back line for the district in which the parcel is located and does not exceed more than 33 1/3% of the total open space of such parcel.
 - c. Building and structures accessory to the agricultural use of the property shall meet side and rear set-back and shall be constructed in a design and of materials which harmonize to existing residential, commercial or industrial structures on the property. Such buildings shall not exceed 35 feet in height, shall not exceed one-eighth of the total area of the parcel and shall be placed behind the front set-back line for the district in which the parcel is located.
7. On parcels which are within the platted subdivisions or are larger than one acre but less than five acres, the following agricultural uses are permitted subject to application for and approval of a conditional use permit thereof by the Board of Zoning Appeals.
- a. Building and structures incident to the agricultural use of property are subject to the set-back, construction and design requirements set forth in (7) and (6a) above.
 - b. When at least 35% of the lots of the subdivision are developed with at least one building, structure, or improvement that is subject to real property taxation or that is subject to the tax on manufactured

homes under O.R.C. 4503.06; dairying pasturage and animal husbandry of animal byproducts are conditional uses subject to approval by the Board of Zoning Appeals. The Board shall consider:

1. Size of the lot or parcel
 2. Type and number of animals
 3. Size area devoted to the above animal uses
 4. Feed and waste management
 5. Uses of adjacent properties
 6. Location and type of animal housing
- c. Any dairying and animal and poultry husbandry which exist prior to 35% of the lots being developed, shall be considered a non-conforming use of land and building or structures pursuant to O.R.C. 519.19.
8. The regulations in (6) and (7) above do not apply to agriculture, buildings or structures and dairying and animal and poultry husbandry on lots greater than five acres.
 9. Transportation for hire.

B. Residential District "R-2":

Permitted Uses

1. Any use as permitted in the R-1 District.
2. Multiple dwellings.

Conditional Uses Requiring Zoning Board of Appeals Approval

1. Manufactured housing parks and subdivisions.
2. Special care dwelling.
3. Transportation for hire.

C. Permitted Uses in the C-Commercial District:

The commercial zone is intended as an area wherein commercial uses are concentrated for the benefits of the residents of the township and others doing business within the commercial area. By concentrating the commercial areas the following might

be better accomplished. For the safety and welfare of the commercial uses through better sharing of water, sewer, fire protection, trash collection, off street parking, and other community services; and for the economy and efficiency of the public agencies which provide these services.

1. Any retail or wholesale establishment whose primary function is serving the entire community and provided: There shall be no manufacturing, assembly, processing of or compounding of products other than such as are customarily incidental and essential to such establishments and provided further that there shall be not more than ten persons engaged in such manufacture and not more than 50% of the floor area of the building is used for treatment, manufacture and processing of products.
2. Residential dwellings and accessory buildings shall only be permitted for conditional use and as regulated in the R-2 District. No platting required.

Commercial Requirements

1. All commercial structures shall have plans reviewed by the Ohio Department of Industrial Relations and the local building inspection authority, and said plans shall be approved by the same prior to issuance of a zoning permit.
2. Lot size, side yards and set back lines shall be in accordance with **ARTICLES XI, XII, XIII**.
3. Off street parking shall be provided in accordance with **ARTICLE XIV** and shall be on the same side of the public road as the establishment.
4. The front set-back distance shall remain free of any and all structures.

D. Permitted Uses in the I-Industrial District:

1. Any industrial use provided that no noxious or offensive activity shall be carried on within this district, nor shall anything be done which is injurious, dangerous or offensive to the neighborhood by reason of excessive emission of odor, dust, smoke, gas, noise, fumes, flame, radiation or vibration.
2. No residential construction shall be permitted.
3. Adult entertainment or sexually-oriented businesses.

Industrial Requirements

1. All industrial structures shall have plans reviewed by the Ohio Department of Industrial Relations and said plans shall be approved by the same prior to issuance of zoning permit.

2. Lot size shall be in accordance with SECTION XII. LOT SIZE.
3. Off street parking shall be provided in accordance with SECTION XIV and shall be on the same side of the public road as the establishment.

ARTICLE VIII: PROHIBITED USES

The following uses shall not be permitted in any District.

1. Metallic powder works
2. Crematory
3. Distilling of bones, fat or glue, glue or gelatin manufacturing.
4. Manufacturing or storage of explosives, gunpowder or fireworks.
5. Dumping, storing, burying, reducing, disposing of or burning garbage, refuse, scrap metal, rubbish, offal, or dead animals except such as result from the normal use of residential or agricultural premises, unless such dumping is done at a place provided by the Township Trustees for such specific purposes.
6. Junk yards, vehicles, equipment, and machinery, or places for the collection of scrap metal, paper rags, glass, or junk for salvage purposes or for dismantling used vehicles or machinery.

ARTICLE IX: USES EXEMPTED FROM TOWNSHIP ZONING

A. Uses Exempted from Provisions of Resolution:

1. The use of 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, including buildings or structures that are used primarily for venting and selling wine that are located on land any part of which is used for viticulture, shall be permitted in all districts established by this Resolution, and no zoning certificate shall be required for such building or structure.
2. The location, erection, construction, reconstruction, change, alteration, maintenance, removal, use or enlargement of any building or structures of any public utility or railroad, whether publicly or privately owned, or the use of land by any public utility or railroad for the operation of its business or the use of land for essential services as herein defined shall be permitted in all districts established by this Resolution and no zoning certificate shall be required for any building or structure or for the use of any land essential to the operations of a public utility or railroad.

3. The sale or use of alcoholic beverages shall not be prohibited in areas where the establishment and operation of any retail business, hotel, lunchroom, or restaurant is permitted.
4. The use of land owned or leased by an industrial firm shall not be prohibited for the conduct of oil or natural gas well drilling or production activities or the location of associated facilities or equipment when such oil or natural gas obtained by the industrial firm's used for the operation of its plants.

ARTICLE X: USES EXEMPTED FROM THE PROVISIONS OF RESOLUTION

It is the intent of Grand Rapids Township to regulate (1) agricultural uses in residential areas, (2) telecommunications towers and (3) public utilities engaged in transporting persons or property, subject to the limitations of O.R.C. 519.21 and 519.211 or any subsequent amendment thereto.

ARTICLE XI: NON-CONFORMING USES

1. A non-conforming use existing at the time this resolution or any amendment thereto takes effect may be continued except that if it is voluntarily discontinued for two or more years, it shall be deemed abandoned and any future use must be in conformity with the uses permitted in such district.
2. Any building arranged, intended or designed for a non-conforming use, the construction of which has been started at the time of the passage of this resolution or any amendment thereto, but has not been completed, may be completed and put to such non-conforming use, provided it is done within one year after this resolution or any amendment thereto takes effect.
3. Any structure or building existing as a non-conforming use at the time this resolution or any amendment thereto takes effect, which is destroyed by fire, accident, public enemy, or the elements, may be reconstructed and restored provided the same is done within two years from the date of said destruction and is rebuilt as nearly as possible to conform with the zoning requirements within the district in which it is located.
4. Any building or structure or land area devoted to a non-conforming use at the time this resolution or any amendment thereto takes effect may not be altered or enlarged so as to extend said non-conforming use more than 25% of the original area, providing the alterations or enlargement is toward conformity with the zoning resolution within the district in which it is located.
5. When a non-conforming use has been changed to a more restricted use or to a conforming use, such use shall be not thereafter be changed to a less restricted or non-conforming use.

ARTICLE XII: RELOCATION OF A STRUCTURE

When any structure is relocated, it shall conform to all zoning requirements for the district in which it is to be placed, and a permit is required.

ARTICLE XIII: SET-BACK BUILDING LINES

1. Set-back lines shall pertain to all structures but not including fences.
2. Minimum set-back distance shall be measured from the foundation of the

And shall be as follows:

<u>Districts</u>	<u>Township or County</u>	<u>State of Federal</u>
All	75 ft.*	75 ft.

3. Set-back lines on corner lots shall be the same distance from each road according to its classification above.

* Set-back distance shall be on the basis of 75 feet from the edge of a 60 foot right-of-way. If road has less than 60 feet right-of-way than set-back will be greater correspondingly.

ARTICLE XIV: LOT AND FLOOR AREA REQUIREMENTS

<u>Min. Front Yard</u>	<u>Min. Side Yard</u>	<u>Min. Rear Yard</u>	<u>Min. Lot Area</u>	<u>Min. Lot Front</u>	<u>Min. Building Floor*</u>
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District

Agriculture - "A"

Individual Sewage and Water

1 Family	75'	25'	25'	2 A.	200'	1 Story: 900 1.5 or 2 Story: 1200
2 Family	75'	25'	25'	2 A.	200'	1 Story: 900 1.5 or 2 Story: 1200

<u>Min.</u> <u>Front</u> <u>Yard</u>	<u>Min.</u> <u>Side</u> <u>Yard</u>	<u>Min.</u> <u>Rear</u> <u>Yard</u>	<u>Min. Lot</u> <u>Area</u>	<u>Min.</u> <u>Lot</u> <u>Front</u>	<u>Min. Building Floor*</u>
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Residential - “R-1”

Individual Sewage and Water

1 Family	75’	25’	25’	2 A.	200’	1 Story: 900 1.5 or 2 Story: 1200
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Multiple Family with Individual Sewage Disposal and Water Supply System

NOT PERMITTED

Multiple Family with Public Sanitary Sewer and Private or Public Water Supply

	75’	25’	25’	2 A.	200’	1 Story: 1800 1.5 or 2 Story: 1800
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Commercial - “C”

	75’	25’	25’	2 A.	200’	1 Story: 1800 1.5 or 2 Story: 1800
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Industrial - “I”

	75’	25’	25’	2 A.	200’	1 Story: 1800 1.5 or 2 Story: 1800
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Special - “S”

Individual Sewage Disposal and Water Supply

1 Family	75’	25’	25’	2 A.	200’	1 Story: 900 1.5 or 2 Story: 1200
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2 Family	75’	25’	25’	2 A.	200’	1 Story: 900 1.5 or 2 Story: 1200
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*Per family in square feet.

Lot frontage must be continuous

ARTICLE XV: MAXIMUM HEIGHT OF BUILDING

This resolution sets a maximum height of buildings or structures. The height of R-1 structures shall not exceed from ground level of the foundation a height of 35 feet and A, R-2, C-1, S, a height of 40 feet. This is to conserve the value of adjacent property, and so as to secure adequate light and air for the adjacent property.

ARTICLE XVI: PARKING FACILITIES

A. Off-Street Parking:

In computing the number of parking spaces required by these Regulations, a parking space as herein before defined is an enclosed or unenclosed area of not less than 250 square feet permanently reserved for off-street parking, serviced by a gravel or paved access drive and connected with a street by a driveway which affords satisfactory ingress and egress (same side of the road).

The following general requirements shall prevail:

1. Uses Not Specified: The parking area required for a use not specifically mentioned herein shall be the same as for a use of similar nature.
2. Mixed Uses (non-shopping plaza): In the case of mixed uses, the number of parking spaces shall be the sum of the various uses computed separately.
3. a. Location of Parking Spaces: All parking spaces shall be located within a distance of 350 feet of the facility being served.
b. All Districts: Off-street parking in front yards. A distance of ten (10) feet measured from the front lot line toward the building shall remain unobstructed.
4. Shopping Plaza
 - a. Neighborhood: 8 spaces per 1,000 sq. ft. of gross leasable area.
 - b. Community: 6.5 spaces per 1,000 sq. ft. of gross leasable area.
 - c. Regional: 5 spaces per 1,000 sq. ft. of gross leasable area.
5. Specific Requirements: There shall be provided at the time of change of land use, off-street parking and loading spaces in accordance with the following requirements:

<u>Use</u>	<u>Number of Off-Street Parking Spaces</u>
1. Dwellings	One per dwelling unit, except that one additional space of proper size shall be provided for each additional specifically licensed motor vehicle parked on the property by the owner of the residence.
2. Museums, Schools, Library	One per staff member and one per 400 square feet of area.
3. Church, Arena, Auditorium, Stadium, Outdoor Spectator Facility	One per five seats.
4. Hospital	One per two beds.
5. Motel/Hotel	One per guest room.
6. Theater, Restaurants	One per four seats.
7. Dance Hall, Medical/Dental Office, Skating Rink	One per 100 square foot of floor area or a fraction thereof
8. Clubs, Lodges and Similar Uses	One per 200 square foot of floor area, or one per four per that can be seated in an assembly room, whichever is gre
9. Bowling Alley	Four per bowling alley.
10. All other Commercial Business	One per 300 square foot of floor area or fraction thereof.
11. Industrial Business	One per each employee on maximum working shift sp necessary. To accommodate all vehicles used in connec therewith.

12. In-House Business One per owner.

ARTICLE XVII: SIGNS

1. The following shall not be included in the application of the regulations herein:
 - a. Signs not exceeding three square feet in area and bearing only property numbers, post box numbers, or names of occupants of premises.
 - b. Flags and insignias of any government except with displayed in connection with commercial promotion.
 - c. Legal notices; identification, information or directional signs erected by governmental bodies.
 - d. Integral decorative or architectural features of buildings, except letters, trademarks, moving parts, or moving lights.
 - e. Signs directing and guiding traffic and parking on private property, but bearing no advertising matter.
2. For the purpose of determining number of signs, a sign shall be considered to be a single display surface or display device containing elements organized, related, and composed to form a unit. Where matter is displayed in a random manner without organized relationship of elements, each element shall be considered to be a single sign.
3. The surface area of a sign shall be computed as including the entire area within a parallelogram, triangle, circle, or semi-circle comprising all of the display area of the sign and including all of the elements of the matter displayed, but not forming part of the display itself, or frames surrounding display areas.
4. The following provisions shall apply:
 - a. All signs except in Commercial or Industrial Districts shall be set back 25 feet from all State and Federal highways: 20 feet on all other roads - from edge of right-of-way as a minimum.
 - b. One sign per premises, relating in its subject matter to the premises on which it is located, shall be permitted in all districts, provided it does not exceed nine square feet. No permit required.
 - c. Commercial on-site signs shall be permitted in all districts except residential districts and shall be limited to two signs per parcel not exceeding 100 square feet each if not affixed to the building, and a permit shall be required.

- d. Off-site signs for the purpose of outdoor advertising shall be deemed as structures and shall conform to all Regulations in the district in which it is located. They will be permitted in all districts except residential districts. There shall not be more than one sign per parcel of land and a zoning permit shall be required.
- e. In commercial or industrial districts, free standing signs having maximum total area per exposed face of 100 square feet and located not closer than 10 feet to any street right-of-way line and not closer than 50 feet to any adjoining lot line may be erected to serve a business or a group of businesses. There shall be a maximum of one sign per building and no part of any sign shall project into the right-of way of a street or highway. Any portion of a commercial sign within 20 feet of a street or road right-of-way shall have a minimum of 10 feet of unobstructed clearance between the lowest point of the sign and the surrounding grade. Such minimum shall not include supporting standards or braces provided such standards or braces do not exceed 12 inches at the largest horizontal dimension.

ARTICLE XVIII: MANUFACTURED HOMES

A. Placement of Manufactured Homes:

1. Manufactured homes shall be permitted in either a manufactured home park, a manufactured home subdivision, or on a buildable lot.
2. Manufactured home parks and subdivisions may be permitted in an "R-2" District as a conditional use by the Board of Zoning Appeals.
3. A manufactured home used for temporary living quarters, or storage of material or equipment in conjunction with construction work may only be permitted in any district during the period that the construction is in progress. Such permitted use shall be conditional upon approval by the Zoning Board of Appeals and shall expire upon completion of construction work. Permits for such use shall be for one year and will require renewal for continued use.
4. No porch, canopy, patio roof, room structure for storage or other addition may be attached at a manufactured home unless of a material type of construction specifically designed and manufactured for such use. Attached structures of conventional construction material such as wood and/or masonry are prohibited unless plans are certified by registered engineer or architect that said improvement will not impair the structural integrity of the manufactured dwelling.
5. A manufactured home constructed in compliance with the Federal Manufacturing Housing Construction and Safety Standards Act of 1974 may be permitted on lots that are in accordance with "R-1" set-back requirements.

6. The dwellings shall have all towing apparatus, wheels and exposed chassis if any removed before occupancy is permitted.
7. All dwellings shall be installed with properly engineered foundation systems that meets the manufacturer's installation requirements and/or applicable state and local building codes for residential dwellings. A engineered foundation system is one that provides adequate support of the dwellings vertical and horizontal loads and transfers these and other imposed forces, without failure, from the dwelling to the undisturbed ground below the frost line.

B. Manufactured Home Park Requirements:

General requirements: Manufactured home parks shall be constructed pursuant to the rules of the Ohio Department of Health, Public Health Council, Mobile Home Parks, Chapter 3701-27. In addition, manufactured home parks shall comply with:

1. A manufactured home park shall have a public water and sewer system and/or on site water and wastewater system acceptable to the Ohio EPA, Wood County Health Department, or other approving agency of the State of Ohio or Wood County.
2. A manufactured home park shall be developed on a site of not less than 50 acres. Individual site or lot within a park shall be developed with a minimum area of 2,700 square feet, including a minimum width of 30 feet per manufactured home being served.
3. Manufactured homes shall meet the same building requirements of set-Back, construction, etc. as homes in a "R-1" district.

C. Manufactured Home Subdivision:

The manufactured home subdivision is intended as an area chiefly designed for single family manufactured or modular homes attached to a permanent continuous foundation as well as other buildings, erected, arranged, intended or designed to be used for one single-family dwelling. Related community facilities, including churches, kindergarten, schools, public playgrounds and public parks shall be permitted, as well as any building or permanent structure within a manufactured home subdivision to be used exclusively to provide accessory services for residents of said manufactured home subdivisions such as, but not limited to, a recreational facility.

Manufactured home subdivisions shall be constructed pursuant to the Wood County Subdivision rules and regulations. In addition, manufactured home subdivisions shall comply with the following:

1. A manufactured home subdivision shall have a public water and sewer system and/or on site water and wastewater system acceptable to the Ohio EPA, Wood

County Health Department or other approving agency of the State of Ohio or Wood County.

2. A manufactured home subdivision shall be developed on a site of not less than (50) acres.
3. All foundations shall be constructed in accordance with Wood County Building Inspection rules and regulations and inspected by same.

ARTICLE XIX: STORMWATER MANAGEMENT

Prior to issuance of any Zoning certificate for all commercial, industrial, or residential developments, including new uses and changes of uses encompassing a lot of an area greater than one acre the applicant shall prepare and the Wood County Engineer or a licensed profession in that area, shall review and approve stormwater management plans. Said plans shall be prepared by a licensed professional engineer and be designed using commonly accepted principles and practices. The Wood County Engineer shall promulgate rules and regulations governing stormwater retention/detention based upon agricultural run-off rates and other measures as appropriate.

ARTICLE XX: PONDS

A private pond is permitted in all districts with the following conditions:

1. A site plan to scale must be prepared, showing the location of the proposed pond, final grades, location of any existing or proposed buildings, septic tanks, leach fields, wells, underground fuel or gasoline storage tanks, easements, ditches and utility lines within 500 feet of the perimeter of the area.
2. Any man-made or naturally occurring pond used for recreation, storm water retention or detention, shall be located at least 50 feet from any public road right-of way or drainage ditch. The natural grade of the land shall remain undisturbed within 15 feet of any property line, public road right-of-way or drainage ditch.
3. If ponds are to be utilized for portable water supplies, approval of the Wood County Health Department shall be required.
4. Pond(s) shall not be permitted to locate in a 100 year flood plain.
5. Pond(s) shall provide at least one overflow. Adequate provisions for drainage shall be made subject to approval of the Wood County Engineer.
6. Pond(s) shall be at least one-fourth acre in surface area and shall be at least 10 feet deep at its deepest point.

7. Fill dirt may be hauled off-site. Any fill dirt retained on-site shall not be mounded so as to obstruct the view from the adjoining neighbor's residence without the written consent of the property owner.
8. After completion, a pond shall be properly maintained and supervised so that it will not become a danger or nuisance to area residents.

ARTICLE XXI: SHOOTING RANGES

In order to protect the health and safety of Township residents from the danger of lead poisoning and noise public nuisance, shooting ranges shall:

1. Be located in buildings equipped to follow state and federal lead pollution guidelines. All owners and employees shall undergo "elevated blood-lead" testing and airborne lead dust testing once per year, and Provide the Township with the results of such testing.
2. Be designed to prevent noise from reaching adjacent properties and violating Township noise performance standards.
3. Be subjected to limited hours of operation as directed by the Board of Zoning Appeals.

ARTICLE XXII: SEXUALLY-ORIENTED BUSINESS

A. PURPOSE:

Additional regulations are imposed upon sexually-oriented businesses to: protect juveniles from harm or exposure to sexually-oriented materials; prevent the spread of communicable or sexually transmitted diseases; reduce and eliminate the negative impact that adult uses may have on property values and the character and quality of residential neighborhoods; prevent sexually-oriented businesses from diminishing or destroying the use of public facilities, particularly facilities expected to be used by children or used for religious purposes, etc. These regulations are not adopted for the purpose of restricting or prohibiting any protected speech associated with sexually-oriented business land uses. The Supreme Court and lower federal courts have recognized a number of possible secondary effects sexually-oriented businesses, including:

1. Decline of character of a community's neighborhoods and quality of life.
2. Increase of crime (e.g., prostitution, drug sales).
3. Spread of disease, particularly sexually transmitted diseases.
4. Degeneration of the social and moral order.

5. Harm children.

B. PERMITTED USES:

Permitted sexually-oriented businesses include, but are not limited to the following uses: sexually-oriented motels, and sexually-oriented shops, more specifically defined in this Regulations.

C. ACCESSORY USES:

1. A sexually-oriented use may not be an accessory use.
2. No two sexually-oriented business uses may be located in the same premises or on the same lot.

PROHIBITED LAND USES AND ACTIVITIES:

1. Specifically prohibited sexually-oriented businesses include: sexually-oriented encounter centers, escort agencies, nude modeling studios, spas, viewing booths, and more specifically defined hereunder by the Zoning Resolution.
2. Gambling: No sexually-oriented business establishment games, machines, tables, or implements shall be used for gambling.
3. Obscene Sexual Conduct: No one shall perform or conduct any obscene material, performance, or activity at any business establishment in the Township.
4. Tips: Tips or other gratuities shall not be given to performers or employees of a sexually-oriented business establishment by placing tips or gratuities directly on the performer or employee or in or on the performer's costume or clothing. Any such tips or gratuities shall be placed by patrons into a receptacle provided by management for receipt of such tips or gratuities.
5. Age Restrictions:
 - a. No person under the age of 18 years shall be admitted to or employed by a sexually-oriented cabaret or theater.
 - b. No person under the age of 18 years shall be allowed or permitted to purchase or receive, whether for consideration or not, any sexually oriented material or other goods or services at or from any sexually-oriented business establishment.

E. SEPARATION REQUIREMENT FOR SPECIFIED LAND USES:

1. No sexually-oriented business shall be permitted in a location which is within 500 feet of any residence or boundary of any residential district.

2. Sexually-oriented uses shall not be located within 1,000 feet of libraries, institutions, training facilities for persons with mental physical disabilities, museums, religious places of worship, child day care facilities, parks, playgrounds, swimming pools, pool and billiard halls, video arcades, pinball arcades, any social services facility or neighborhood center, or other public gathering places, family-oriented uses, or recreational uses established for the activities of juveniles.
3. No sexually-oriented business shall be permitted in a location which is within 1,500 feet of another sexually-oriented business or within a 1,000 foot radius of any bar, tavern, or other establishment regulated by the Ohio Division of liquor control offering the sale of beer or intoxicating liquor for consumption on the premises in combination with live entertainment.
4. For the purposes of this section, measurement shall be made in a straight line without regard for intervening structures or objects, from the nearest point of the property line of a sexually-oriented business, to the nearest property line of the protected district or premise listed above. The presence of a municipal, county, or other political subdivision boundary shall be irrelevant for the purpose of calculating and applying the distance requirements of this section.

F. SEPARATION REQUIREMENT FOR LIVE PERFORMERS:

No person shall engage in a live performance of sexually-oriented material except upon a stage elevated at least 18 inches above floor area.

1. All parts of the stage, or a clearly designated area thereof within which the person exhibits specified anatomical areas or performs specified sexually-oriented material, shall be a distance of at least six feet from all parts of a clearly designated area in which patrons may be present.
2. The stage or designated area thereof shall be separated from the area in which patrons may be located by a barrier or railing the top of which is at least three feet above floor level.
3. No person engaging in such live performances or patron may extend any part of his or her body over or beyond the barrier or railing.

G. EXTERNAL VISUAL IMPACT:

1. No sexually-oriented materials, or displays, promotions, or advertisement which display specified sexual anatomical areas or specified sexual activities, shall be displayed, distributed or exhibited so as to be visible from the public right-of-way, or from any adjacent public or privately owned property, or by juveniles permitted within the establishment.

2. All building openings, entries, windows, and doors of sexually-oriented businesses shall be located, covered, serviced, or otherwise designed to prevent a view into the interior of the building from any public right-of-way or other public space or privately owned property.

H. OTHER REGULATIONS:

1. Sexually-oriented businesses shall comply with the regulations applicable to all properties in any district in which they are located.
2. Signage Requirements: Exterior signage shall not include verbal or written messages, graphics, drawings, or other illustrations which publicly display specified sexual anatomical areas or specified sexual activities.
3. Animals: No animals, except seeing eye dogs required to assist the blind, shall be permitted at any time at or in any sexually-oriented business establishment.
4. Restrooms: All restrooms in a sexually-oriented business establishment shall be equipped with standard toilets, sinks, and other traditional lavatory facilities No Sexually-oriented materials or live performances shall be provided or allowed at any time in the restrooms of a sexually-oriented business establishment . Separate male and female restrooms shall be provided for and used by sexually-oriented business establishment employees and patrons.
5. Parking Requirements: Off-street parking shall be provided in accordance with **Article XIV** (Off-Street Parking).

ARTICLE XXIII: CONDITIONAL USE PERMITS

A. Permits for Conditional Uses:

The following uses may be permitted only by the Board of Zoning Appeals, in accordance with the procedure described in Section B of this article:

1. Airport or aircraft landing field.
2. Country club or golf course.
3. Lodge or private club.
4. Outdoor theatre.
5. Golf driving range.
6. Radio or T.V. transmitting tower
7. Commercial recreational facilities.

8. Sand, gravel and topsoil extraction.
9. Oil and gas wells.
10. Adult entertainment or sexually-oriented businesses.
11. Agritourism.
12. Campgrounds.

B. Procedure:

All requests for conditional use permits shall be reviewed by the Board of Zoning Appeals within the same limits as set forth in Section 519.14 and 519.15, O.R.C. for hearing appeals.

The Board of Zoning Appeals may require such supporting information, maps and sketches from the applicant as it deems necessary to review in order to reach a decision.

If the Board of Zoning Appeals finds the request reasonable and that the use would be consistent with the spirit, purpose and intent of this resolution, and will not substantially injure the appropriate use of neighboring property and will generally serve the public convenience and welfare of the township it may grant the permit including imposition of conditions of the use.

ARTICLE XXIV: SOLAR AND WIND POWERED GENERATOR

Any proposed construction, erection, or setting of a wind turbine Generator, anemometer, or solar generator/panel, shall be permitted only by issuance of a Conditional Use Permit in accordance with this Resolution.

A. WIND POWERED GENERATOR OR TURBINES:

The Township permits the use of residential wind turbines under the Following Regulations to ensure the safety and welfare of all township residents is met.

1. Wind turbines shall be a permitted use in all districts under the following Conditions: The maximum height of any turbine shall be 100 feet. for the purposes of this particular zoning item, maximum height shall be considered the total height of the turbine system including the tower, and the maximum vertical height of the turbine blades. Maximum height therefore shall be calculated by measuring the length of a prop at maximum vertical rotation to the base of the tower.

2. Set-backs: Any turbine erected on a parcel of land will need to establish a "clear fall zone" from the neighboring property lines, structures, as well as any inhabited or uninhabited structures on the parcel intended for the turbine. A turbine will need to be erected and placed in such a manner that if it were to fall, whatever direction the fall occurs would be contained solely on the property where the turbine is located at, and would not strike any structures including the primary dwelling, and any inhabited or uninhabited structures.
3. Maintenance: Wind turbines must be maintained in good working order. Turbines that become inoperable for more than 24 months must be removed by the owner within 30 days of issuance of zoning violation. Removal includes removal of all apparatuses, supports, and or other hardware associated with the existing turbine.
4. Decibel Levels: All units shall operate within a decibel range of 50 to 70 decibels. This information shall be included in the engineering report described below under PERMITS of this document. This information shall be obtained from the manufacturer of the turbine, and all decibel readings shall be taken from the nearest neighboring property.
5. Wiring and Electrical Apparatuses: All wires and electrical apparatuses associated with the operation of a wind turbine unit shall be located underground.

B. PERMITS:

1. A permit shall be required before construction can commence on an individual wind turbine system.
2. As part of the permit process, the applicant shall inquire with the Wood County Planning Commission as to whether or not additional height Restrictions are applicable due to the unit's location in relation to either the Wood County Airport, or Toledo Metcalf Field.
3. Applicant shall then provide the Township Zoning Inspector with the following items and or information when applying for a permit:
 - a. Location of all public and private airports in relation to the location of the turbine.
 - b. An engineering report that shows:
 1. The total size and height of the unit.
 2. The total size and depth on the unit's concrete mounting pad, as well as soil and bedrock data.

3. A list and/or depiction of all safety measures that will be on the unit including anti-climbing devices, grounding devices, and lightning protection.
 4. Data specifying the kilowatt size and generating capacity of the particular unit.
 5. The maximum decibel level of the particular unit. This information must be obtained from the manufacturer of the turbine unit.
- c. A site drawing showing the location of the unit in relation to existing structures on the property, roads and other public right-of-ways, and neighboring properties.
 - d. Evidence of a "clear fall zone" with manufacturer's recommendation must be attached to the engineering report.
 - e. A maintenance schedule as well as a dismantling plan that outlines how the unit will be dismantled shall be required as part of the permit.

C. SOLAR POWERED GENERATORS/UNITS:

Solar panels shall be allowed in all zoning districts either attached to permitted principal or accessory buildings or as accessory structures subject to the following regulations:

1. Attached to building. Where attached to building, the solar panels shall be subject to the same regulations as the building in terms of height and setbacks. Solar panels may be attached to the roof or the building wall, but not both.
 - a. Roof mounted panels shall include solar panels integrated as the surface layer of the roof structure which no additional apparent change in relief or projection (the preferred installation), or separate flush-mounted solar panels attached to the roof surface.
 1. Solar panels integrated as the surface layer of the roof structure may be located on any part of the roof.
 2. Separate flush-mounted solar panels may only be located on a rear- or side-facing roof.

3. Separate flush-mounted solar panels installed on a building or structure with a sloped roof surface shall not project vertically above the peak of the roof to which it is attached.
4. Solar panels mounted on a flat roof shall not project vertically higher than the height of the parapet wall surrounding the roof or shall be screened by architectural features.
 - b. Flush-mounted solar panels on the building wall may only be attached to one side or rear building facade and shall not face a street.
2. Free-standing. Solar panels that are not attached to a building shall be permitted as an accessory structure subject to the following Regulations:
 - a. Free-standing solar panels shall be permitted in the rear yard only.
 - b. Free-standing solar panels shall be setback according to the setback requirements of Section B.2.b. of this Article.
 - c. Free-standing solar panels shall not exceed a height of four feet.
 - d. The surface area covered by a free-standing systems shall not exceed one percent of the lot or 180 square feet, whichever is less. Area covered shall be included in the lot coverage calculations for the lot.
 - e. All power transmission lines shall be underground.
 - f. Free-standing solar panels shall not be visible from adjacent property and shall be screened by landscaping where necessary.
3. Glare. Solar panels shall be placed and arranged such that reflected solar radiation or glare shall not be directed onto adjacent buildings, properties or roadways.

4. Building permit, Solar energy systems shall conform to applicable industry standards. A building permit shall be obtained for a solar energy system in accordance with the Building and Electrical Codes.

ARTICLE XXV: SATELLITE DISH ANTENNAS

A satellite dish antenna that is used for the purpose of gaining or sending communication via the air waves must be mounted on a tower installation provisions of this Resolution.

1. Ground-mounted satellite dishes over one meter in diameter or diagonal measurement shall be located toward the rear of the lot, shall be at least 10 feet from any main building, shall have rear and side property line set-back equal to or greater than the height of the proposed structure, and, in the case of a corner lot, shall not project beyond the front yard required or existing on the adjacent lot.
 - a. Satellite dishes are prohibited from placement within the required front yard or side yard set-back.
 - b. An antenna, if ground-mounted, shall not exceed a grade height of 15 feet.
2. Roof or wall mounted satellite dish antennas shall be mounted only upon the portion of the primary structure that faces the rear yard or on an accessory structure in the rear yard.
 - a. Roof mounted dishes in a residentially-zoned district shall not exceed the maximum permissible height of the principal building.
 - b. In a non-residentially-zoned district, a roof mounted dish shall not exceed eight 8 feet above the roof upon which it is mounted.
3. Antenna must be colored to blend into the background against which it will be mounted. This may require painting unless it will interfere with reception or the cost is unreasonable. Antenna may be painted within 30 days of installation weather permitting.
4. The connection between a ground-mounted antenna and its receiving and/or transmitting equipment shall be placed at least four inches beneath the surface of the ground.
5. Any driving motor shall be limited to 120 volts maximum power design and shall be encased in protective guards.
6. An antenna must be grounded.
7. No sign or advertising shall be displayed on the antenna.

8. Variances

- a. The Board of Zoning Appeals may grant a variance for an antenna if:
 1. If the intended function of the antenna would be adversely affected in some significant way, if the antenna had to be constructed in accordance with the provisions of this section
 2. The variance is necessary to harmonize the Township's resolution and federal laws, rules or regulations. A variance under this does not require a showing of unnecessary hardship.
- b. If a variance is granted to permit satellite dish antenna placement in a front or side yard, the antenna shall be fully screened with evergreen landscaping to reasonably conceal the antenna from views from adjacent neighboring properties and the public right-of-way. Screening may be installed within 30 days of the installation of the antenna, or if vegetation will be used to screen an antenna that is not installed during a planting season, screening may be installed within 30 days of the beginning of the next planting season.

ARTICLE XXVI: FENCES

Any fences erected along property lines must be approved by the Township Zoning Inspector and a permit is required. The fences that are erected will be in accordance with this resolution as follows:

1. Privacy fences on residential lots shall not exceed six feet in height.
2. Fences on commercial and industrial lots will be of a manner that is standard with protecting the contents inside the fenced area. They will not distract from the area by color, size, or manufactured material.
3. All fences will not impede or block the view from the right-of-way on a road.
4. Trees and shrubs do not constitute a fence, but they are to be planted a distance from the adjoining property line so as not to impede upon that property as it reaches maturity.
5. Fences created by trees and shrubs will be maintained by the owner and trimmed on a regular basis to maintain the appearance.

ARTICLE XXVII: OUTDOOR WOOD FIRED BOILERS

1. An outdoor wood fired boiler may be installed and used in the Township only in accordance with all of the following provisions:

- a. The outdoor wood fired boiler shall be installed and used only in areas zoned agriculturally.
 - b. The outdoor wood fired burner shall not be used to burn any items listed in Section 3, items a through q.
 - b. The outdoor wood fired boiler shall be located at least 500' ft. from the nearest residence which is not located on the same property as the wood fired boiler.
 - d. The outdoor wood fired boiler shall be located a minimum of 50' ft. from any property line on the property that the outdoor wood fired boiler will serve.
 - e. All outdoor wood fired boilers installed shall meet Ohio EPA's Phase II Emission Standard. Documentation of this standard shall be provided by the manufacturer of the boiler unit and applicant shall provide this documentation to zoning inspector at the time of permit application.
2. The outdoor wood fired boiler shall have a chimney that extends at least five ft. higher than the outdoor wood fired boiler.
 3. Prohibited Fuels. No person shall burn any of the following items in an outdoor wood fired boiler:
 - a. Any wood that does not meet the definition of clean wood.
 - b. Garbage.
 - c. Tires.
 - d. Lawn clippings or yard waste.
 - e. Materials containing plastic.
 - f. Materials containing rubber.
 - g. Waste petroleum products.
 - h. Paints and paint thinners.
 - i. Chemicals.

- j. Coal.
 - k. Glossy or colored papers.
 - l. Construction or demolition debris.
 - m. Plywood.
 - n. Particleboard.
 - o. Manure.
 - p. Animal carcasses.
 - q. Asphalt products.
4. Any person wishing to install an outdoor wood fired boiler in Grand Rapids Township is required to obtain a zoning permit from the Township zoning inspector. Upon applying for a permit, applicant shall provide the following information:
- a. A detailed sketch showing the location of the outdoor wood fired boiler in relation to all residential and accessory structures including any structures on adjacent properties that fall within the setback requirements outlined in Sections 1 and 2.
 - b. The total height of the wood fired boiler chimney stack.
 - c. The height of any residential and accessory structures within 500 feet of the wood fired boiler.
 - d. Manufacturer's certification that the wood fired boiler to be installed meets Ohio EPA's Phase II Emissions Standards.

ARTICLE XXVIII: JUNK YARDS, DISABLED VEHICLES, AND STORAGE

The power to regulate within the township disabled vehicles, land used for storage of vehicles, and the creation of a "junk yard" will be done this resolution according to O.R.C. 519.02.

- 1. Storage of vehicles either licensed or unlicensed that constitutes a business or Or for the purpose of personal use will be prohibited in a residential area.

2. Vehicles creates a nuisance whereby they:
 - a. Interferes with or annoys another in the enjoyment of legal rights.
 - b. Must either cause injury to property of another, obstruct reasonable use or enjoyment of property of another, or cause physical discomfort to that person.
 - c. May cause injury to property or to persons or to health, comfort or safety.
3. Trustees invoke O.R.C. 505.86 the debris nuisance statute which says:
 - a. Trustees can abate, control or remove refuse and other debris if board finds debris or other refuse constitutes nuisance.
 - b. Send a letter to the owner, cite statute, request voluntary removal, hearing, order, and impose the cost as a lien.
 - c. Notify the owner and lien-holders of record by certified mail of hearing.
 - d. The hearing will allow testimony and exhibits, employ a court recorder, and the hearing shall determine if a nuisance exists.
 - e. Upon completion of the hearing, an itemized cost for removal of said vehicles will be billed to the owner or placed as a lien on the property and report it to the County Auditor.
4. Junk Motor Vehicles:
 - a. Three years old or older.
 - b. Extensively damaged—e.g. missing wheels, tires, motor, transmission.
 - c. Apparently inoperable.
 - d. FMV is \$1,500.00 or less.
 - e. The vehicle is left uncovered in the open on private property for more than 72 hours with permission of person having right of possession of the property.
 - f. Exceptions would be: junk yard operation on commercially or industrial zoned property, part of a bona fide commercial operation, or a collector's vehicle (insured) under O.R.C. 4501.01.
 - g. Township Zoning Inspector if a complaint is made shall:
 1. Get name, address, phone number and as many details as possible and require complainant(s) to testify.

2. Take and label photos of property as to date, address, owner and photographer.
3. Make a diagram of the property showing house, outbuildings, and location, make, year, model, and condition of offending vehicles.
4. Contact owner by telephone or letter, explaining the complaint, and request permission to inspect the property.
5. Give a copy of the offending statute or resolution, request voluntary removal of vehicles, and advise of possible legal proceedings.
6. If no response, send notice of violation letter, deadline to correct and intent to initiate corrective measures.

ARTICLE XXIX: ADMINISTRATION

The power to zone is a police power to protect public health, safety and morals. The Township derives its power from Chapter 519 of the O.R.C. The exemptions are agriculture, public utilities, manufactured housing built after January 1, 1995 which places it on a permanent foundation, surrenders the title, and has a 3 to 1 roof pitch, 6 inch eaves, standard house siding, minimum 900 square feet, and at least 22 feet in width and length.

Outdoor advertising (billboards) is permitted in all districts except residential. The public uses such as; schools, public office buildings, libraries, should cooperate and attempt to comply with applicable zoning but do not have to get a permit, variance or conditional use or reclassification of the property.

A. ZONING INSPECTOR:

The position of Township Zoning Inspector is hereby created and is hereby designated and authorized to enforce this resolution. The Township Zoning Inspector, and such assistants as may be determined necessary, shall be appointed by, and serve at the pleasure of, the Board of Township Trustees and shall receive such compensation as the Board of Township Trustees may provide. The Zoning Inspector shall not be employed in the same capacity in any other township.

1. Duties: To administer (take applications for and issue permits), enforce (investigate complaints and document violations).

Appeals to the Board of Zoning Appeals concerning interpretation or administration of this resolution may be taken by any person aggrieved or by any officer or bureau of the legislative authority of the Township affected by the decision by filing, with the Zoning Inspector and the Zoning Board of Appeals, a notice of appeal specifying the grounds upon which the appeal is being taken.

The Zoning Inspector shall transmit to the Board of Zoning Appeals all the papers constituting the record upon which the action appealed from was taken.

2. Applications should have a complete diagram of the structures/buildings and a detailed statement of the uses to which the land and the buildings will be put.
3. Enforcement:
 - a. Zoning violation enforcement form completed and kept in a property file (include photos, summaries of phone calls, etc.).
 - b. A warning letter that identifies the violation and the language of the zoning resolution that applies.
 - c. Court Action:
 1. Municipal Court: a minor misdemeanor, up to \$500 fine/count, each day is a separate violation/count.
 2. Common Pleas Court: injunction to force cessation/removal of the violation.
 3. Prepare and submit an annual report to the Township Trustees and the Zoning Commission on the administration of this resolution, setting forth such information as may be of interest and value in advancing and furthering the purpose of this resolution. Such report shall include recommendations concerning the schedule of fees.

B. ZONING COMMISSION:

1. Organization and Duties of Township Zoning Commission: The Township Zoning Commission shall hold an annual election for the purpose of selecting its officers which shall include a President, Vice-President, and Secretary. The election of such officers shall be held at the first meeting of each calendar year. An official record of the Commission's meetings, actions, and determinations shall be supplied in their minutes sent to the Board of Trustees for its own file.
2. General: Whenever the public necessity, convenience, general welfare, or good zoning practice require, the Trustees may by resolution, after receipt of recommendation thereon from the Zoning Commission, and subject to the procedure provided by law, amend, supplement or change the Regulations, district boundaries or classification of property, now or hereafter established by this Resolution or amendments thereof. It shall be the duty of the Commission to submit its recommendations regarding all applications or proposals for amendments or supplements to the Trustees.

C. ZONING COMMISSION AND TOWNSHIP TRUSTEES:

1. Perform the legislative/law-making function of zoning.
2. Two types of changes:
 - a. Changes to the text of the existing resolution.
 - b. Reclassification of property, i.e. agricultural to residential.
3. Three ways to initiate either of the two types of changes:
 - a. Application of the owner or lessee of property in the township.
 - b. Motion of the township zoning commission
 - c. Motion of the township trustees "certified" to the Zoning Commission to begin hearing on specific changes listed in the motion.
4. Basic steps for the Zoning Commission, see O.R.C. 519.12, for more detail.
 - a. After one of the three steps above is initiated, the Zoning Commission must schedule a hearing on the change with 20 to 40 days from receipt and send the proposed change to the County Planning Commission. The County Planning Commission recommendation must either approve or deny the proposed change but is not binding on the township.
 - b. The County Planning Commission recommendation must either approve or deny the proposed change but it is not binding on the township.
 - c. If less than 10 parcels seek a zoning reclassification, notice must be sent at least 10 days before the hearing to the property owners within, contiguous and across the street. A Zoning Commission hearing is a public meeting.
 - d. Notice in a newspaper of general circulation must be given at least 10 days before the meeting for text or zoning reclassification.
 - e. The Hearing:
 1. Proponents should present proposal orally and through documents such as maps, plats, renderings, engineering reports, etc.
 2. Opponents can present similar information.
 3. Commission can request additional information from the applicant and continue the meeting until another date.
 4. Zoning Commission recommends approval or denial of the change and sends within 30 days to the Trustees. They Also send any

documents, maps, etc. given to the Commission by the applicant or considered by the Commission.

5. The Trustees:
 - a. Upon receipt of the recommendation, trustees must set a hearing within 30 days.
 - b. Trustees must give published notice and mailed notices similar to the Commission at least 10 days before the hearing.
 - c. Within 20 days after the hearing, the trustees must either adopt or deny the recommendation or adopt some modification of the recommendation if unanimous vote.
6. Effective Date: Thirty days after the adoption of the change unless a referendum petition is filed.
7. Court Challenge:
 - a. Declaratory Judgment and/or Injunction; applicable zoning language is per se unconstitutional or constitutional as applied.
 - b. Standard; a decision denies any viable economic use and is not substantially related to the public health, safety and general welfare of the community.

D. PLATS, MAPS, AND DESCRIPTIONS:

Each application for a zoning permit shall be accompanied by a plat, map or comprehensive description in duplicate, drawn to scale, showing the actual dimensions of the lot to be built upon, the size of the building to be erected, reconstructed or structurally altered, and such other information as shall be necessary to provide for the enforcement of this resolution. A careful record shall be kept of all such applications, maps or comprehensive descriptions, in the office of the Township Zoning Inspector or the office of the Board of Township Trustees.

E. ZONING CERTIFICATE (PERMIT):

1. Before constructing, locating, reconstructing, changing the use of, or altering the outside dimensions of any structure, applications shall be made to the township Zoning Inspector for a zoning certificate. The application shall indicate the exact location of the proposed construction, addition, alteration, or change of use and shall include a plot plan, plans and specifications showing the proposed location and dimensions, and the proposed use, all of which shall be included in the permanent record of the application. Within 10 days after receipt of the application, the zoning inspector shall issue a zoning certificate if the proposed construction, alterations, or change of use by applications complies with the

requirements of this resolution, and the application is accompanied by the proper fee, or shall refuse the same if it does not comply. One copy of the application shall be signed and returned to the applicant and the other copy shall be kept in the Zoning Inspector's file. The applicant has one year to complete the work or a need for a second permit will be required.

2. At the time that an application for a zoning certificate is files with the Zoning inspector, as provided herein, there shall be deposited a fee as set by the resolution of the Board of Township Trustees of Grand Rapids, Ohio from time to time. Such fees are for the purpose of defraying the cost of inspection, certification and the maintenance of necessary records. Such sums so deposited shall be credited by the Township Fiscal Officer to the General Fund of the Township.
3. The zoning certificate must be posted on the premises before work is started, so positioned to be read from the outside of the building or structure.
4. The Zoning Inspector is authorized to make inspections of properties and structures in order to examine and survey the same, at any reasonable hour, for The purpose of enforcing the provisions of this resolution. Prior to seeking entry to any property or structure for such examination or survey, the Zoning Inspector shall attempt to obtain the permission of the owner or occupant to inspect. If such permission is denied or cannot be obtained, the Zoning Inspector shall request the assistance of the County Prosecutor in securing a Valid search warrant prior to entry.
5. Subsequent to the Zoning Inspector's determination that work is being done contrary to this resolution, the Zoning Inspector shall write a stop work order and post it on the premises involved. Removal of a stop work order, except by order of the Zoning Inspector, shall constitute a punishable violation of this resolution.

ARTICLE XXIX: PENALTIES

1. In accordance with Section 519.99 of the O.R.C., any person, firm or corporation violating this resolution, or any regulations, provision or amendment thereto shall be deemed guilty of a misdemeanor and upon conviction thereof shall be fined according to the decision of the court for each offense. Each and every day there is a violation of these resolutions may be deemed a separate offense.
2. In case any building is or is proposed to be located, erected, constructed, reconstructed, enlarged, changed, maintained, or used, or any land is or is proposed to be used in violation of law or of this resolution or any amendment thereto, the Board of Township Trustees, the Prosecuting Attorney of this county, the Township Zoning Inspector or any adjacent or neighboring property owner who would be especially damaged by such violation in addition to other remedies provided by laws, may institute injunction, mandamus, abatement or any other

appropriate action, actions or proceedings to prevent, enjoin, abate or remove such enlargement, change, maintenance or use.

ARTICLE XXXI: VALIDITY

Each section, sub-section, provision, requirement, regulations, regulations or restriction by this resolution or any amendment thereto is hereby declared to be independent, and the holding of any part to be unconstitutional, invalid or ineffective for any cause shall not affect nor render invalid the resolution or amendments thereto as a whole or any part thereof except the particular part so declared to be invalid.

ARTICLE XXXII: BOARD OF ZONING APPEAL

A. ORGANIZATION and PROCEDURES:

1. The Board of Township Trustees shall proceed as provided in Sections 519.13 through 519.15 of the O.R.C., to appoint a Board of Zoning Appeals and such board shall proceed under the regulations and powers provided by Section 519.13 through 519.15 inclusive.
2. Hearings, Rules, Etc.: The hearings of the Board of Zoning Appeals shall be public. However, the Board may go into executive session for discussion but not for vote on any case before it. The Board shall organize annually and elect a Chairperson, Vice-Chairperson, and a Secretary. The Board shall act by resolution in which three members concur. The Board shall adopt as needed such rules and regulations as it may deem necessary to carry into effect the provisions of this Resolution but not deviating from the Resolution. the Board shall hear the intervention of any owner of property adjacent to, in the rear of, or across the street from a lot as to which the granting of any building permit is pending, and shall also hear any other parties in interest.
3. The Board shall keep minutes of its proceedings, reflect the vote of each member upon each question in the minutes, keep record of its examinations and other official actions, and record all hearings, all of which shall be immediately filed with the Board of Trustees and shall be a public record.
4. Witnesses, Oath, Etc.: The Board shall have the power to subpoena witnesses, administer oaths, and may require the production of documents, under such Regulations as it may establish. Each speaker, excluding the Board members, will be required to identify themselves by name, residency, and reason for requesting input into the hearing.
5. The Secretary of the Board must prepare minutes and the Board must approve the minutes to finalize the decision of the Board. The minutes must be mailed to the applicant.

6. Court Challenge: Notice of Appeal file within 30 days of the decision of the Board with the Board of Zoning Appeals.
7. Forty days from the Notice of Appeal to file Record including a transcript with the local court of appeals.
8. Additional evidence in court can be presented by either the Board or the appellant/applicant if the hearing requirements were not met.

B. APPEALS:

Appeals shall be taken as provided in Section 519.15 O.R.C. and the Board of Zoning Appeals shall act as therein provided.

C. POWERS and DUTIES:

The Board shall have the following powers and it shall be their duty to:

1. To hear and decide appeals where it is alleged there is error of law in any order, requirements, decision or determination made by the Zoning Inspector in the enforcement of this Resolution or any amendments thereto.
2. In hearing and deciding appeals, the Board shall have the power to grant an exemption in the following instances.
 - a. Permit the extension of a district where the boundary line of a district divides a lot or tract held in a single ownership at the time of the passage of this Resolution.
 - b. Interpret provisions of this Resolution in such a way as to carry out the intent and purpose of the plan, as shown upon the map fixing the several districts, accompanying and made a part of this Resolution where the street layout, as shown on the map aforesaid.
 - c. Determine whether an industry should be permitted within the Industrial District because of an operation or activity of a noxious or offensive nature of causing excessive emission of odor, dust, smoke, gas, noise, fumes, flame, radiation, or vibration; or is of such nature as to excessively restrict the circulation of air or light on adjoining property.
3. The Board shall have the authority to grant the following variances: Permit a variation in the yard requirements of any district where there are unusual and practical difficulties or unnecessary hardships in the carrying out of these provisions due to an irregular shape of the lot, topographical or other conditions, provided such variation will not seriously affect any adjoining property or the general welfare.

4. The extension or completion of a building devoted to a non-conforming use upon a lot adjoining, provided that such lot was under the same ownership as the lot in question on the date such building became non-conforming, and where such extension is necessary and incidental to the existing use of such building; provided however, that floor areas of such extension shall not exceed in all 25 percent of the floor area of the existing building or buildings devoted to a non-conforming use and provided further that such extension or extensions shall be undertaken within five years of the date when the use of such building became non-conforming.
5. Authorize upon appeal, whenever a property owner can show that a strict application of the terms of the Resolution relating to the use, construction or alteration relating to use, construction or alterations of buildings or structures or the use of land will impose upon the owner unnecessary hardship, such variations of the strict application of the terms of this Resolution as are in harmony with its general purpose and intent; but only when the Board is satisfied that a granting of such variation will not merely serve as a convenience to the applicant, but will alleviate some demonstrable and unnecessary hardship unique to the particular owner's property so great as to warrant a variation from the zoning plan as established by this Resolution, and at the same time, the surrounding property will be properly protected.
6. At the time that an application for a variance is filed with the Board of Zoning appeals, as provided herein, there shall be deposited a fee as set by the Board of Trustees of Grand Rapids from time to time. Such sums so deposited shall be credited by the Township Fiscal Officer to the General Fund of the Township.

ARTICLE XXXIII: AMENDMENT TO TOWNSHIP ZONING RESOLUTION

A. Procedure for Amendments or District Changes:

This resolution may be amended by utilizing the procedure specified in this resolution.

B. General:

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

C. Initiation of Zoning Amendments:

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

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

D. Contents of Application for Zoning Map Amendment:

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

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

E. Contents of Application for Zoning Text Amendment:

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

1. The name, address, and telephone number of the applicant.
2. A statement of reason(s) for the proposed amendment.

3. A statement explaining the ways in which the proposed amendment relates to The comprehensive plan.
4. A fee as established by resolution of the Township Trustees.

F. Procedural Steps for Processing an Application:

1. Transmittal to Zoning Commission: Immediately after the adoption of a resolution by the Board of Trustees or the filing of an application by at least one owner or lessee of property, said resolution or application shall be transmitted to the Commission.
2. Submission to Wood County Planning Commission: Within five days after the adoption of a motion by the Commission, transmittal of a resolution by the Township Trustees or the filing of an application by at least one owner or lessee, the Zoning Commission shall transmit a copy of such motion, resolution, or application, together with the text and map pertaining to the case in question, to the Wood County Planning Commission. The Wood County Planning Commission shall recommend the approval or denial of the proposed amendment or the approval of some modification thereof and shall submit such recommendation to the Zoning Commission. Such recommendation shall be considered at the public hearing held by the Zoning Commission.
3. Submission to Director of Transportation (5511.01 O.R.C.): Before any zoning amendment is approved affecting any land within three hundred (300) feet of the centerline of a proposed new highway for which changes are proposed as described in the certification to local officials by the Director of Transportation, or within a radius of five hundred (500) feet from the point of intersection of said centerline with any public road or highway, the Commission shall give notice, by registered mail, to the Director of Transportation. The Zoning Commission may proceed as required by law; however, the Board of Township Trustees shall not approve the amendment for one hundred (120) days from the date the notice is received by the Director of Transportation. If the Director of Transportation notifies the Township Trustees that acquisition at this time is not in the public interest or upon the expiration of the one hundred twenty (120) day period or any extension thereof agreed upon by the Director of Transportation and the property owner, the Township Trustee shall proceed as required by law.
4. Public Hearing by Zoning Commission: The Zoning Commission shall schedule a public hearing after the adoption of their motion, the transmittal of a resolution from the Township Trustees, or the filing of an application for zoning amendment. Said hearing shall be not less than 20 nor more than 40 days from the date of adoption of such motion, transmittal of such resolution, or filing of such application.
5. Notice of Public Hearing in Newspaper: Before holding the public hearing as required in section 4, notice of such hearing shall be given by the Zoning

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

6. Notice of Property Owners by Zoning Commission: If the proposed amendments intends to rezone or redistrict 10 or less parcels of land as listed on the tax duplicate, written notice of the hearing shall be mailed by the Zoning Commission by first class mail, at least 10 days before the date of the public hearing, to all owners of property within, contiguous to, and directly across the thoroughfare from such area proposed to be rezoned or redistricted to the address of such owners appearing on the County Auditor's current tax list or the Treasurer's mailing list and to such other list or lists that may be specified by the Township Trustees. The failure to deliver the notice as provided in this section shall not invalidate any such amendment. The notice shall contain the following:
 - a. The name of the Zoning Commission that will conduct the public hearing on the proposed amendment.
 - b. A statement indicating that the motion, application, or resolution is an amendment to the zoning resolution.
 - c. The time and place where the text maps of the proposed amendment will be available for examination for a period of at least 10 days prior to the public hearing.
 - d. The name of the person responsible for giving notice of the public hearing publication.
 - e. A statement that after the conclusion of such hearing the matter will be submitted to the Board of Township Trustees for its action.
 - f. Any other information requested by the Zoning Commission.
7. Recommendation by Zoning Commission: Within 30 days after the public hearing required by Section 4, the Zoning Commission shall recommend to the Township Trustees that the amendment be granted as requested, or it may recommend that a modification of the amendment requested, or it may recommend that the amendment not be granted. The written decision of the Zoning Commission shall indicate the specific reason(s) upon which the recommendation is based, to include the basis for their determination that the proposed amendment is or is not consistent with the comprehensive plan.
8. Public Hearing by Board of Township Trustees: Within 30 days from the receipt of the recommendation of the Zoning Commission, the Board of Township

Trustees shall hold a public hearing. Notice of such public hearing in a newspaper of general circulation shall be given by the Board of Township Trustees as specified in Section 5.

9. Action by Board of Township Trustees: Within 20 days after the public hearing required in Section 8, the Board of Township Trustees shall either adopt or deny the recommendation of the Zoning Commission or adopt some modification thereof. In the event the Board of Township Trustees denies or modifies the recommendation of the Commission; the unanimous vote of the Board of Township Trustees is required.
10. Effective Date and Referendum: Such amendment adopted by the Board of Township Trustees shall become effective 30 days after the date of such adoption unless within 30 days after the adoption of the amendment there is presented to the Board of Township Trustees a petition, signed by a number of qualified voters residing in the unincorporated area of the Township or part thereof included in the zoning plan equal to not less than eight percent of the total vote cast for all candidates for Governor in such area at the last preceding general election at which a Governor was elected, requesting the Board of Township Trustees to submit the 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 immediate effect.

G. APPLICATION FEE:

At the time that an application for a change of zoning districts is filed with the Commission, as provided therein, there shall be deposited a fee as set by resolution of the Board of Trustees of Grand Rapids Township from time to time. Said fee is for the purpose of defraying the costs of investigation, legal notices, and other expenses incidental to the determination of such matter. Such sums so deposited shall be credited by the Township Fiscal Officer to the General Fund of the Township.

ARTICLE XXXIV: GRAND RAPIDS TOWNSHIP ZONING FEES

At the regular meeting of the Grand Rapids Township Trustees on _____, 2020 Trustee _____ moved the adoption of the following resolution:

WHEREAS, the cost of zoning hearings, permits, etc., should not be funded solely from the Township's General Fund.

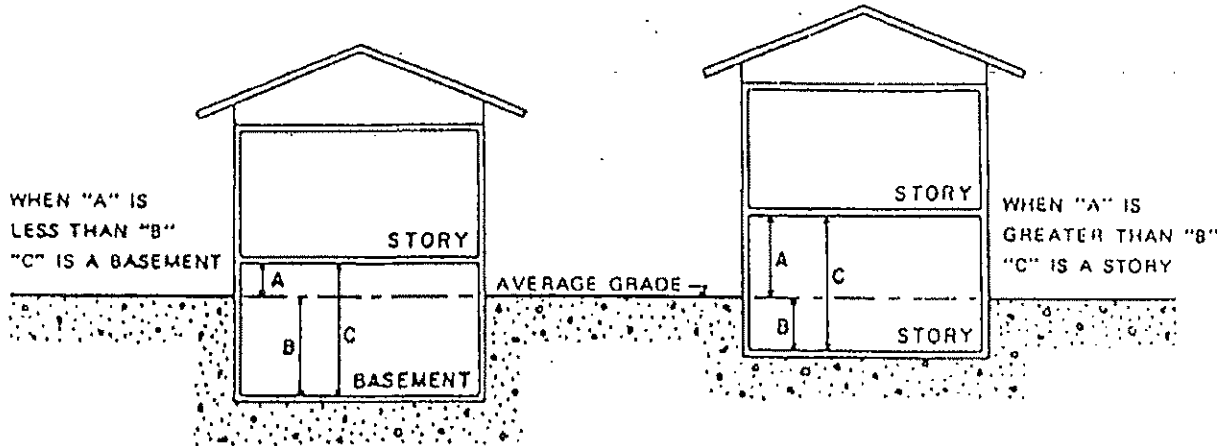
WHEREAS, the Grand Rapids Township Zoning Resolution allows for the Grand Rapids Township Trustees to review, revise and set all zoning fees, so

THEREFORE, be it resolved that the following zoning fees be established effective _____, 2020.

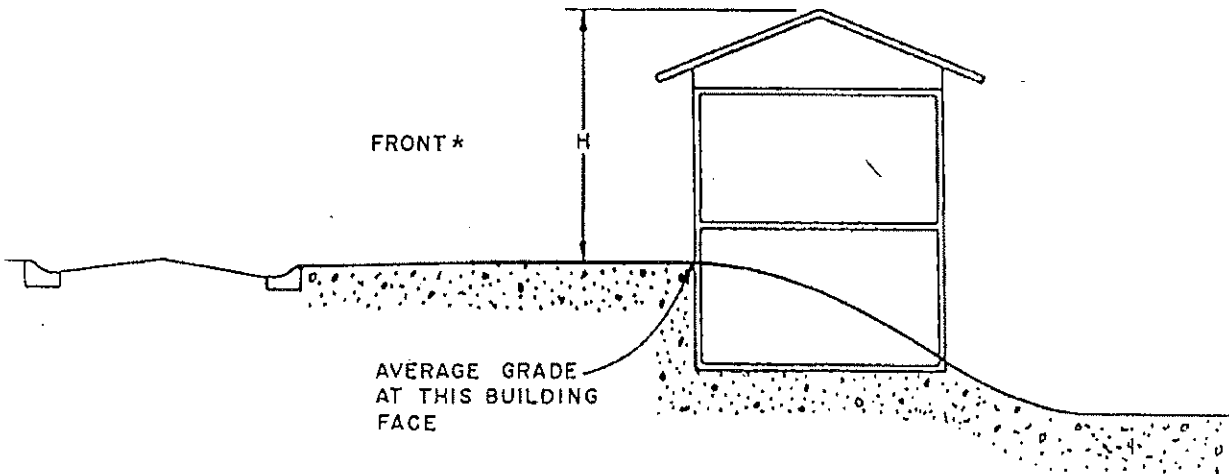
ZONING CERTIFICATES ISSUED BY THE GRAND RAPIDS TOWNSHIP ZONING INSPECTOR

1. Agricultural accessory building or additions to agricultural buildings	No fee
2. Residential dwelling	\$252.50
3. Multi-family dwelling	\$303.00
4. Other accessory building, garages, or building additions	\$50.50
5. Industrial or commercial building or remodeling	\$410.96
6. Off-site signs (less than 100 square feet)	\$75.75
(more than 100 square feet)	\$135.64
7. On-site signs	\$100.00
8. Ponds	\$100.00
9. Conditional Use, Variances, and Appeals	\$353.50
10. Amendments	\$353.50
11. Copy of Zoning Resolution	\$6.86
12. Fences (less than 100 square feet)	\$35.00
(more than 100 square feet)	\$70.00
13. Wind Turbine	\$150.00
14. Cell Tower (per year)	\$100.00
15. Satellite Dish (more one meter diameter)	\$100.00

ALL FEES WILL BE COLLECTED BY THE GRAND RAPIDS TOWNSHIP ZONING INSPECTOR AND DEPOSITED IN THE GRAND RAPIDS GENERAL FUND.



BASEMENT & STORY



GRADE

* Any building not typical with respect to frontage shall require special consideration by the Zoning Commission.

GRAND RAPIDS TOWNSHIP REGULAR MEETING

January 27, 2020

The Grand Rapids Township Trustees met at 7:00 P.M. in the Grand Rapids Township Fire Hall. David Chamberlain, Ike Topp and Rita Foss answered roll call. There were seven guests present.

BY ORDER OF THE TOWNSHIP TRUSTEES:

Rita Foss moved to approve and sign the minutes of the meeting on 1/27/2020. Motion carried. Roll Call YES: Ike Topp, David Chamberlain and Rita Foss. Motion carried.

The Fiscal Officer presented the annual budget for 2020. Rita Foss moved to approve all bills as presented. Motion carried. Roll Call YES: Ike Topp, David Chamberlain and Rita Foss. Motion carried.

TRUSTEE Ike Topp

Zoning Inspector Brad Trumbull informed the Board that he sent a certified letter to a resident on Milton Road giving them 30 days to correct an illegal sign on their property.

TRUSTEE David R. Chamberlain

Rita Foss moved to approve the Zoning Resolution as presented. Motion carried. Roll Call YES: Ike Topp, David Chamberlain and Rita Foss. Motion carried.

After reviewing the inventory of the Township, Rita Foss moved to approve the inventory. Roll Call YES: Ike Topp, David Chamberlain and Rita Foss. Motion carried.

TRUSTEE Rita Foss

Rita Foss mentioned that there is a court hearing for the Lawson's property that she will be attending on February 14, 2020.

Rita Foss asked those present if they had any questions on the proposed Zoning Resolution. Lee Heyman asked what changes were made. Rita Foss said that mainly they just added grammar and technical corrections. Jim Richenberg asked that the commission added more detailed and clearer language and definitions to the resolution. David Chamberlain said that the commission also added regulations on solar panels. Robert Clark asked if the commission adjusted the lot setbacks. David Chamberlain said that the side lot set back has been reduced to 25'.

Rita Foss moved to approve the Zoning Resolution as presented. Motion carried. Roll Call YES: David Chamberlain, Ike Topp and Rita Foss. Motion carried.

Rita Foss read the definition of a "junk yard" in the zoning resolution, which is not permitted in the Township and stated that there are some junk yards in the Township.

Rita Foss asked the Board to start thinking about food projects for the coming year. David Chamberlain said that he planned to meet with Mike Metzger of Strasser Construction to get his input.

There was a short discussion on the Cemetery Levy that reports will be coming out soon. Rita Foss said she would like to get an estimate on tack-pointing the Memorial.

There was a discussion on making changes to the Township's list of businesses. Rita Foss said she would like to round up all charges to the nearest dollar. Ike Topp said he would like to see a list of businesses that are not on the list.

Ike Topp informed the Board that he spoke with Eric Palmer about the ditch project on Weston Road and was told by Palmer that the work will be done as soon as the weather will permit it.

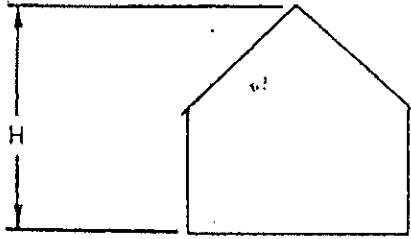
Assistant County Prosecutor David Ramaker attended the meeting and informed the Board that he is running for Judge on the Wood County Court of Common Pleas.

The meeting was adjourned.

GRADE

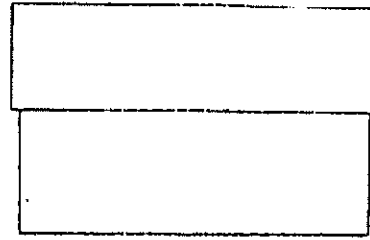
(Signatures and stamps)
* Any building not typical with respect to frontage shall require special consideration by the Zoning Commission.
Fiscal Officer
Rita Foss
David R. Chamberlain

H = HEIGHT OF BUILDING

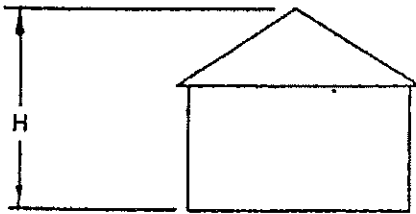


END VIEW

GABLE ROOF

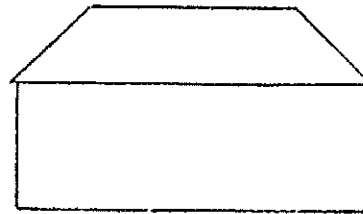


SIDE VIEW

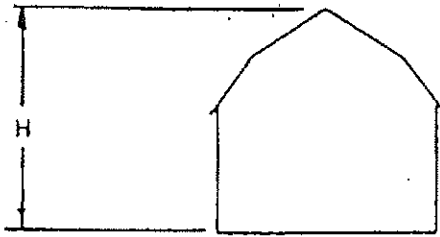


END VIEW

HIP ROOF

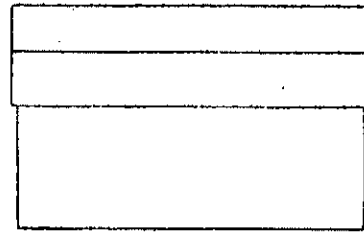


SIDE VIEW

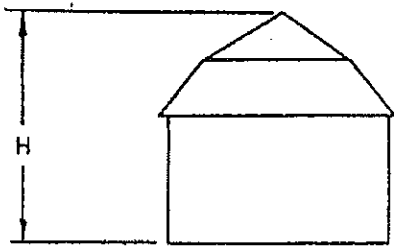


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GAMBREL ROOF

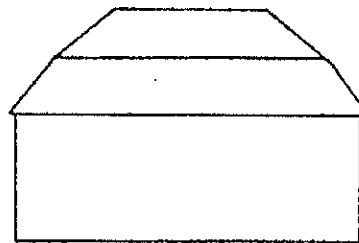


SIDE VIEW



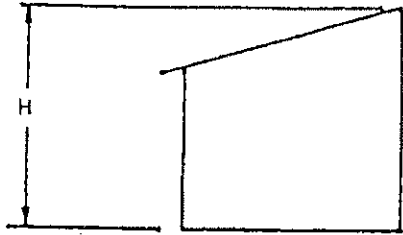
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MANSARD ROOF

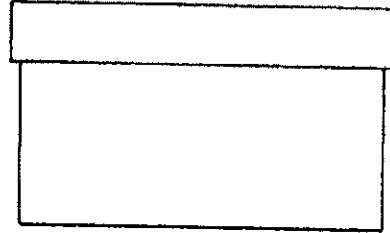


SIDE VIEW

ROOF TYPES AND BUILDING HEIGHT

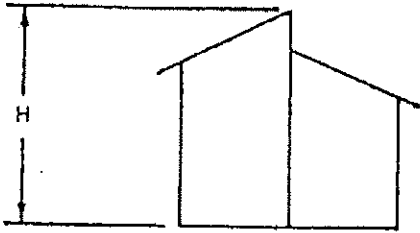


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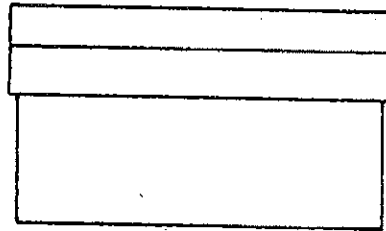


SIDE VIEW

SHED

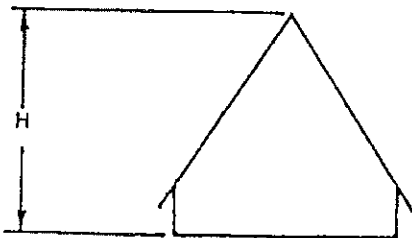


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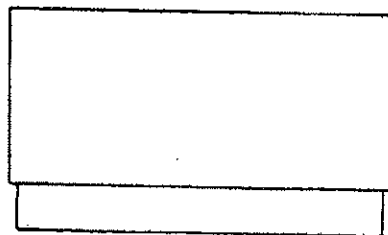


SIDE VIEW

SPLIT ROOF

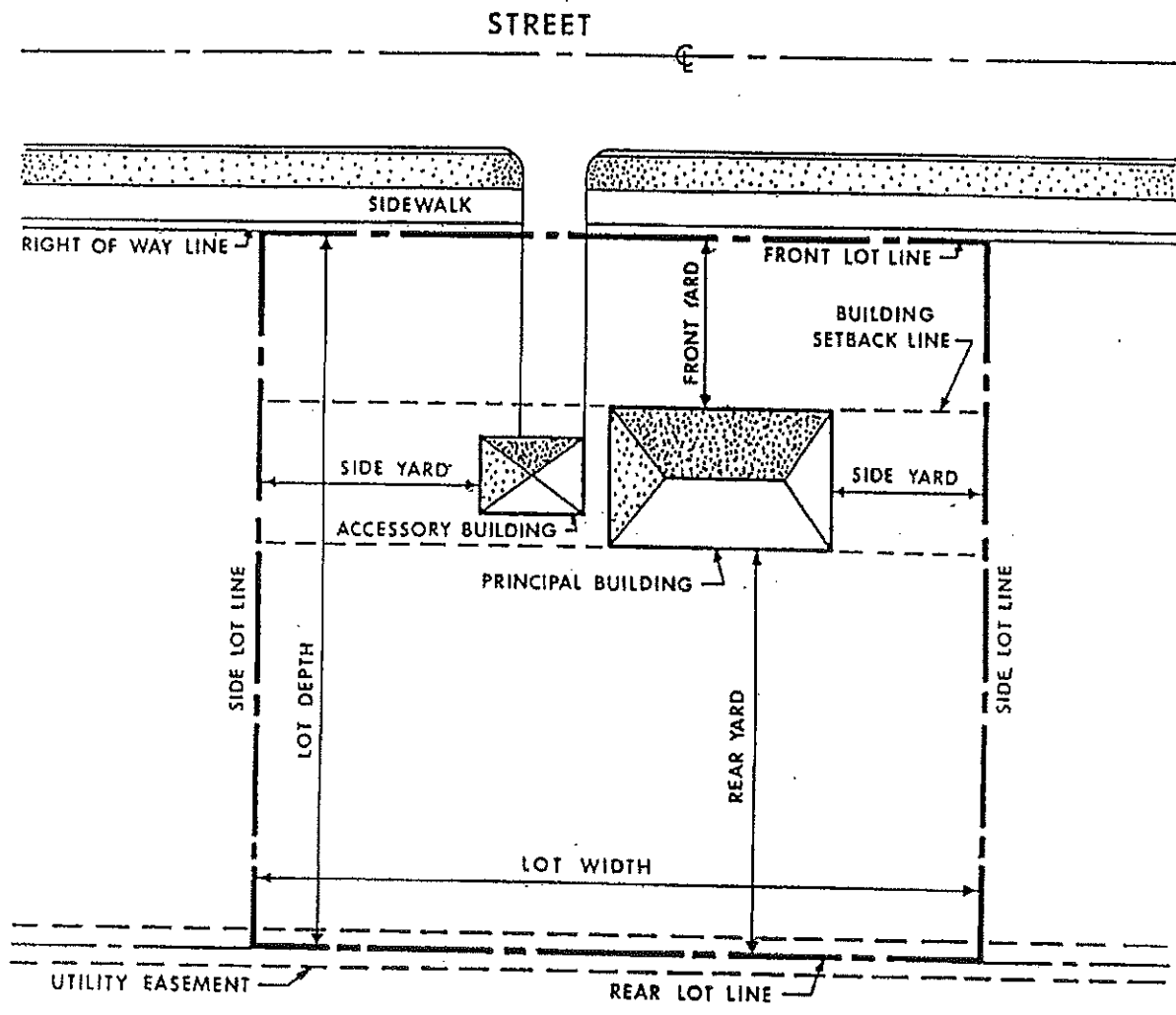


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SIDE VIEW

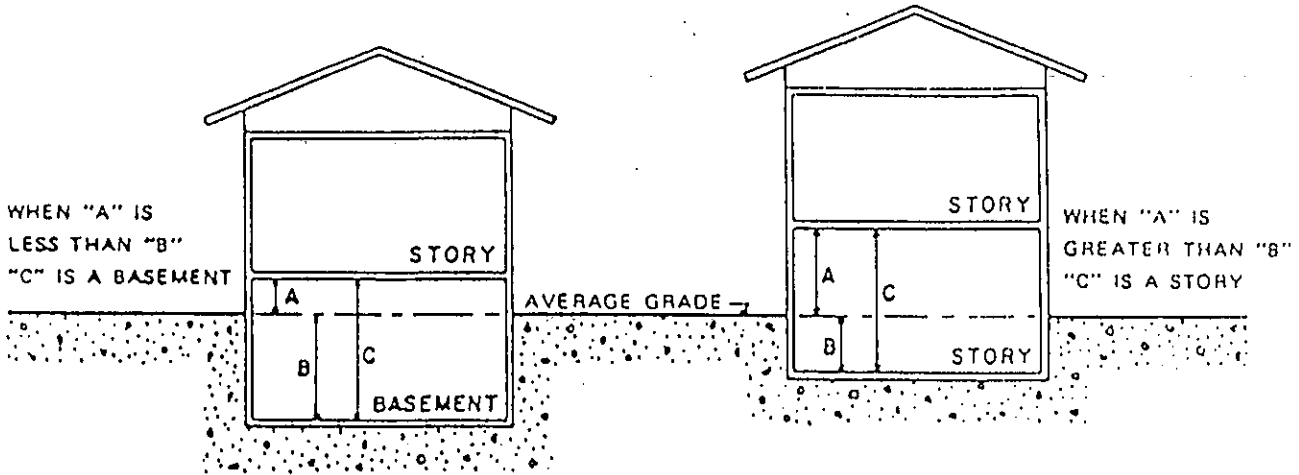
A FRAME



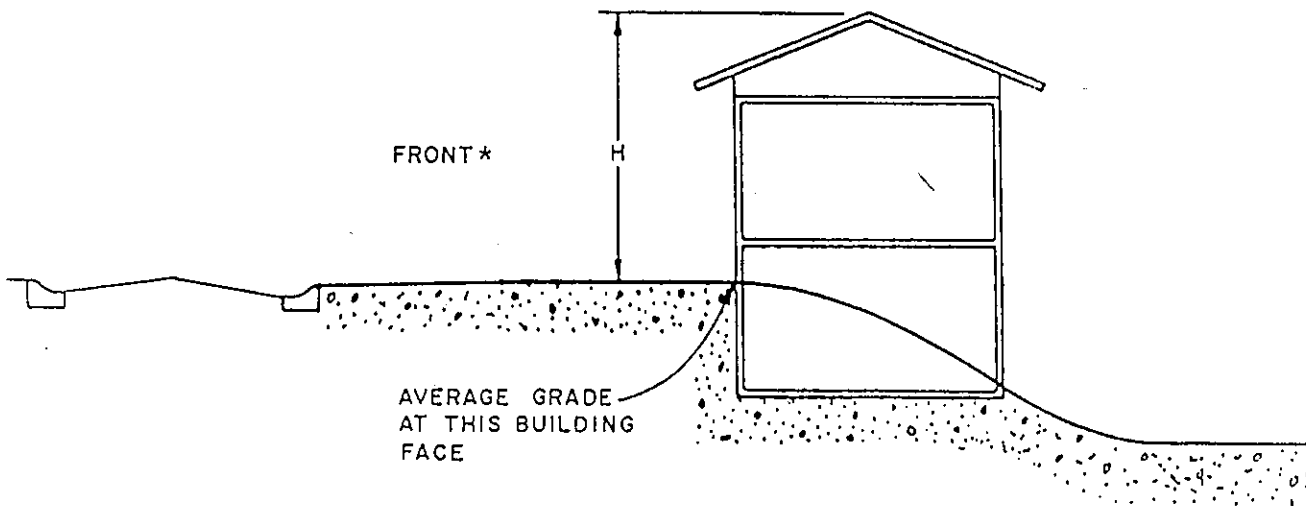
LOT TERMS

LOT AREA = TOTAL HORIZONTAL AREA

LOT COVERAGE = PER CENT OF LOT OCCUPIED BY BUILDING



BASEMENT & STORY



GRADE

* Any building not typical with respect to frontage shall require special consideration by the Zoning Commission.

GRAND RAPIDS TOWNSHIP REGULAR MEETING

January 27, 2020

The Grand Rapids Township Trustees met at 7:00 P.M. in the Grand Rapids Township Fire Hall. David Chamberlain, Ike Topp and Rita Foos answered roll call. There were seven guests present.

Rita Foos moved to approve and dispense with the reading of the minutes, as copies were available to guests. 2nd by Ike Topp. Roll Call YES: Ike Topp, David Chamberlain and Rita Foos. Motion carried.

The Fiscal Officer presented bills in the amount of \$26,475.76 for approval. Rita Foos moved to pay all bills as presented. 2nd by Ike Topp. Roll Call YES: David Chamberlain, Ike Topp and Rita Foos. Motion carried.

Zoning Inspector Brad Trumbull informed the Board that he sent a certified letter to a resident on Milton Road giving them 30 days to correct zoning violations on their property.

Rita Foos moved to approve Wood County Resolution No. 2020-1 allowing the County to work on various Township roads. 2nd by Ike Topp. Roll Call YES: David Chamberlain, Ike Topp and Rita Foos. Motion carried.

After reviewing the inventory of the Township, Rita Foos moved to approve it. 2nd by David Chamberlain. Roll Call YES: Ike Topp, David Chamberlain, and Rita Foos. Motion carried.

Rita Foos mentioned that there is a court hearing for the Lawson's property that she will be attending on February 14, 2020.

Rita Foos asked those present if they had any questions on the proposed Zoning Resolution. Les Heyman asked what changes were made; Rita Foos said that mainly they just made grammar and clerical corrections. Jim Rickenberg added that the commission added more detailed and clearer language and definitions to the resolution. David Chamberlain said that the commission also added regulations on solar panels. Robert Clark asked if the commission adjusted the lot setbacks. Dave Chamberlain said that the side lot set back has been reduced to 25'.

Rita Foos moved to approve the Zoning Resolution as presented. 2nd by David Chamberlain. Roll Call YES: David Chamberlain, Ike Topp and Rita Foos. Motion carried.

Rita Foos read the definition of a "Junk Yard" in the zoning resolution, which is not permitted in the Township and stated that there are some junk yards in the Township.

Rita Foos asked the Board to start thinking about road projects for the coming year. David Chamberlain said that he planned to meet with Mike Metzger of Strasser Construction to get his input.

There was a short discussion on the Cemetery Levy that recently was approved. David Chamberlain stated that he would like to get an estimate on tuck-pointing the Mausoleum.

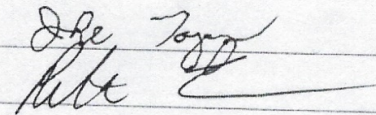
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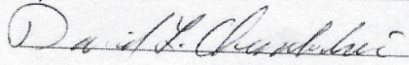
Ike Topp informed the Board that he spoke with Eric Palmer about the ditch project on Weston Road and was told by Palmer that the work will be done as soon as the weather will permit it.

Assistant County Prosecutor David Romaker attended the meeting to introduce himself and inform all present that he is running for Judge on the Wood County Court of Common Pleas.

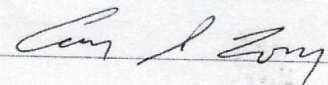
The meeting was adjourned.

Trustees

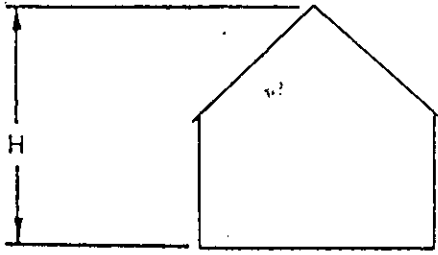




Fiscal Officer



H = HEIGHT OF BUILDING

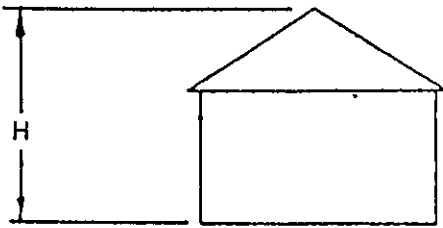


END VIEW

GABLE ROOF

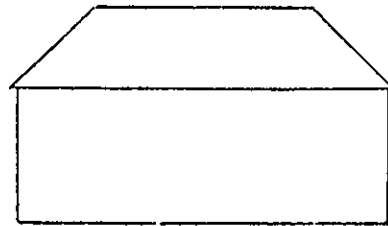


SIDE VIEW

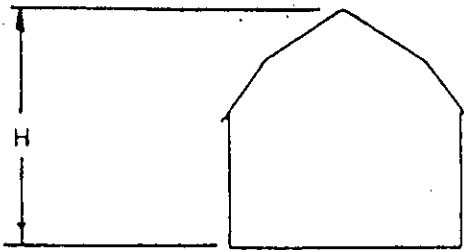


END VIEW

HIP ROOF

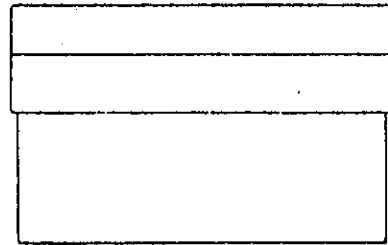


SIDE VIEW

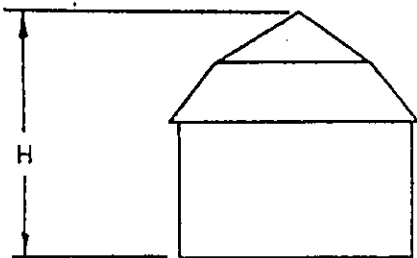


END VIEW

GAMBREL ROOF

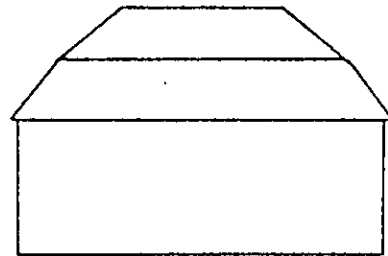


SIDE VIEW



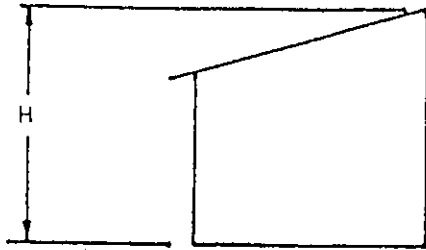
END VIEW

MANSARD ROOF

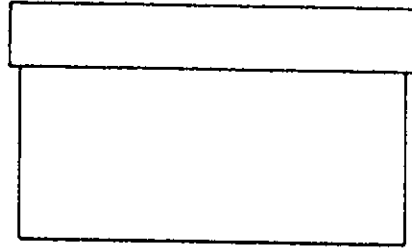


SIDE VIEW

ROOF TYPES AND BUILDING HEIGHT

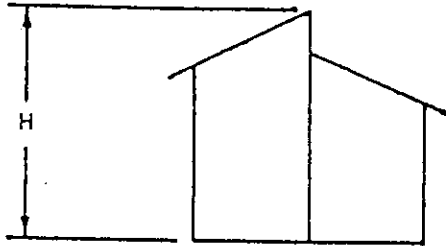


END VIEW

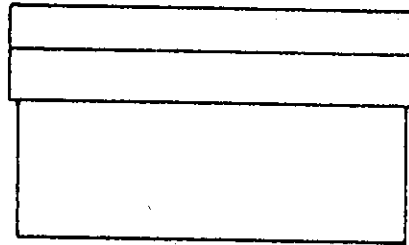


SIDE VIEW

SHED

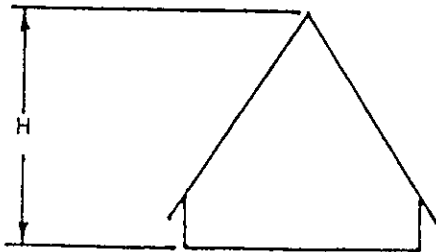


END VIEW

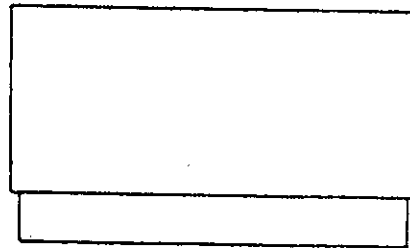


SIDE VIEW

SPLIT ROOF

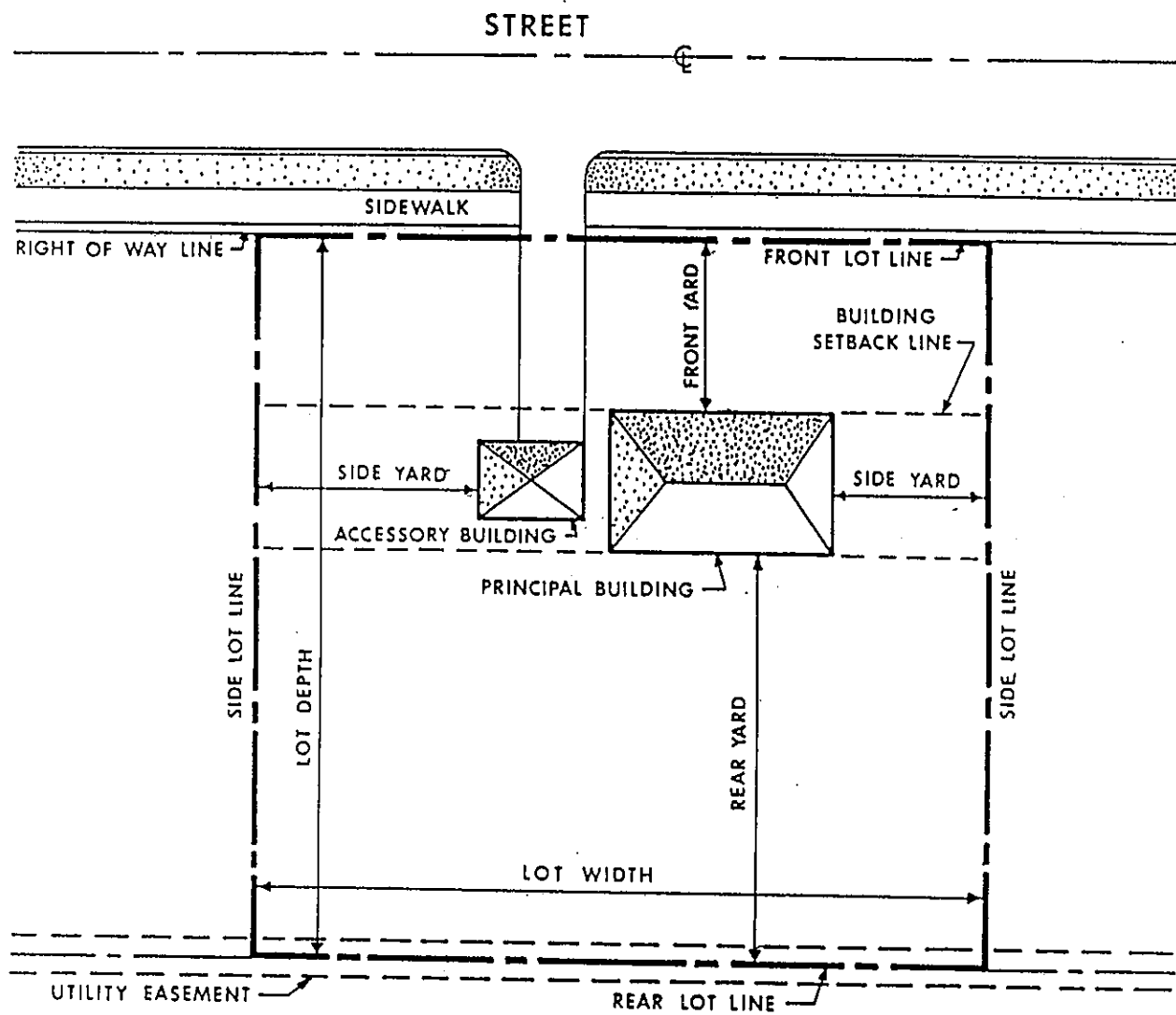


END VIEW



SIDE VIEW

A FRAME



LOT TERMS

LOT AREA = TOTAL HORIZONTAL AREA

LOT COVERAGE = PER CENT OF LOT OCCUPIED BY BUILDING