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WESTON TOWNSHIP

AMENDED ZONING

RESOLUTION

ADOPTED

AUGUST 11, 2008

2008 18518	01	
SUE KINDER		
WOOD COUNTY RECORDER		
12/22/2008	12:09	87295
TWP AMEN		
Real Estate		10.00
HOUSING TRUST FUND		10.00
DOCUMENT TOTAL		20.00

12:09 clock P m
FILED
 Dec 22, 2008
 SUE KINDER, RECORDER
 WOOD COUNTY, OHIO

#237

RECORD OF RESOLUTIONS

WESTON TOWNSHIP, WOOD COUNTY, OHIO

Dayton Legal Blank, Inc., Form No. 30045

Resolution No. 2008-04

Passed August 11, 2008

A RESOLUTION ADOPTING THE AMENDED ZONING RESOLUTION AS RECOMMENDED BY THE ZONING COMMISSION

The Board of Trustees of Weston Township, Wood County, Ohio met in regular session on Monday, August 11, 2008, with the following members present:

Mr. Dan Weaver, Mr. John Carpenter and Mr. Bruce Dewese

Mr. Dewese moved the adoption of the following resolution:

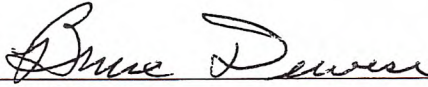
WHEREAS, The Board of Trustees of Weston Township, Wood County, Ohio believes that it would be in the best interests of the township and its inhabitants to adopt the following changes to the Township Zoning Resolution originally adopted June 7, 1965 and previously amended February 8, 1989; and

WHEREAS, the zoning commission of Weston Township, Wood County, Ohio has reviewed and revised the Zoning Resolution, and recommended the adoption of the following Amended Zoning Resolution; so

THEREFORE, be it resolved by the Board of Trustees of Weston Township, Wood County, Ohio that the following Amended Zoning Resolution be and is hereby adopted.

Mr. Weaver seconded the motion, and the roll was called on the question of its adoption. The vote was as follows:

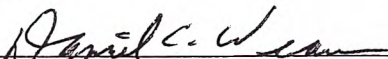
Mr. Dewese, yes
Mr. Weaver, yes
Mr. Carpenter, yes



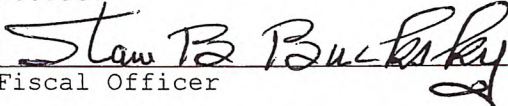
Trustee

Adopted: August 11, 2008


Attest:



Trustee



Fiscal Officer



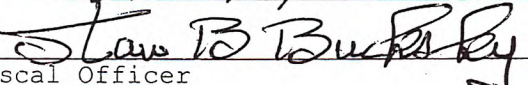
Trustee

CERTIFICATE

State of Ohio
Wood County

I, the undersigned fiscal officer of Weston Township, Wood County, Ohio certify that the foregoing Amended Zoning Resolution No. 2008-04 is taken and copied from the original Resolution now on file with said Board, and that it has been compared by me with the resolution on record and is a true copy.

Date: DEC 18, 2008



Fiscal Officer

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

WHEREAS, the Board of Trustees of Weston 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 Weston Township that the Zoning Resolution of Weston Township read as follows:

ARTICLE I. PURPOSE

For the purpose of promoting public health, safety, morals and general welfare; to conserve and protect property and property values; to secure the most appropriate use of land; and to facilitate adequate but economical provisions of public improvements, all in accordance with a comprehensive plan, the Board of Trustees of Weston Township finds it necessary and advisable to regulate the location, height, bulk, sizes of buildings and use of buildings and other structures, 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. IDENTIFICATION

Whenever the word "Township" appears in this resolution, it shall be deemed to mean the Township of Weston in Wood County, Ohio; and whenever the word "County" appears in this resolution, it shall be deemed to mean the County of Wood, Ohio.

ARTICLE III. INTERPRETATION

1. In interpretation, and application, and provisions of the 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. Where this resolutions imposes a greater restriction upon use of buildings or premises, or upon the height of buildings, or requires larger yards that are imposed or requires by other provisions of law, rules, regulations, covenants or agreements, the provisions of this resolution shall control, 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.

4. This resolution is continuing and amendatory. Any existing use which is non-conforming with the original General Zoning Plan of 1965 shall be deemed to be a non-conforming use under the provisions of this resolution.

ARTICLE IV. USES EXEMPTED FROM PROVISIONS OF RESOLUTION

1. The use of land for agricultural purposes or the construction of use of buildings or structures incident to the use of agricultural purposes of land on which buildings or structures are located and shall be permitted in all districts established by the Resolution except as provided below:

A. A parcel with the following characteristics is subject to the agricultural use restrictions in Division (B) of this section.

1. The Parcel is within a platted subdivision approved under O.R.C. 711.05, 711.09 or 711.10 or in any area consisting or fifteen or more lots approved under O.R.C. 711-131 that contiguous to one another, or some of which are contiguous to one another and adjacent tot 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;
2. The Parcel is a lot of one acre or less.

B. Agricultural uses and buildings incident thereto on parcels described in (A) above are permitted as follows:

1. Dairying, pasturage and animal husbandry of animals raised for their meat, skins or other by-products are conditional uses subject for approval by the Board of Zoning Appeals. The Board shall consider:
 - a. Size of the lot or parcel
 - b. Type and number of animals
 - c. Size area devoted to the above animal uses
 - d. Feed and waste management plan
 - e. Location and type of animal housing
2. With the exception of fruit trees, agriculture, farming, horticulture, viticulture are allowed so long as it it not extended beyond the forwardmost line of any residential, business, commercial or accessory structure on said parcel and does not exceed more than 31-1/3% of such parcel.
3. Building and structures accessory to the agricultural use of the property shall meet side and rear setbacks 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 the 35 feet in height, shall nor exceed one-eighth of the parcel and shall be placed behind the forwardmost point and line of any residential, industrial, or commercial structure thereon.

C. On parcels meeting the requirements of Section (A) (1) above and larger than one acre but less than five acres, the following agricultural uses are permitted subject to application for the approval of a conditional use permit therefore by the Board of Zoning Appeals.

1. Building and structures incident to the agricultural use of property are subject to the setback and construction and design requirements set forth in (B) (3) above.
2. 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 animals raised for the meats, skins, or other by-products are conditional uses subject to approval by the Board of Zoning Appeals. The Board shall consider:

- a. Size of the lot parcel
- b. Type and number of animals
- c. Size area devoted to the above animal uses
- d. Feed and waste management plan
- e. Uses of adjacent properties
- f. Location and type of animal housing

After thirty-five percent of the lots are so developed, the pre-existing dairying and animal and poultry husbandry shall be considered a non-conforming use of land and building or structures pursuant to O.R.C.

- C. The regulations in subsection (B) and (C) above do not apply to agriculture, buildings or structure and dairying and animal and poultry husbandry on lots greater than five acres.
2. The use of land or buildings of any public utility or railroad whether publicly or private owned, for the operation of its business.

ARTICLE V. DEFINITIONS

Accessory Building: Building customarily incident to and located on the same lot with another building, and not called a residential garage.

Agriculture: Farming; ranching; aquaculture; apiculture; horticulture; viticulture; animal husbandry, including, but not limited to, the care and raising of livestock, equine, and fur-bearing animals; poultry husbandry and the production of poultry and poultry products; dairy production; the production of field crops, tobacco, fruits, vegetables, nursery stock, ornamental shrubs, ornamental trees, flowers, sod, or mushrooms; timber; pasturage; any combination of the foregoing; the processing, drying, storage, marketing of agricultural products when those activities are conducted in conjunction with, but are secondary to, such husbandry or production.

Agricultural Zone: Area of land may be classified as agriculture provided that the general area is not built up with urban use and the general area is open spaces.

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

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

Building: Any structure designed or intended for the support, enclosure, shelter, or protection of persons, animals, chattels, or property. A mobile home or manufactured home is a building for the purpose of this resolution, if the home is affixed to a permanent foundation and is located on land owned by the owner of the home and the certificate of title has been surrendered and inactivated by the Clerk of Common Pleas Court that issued it so that the home may be taxed as real property.

Corner Lot: A lot, two sides of which are bounded by margins of intersecting, dedicated public highways.

Cottage: Building designed and/or constructed for seasonal occupancy only.

Districts: Areas designated on the zoning map for development of a particular use.

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

Front Lot Line: That property line or lines which coincide with road right-of-way boundary or boundaries.

Front Yard: Minimum distance between a structure and the front lot line.

Family: Any number of individuals immediately related by blood, marriage or adoption living and cooking together as a single housekeeping unit and shall include domestic employees.

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 measured from the center line 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.

Group Home: A Private residence which provides resident services to a maximum of eight (8) unrelated persons, exclusive of the resident care provider(s). Persons who are developmentally disabled, mentally retarded, mentally ill, aged, and handicapped may be occupants of a group home.

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 more than one 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 household purposes; and no sign other than a name-plate not more than three (3) square feet in area and 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 scrap metal, paper, rags, glass, or junk for salvages or storage purposes, or sale of used parts shall constitute a junk yard.

Lot: A parcel of land occupied by or legally capable of being occupied by, a building and accessory building and to include such open yard areas as are required by this resolution.

Lot Area: The number of square feet included by the metes and bounds of the property line.

Lot Frontage: All the property on one side of a dedicated public street right-of-way between two intersecting streets, measured along the line of the street right-of-way. The width of the lot, which is the distance from one side lot line to the other side lot line measured parallel to the front line, shall be at the minimum maintained by the entire depth of the lot. Measurement of the frontage along the street right of way, as established shall be continuous and un-interrupted.

Manufactured Home Pad: That portion of a manufactured home site that is designed, constructed, and improved in such a manner as 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 temporary type of foundation.

Manufactured Home Park: One (1) 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 (1) 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 either 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 (1) 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 in Article XIV herein.

Manufactured Housing: Any preassembled residence transported to a site for final assembly and set up. Does not include traditional site built housing.

- A. **Industrialized 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 Union (O.R.C. 3781.10{h}).
- B. **Manufactured Home** – Any nonself-propelled vehicle transportable in one or more sections, which in traveling mode, is eight body feet or more in width or forty body feet in length or when erected on a site, is three hundred twenty or more square feet, and which is built with or without permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to required utilities, and includes the plumbing, heating, air conditioning, and electrical systems contained therein. Manufactured homes shall be constructed in compliance with the Federal manufactured Housing Construction and Safety Standards.
- C. **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 Ohio Revised Code, but includes a manufactured home as defined in this resolution.

Multiple Family Dwelling: A building arranged and designed to be occupied by two of more families living independently of each other and having independent and separate living areas.

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.

Non-traditional Accessory Buildings: The use of but not limited to, semi-truck trailers, box trucks, cargo containers used by rail, air, shipping and land transportation industries.

Parcel: An area of land shown as a unit or contiguous units in the County Auditor's map.

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

Permanently Sited Manufactured Home: Is a home that meets ALL of the following criteria:

1. The structure is affixed to a permanent foundation and is connected to appropriate facilities.
2. The structure, excluding an addition, has a width of at least 22ft. at one point, a length of at least 22ft. at one point, and a total living area of at least 900 square feet, excluding garages, porches, or attachments.
3. The structure has a minimum of 3:12 residential roof pitch, conventional siding, and a 6in. minimum eave overhang including appropriate guttering.
4. The structure was manufactured after January 1, 1995.
5. The structure is not located in a manufactured home park.

Planning Commission: Wherever Planning Commission or County Planning Commission is referred to; it shall be the Wood County Planning Commission.

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 residential development in accordance with Wood County Land Subdivision Regulations.

Pond: A still body of water covering at least one-fourth (1/4) acre and being at least ten (10) feet deep at its deepest point. Water bodies with less than the dimensional characteristics above are prohibited.

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

Public Uses: Public parks, schools and administrative, cultural and service buildings, police and fire stations, not including public land or buildings devoted solely to the storage and maintenance of equipment and materials.

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 sewage devices.

Rear Lot Line: That property line opposite the designated front line.

Residential Garage: A structure or portion thereof designed and used primarily for the housing of motor vehicles.

Right-of-way: Land which is set aside between property lines for street, alley, easement, utility, or other physical improvement.

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.

Side Lot Line: Any lot line which is neither a front property line nor a rear property line.

Side Yard: Minimum distance between a structure and the side lot line.

Sign: Any device designed to inform, or attract the attentions of persons not on the premises on which the sign is located.

Single-family Dwelling: A residential building consisting of one (1) dwelling unit and which is arranged, intended to, designed for one family. The term shall not include a manufactured home a mobile home.

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, exception 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.

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

Township: Wherever Township is referred to, it shall be Weston Township, Wood County, Ohio.

Trustees, Board of Trustees: The Board of Trustees of Weston Township, Wood County, Ohio.

Two-family Dwelling: A residential building consisting of two dwelling units each of

which adjoins the other either horizontally or vertically, and is arranged, intended or designed for one family. Each dwelling shall have its own separate, private means of ingress and egress. The term “two-family dwelling” shall not include a manufactured home or a mobile home.

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

Variance: A change in the requirements within a district not to include a change in basic land use.

Zoning Appeals Board: Board of Appeals of Weston 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 Weston 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**

There zones are designed 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” Agricultural 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 stand is located. Such stands or displays shall be a minimum of twenty (20) feet from the edge of 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 agricultural labor is necessary. The location of such structures shall be provided in ARTICLE XII. Minimum dwelling size, as provided in ARTICLE XII, 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.

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 of "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 SUBDIVISIONS REGULATIONS for Wood County.

Accessory Uses

1. Private garage which may include living quarters not to be rented for profit.
2. Summer houses and other customary incidental structures.
3. Temporary building for uses incidental to construction work, which building shall be removed upon the completion or abandonment of the construction work.
4. One bulletin board or sign not exceeding twenty (20) square feet in 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 House, including Sunday Schools and meeting facilities.
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 recreational facilities not operated for profit including swimming pools, tennis courts, etc.
6. Hospitals, sanatoriums but not including those contagious diseases or for the insane, liquor or drug addicts, and religious institutions, nor including correctional institutions.

C. 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. Specialized animal raising and care.
3. Special care dwelling.

D. 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 functions 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 that 50% of the floor area of the building is used for treatment, manufacture and processing of products.
2. Residential dwellings and accessory building shall only be permitted and as regulated in the R-2 District. No platting permitted.

Commercial Requirements

1. All commercial structures shall have plans reviewed by the Ohio Department of Industrial Relations and said plans shall be approved by the same prior to the issuance of a zoning permit.
2. Lot size, side yards and set back lines shall be in accordance with ARTICLE XII.
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.

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 ARTICLE XII. LOT SIZE.
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.

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, gun powder 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 yard, automobile graveyards, 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. NON-CONFORMING USES

1. A non-conforming use existing at the time this resolution takes effect may be continued, except that if it is voluntary discontinued for two or more years, it shall be deemed abandoned and any further 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 but not completed, may be completed and put to such non-conforming use, provided it is done within one year after this resolution takes effect.
3. Any structure or building existing as a non-conforming use at the time this resolution 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 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 not thereafter be changed to a less restricted or non-conforming use.

ARTICLE X. RELOCATION OF A STRUCTURE

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

ARTICLE XI. 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 structure and shall be as follows:

<u>District</u>	<u>Township or County</u>	<u>State or Fed.</u>
All	50*	75

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

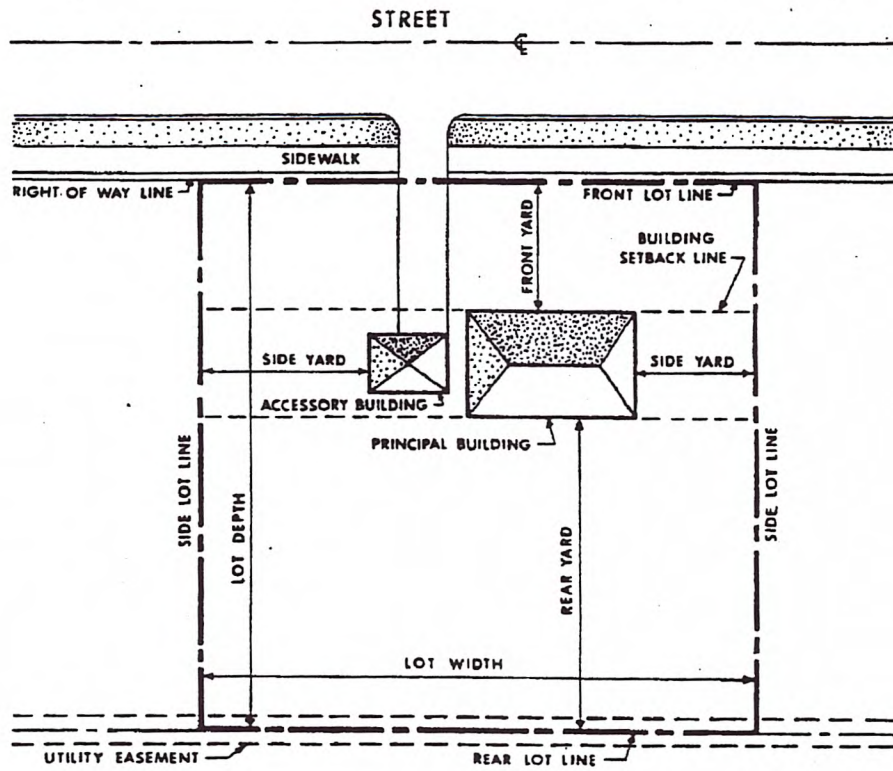
* Set-back distance shall be on the basis of fifty (50) feet from the edge of sixty (60) feet right-of-way. If road has less than sixty (60) feet right-of-way than set-back will be greater correspondingly.

**Weston Township
Article XII.
Lot and Floor Area Requirements**

District	Min. Front Yard Depth In Ft. (see Article IX for Exceptions)	Min. Side Yard in Ft.	Min Rear Yard in Ft.	Min; Lot Area per Family	Min. Lot Frontage in Ft.	Min. building Floor Area Per Family In Sq. Ft.
Agriculture Individual sewage disposal and water supply 1 Family	50 Ft.	10 Ft.	10 Ft.	2.5 acres	300 Ft.	1 Story-900 1 1/2-2 story - 900 (1st fl. - 720) Bi-level- 900 (1st fl. - 400) Tri-split- 900 (1st fl.-400)
2 Family	50 Ft.	10 Ft.	10 Ft.	3 acres	300 Ft.	900
Residential R-1 Individual sewage and water supply 1 Family	50 Ft.	10 Ft.	10 Ft.	2.5 acres	300 Ft.	Same as above
2 Family	50 Ft.	10 Ft.	10 Ft.	3 acres	300 Ft.	900
Either public sanitary sewer or public water supply 1 Family	50 Ft.	10 Ft.	10 Ft.	20000 sq ft	100 Ft.	Same as above
2 Family	50 Ft.	10 Ft.	10 Ft.	15000 sq ft	120 Ft.	900
Both public sanitary sewer and public water supply 1 Family	50 Ft.	10 Ft.	10 Ft.	10000 sq ft	75 Ft.	Same as above
2 Family	50 Ft.	10 Ft.	10 Ft.	7500 sq ft	85 Ft.	900

**Weston Township
Article XII.
Lot and Floor Area Requirements**

District	Min. Front Yard Depth In Ft. (see Article IX for Exceptions)	Min. Side Yard in Ft.	Min Rear Yard in Ft.	Min; Lot Area per Family in Sq. Ft.	Min. Lot Frontage in Ft.	Min. building Floor Area Per Family In Sq. Ft.
Residential R-2						
1 Family	Same as Residential R-1					
2 Family						
Multiple Family with individual sewage disposal & water supply system	Not Permitted					
Multiple Family with public sanitary sewer & private water supply	50 Ft.	10 Ft.	10 Ft.	7500	85 Ft.	900 Sq Ft
With public sanitary sewage & public water supply	50 Ft.	10 Ft.	10 Ft.	7500	60 Ft.	900 Sq Ft
Commercial -C	50 Ft.	10 Ft.	10 Ft.			
Industrial -I	50 Ft.	10 Ft.	10 Ft.			
Special - S	Same as Agriculture - A					



LOT TERMS

LOT AREA = TOTAL HORIZONTAL AREA

LOT COVERAGE = PER CENT OF LOT OCCUPIED BY BUILDING

Accessory building permitted in the side yard on lots of record of one acre or greater. Accessory buildings on lots less than one acre must be located in the rear yard.

ARTICLE XIII. MAXIMUM HEIGHT OF BUILDING

This resolution does not establish a definite maximum height of buildings or structures. The height of buildings and structures shall be such as to conserve the value of adjacent property, and so to secure adequate light and air for the adjacent property.

ARTICLE XIV. PARKING FACILITIES

Off Street Parking

In computing the number of parking spaces required by these regulations, a parking space is herein defined as an enclosed or unenclosed are of not less that 200 sq. ft. permanent reserved for off-street parking, services by adequate access drives 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 carious uses computed separately.
3. **Location of parking spaces-** All parking spaces shall be located within a distance of 350 feet of the facility it serves.
4. **Shopping Plaza**
Neighborhood – 8 spaces per 1000 sq ft or gross leasable area.
Community - 6.5 spaces per 1000 sq ft of gross leasable area.
Regional – 5 spaces per 1000 sq ft of gross leasable area.
5. **Specific Requirements** – There shall be provided at the time of change in land use, off-street parking and loading spaces in accordance with the following requirements:

	Spaces	Per Dwelling
Private Dwelling	2	dwelling
Apartments	1 ¾	apartment
Res. Hotel	1 ½	sleeping unit
Hotel-Motel (restaurants-assembly Rooms additional)	1	sleeping room
Hospital, rest homes, sanitarium	1/3	bed
Church, funeral homes	½	seat
Schools, (auditoriums, assembly halls additional)	1	room
Theater or auditorium	½	seat
Assembly hall, dance hall, roller rink	1 ½	100 sq ft
Restaurant	2/3	seat

Retail outlet	1	100 sq ft
Personal Service or office	½	100 sq ft
Manufacturing and/or warehousing of Maximum shift plus space for all Vehicles used in connection	2/3	employer

ARTICLE XV. SIGNS

SIGN – See definitions

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 when displayed in connection with commercial promotion;
 - c. Legal notices, identification, information of 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 from a unit. Where matter is displayed in a random manner without organized relationship of elements, or where there is a reasonable doubt about the relationship element, 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 parrellogram, 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 shall be set back 25' on US 6; 20' on other state routes; 15' on all other roads, from edge of R/W as a minimum.
 - b. A sign relating in its subject matter to the premises, on which it is located, shall be permitted in all districts, provided they do not exceed 9 sq. ft. and only 1 sign per premises. No permit is required.

- c. Commercial on-site signs shall be permitted in all districts except residential districts and shall be limited to 2 signs per parcel not exceeding 100 sq. ft. 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 (1) sign per parcel of land and a zoning permit shall be required.
5. Commercial or manufacturing operations, nor located in residential districts, may in addition be permitted two (2) free-standing on-site signs each not to exceed one hundred (100) square feet in area. Such signs must relate to products sold on the premises or to activities carried on within the premise. For purposes of this resolution, each surface of a free-standing sign that is utilized for display shall count as one (1) sign. Heights restrictions for such signs shall be regulated as per township zoning district requirements. A permit(s) is required.
 6. Portable or temporary signs not exceeding fifty (50) square feet in area, announcing special public or institutional events, the erection of a building, the architect, the builders, or contractors may be erected for a period of sixty (60) days plus the construction period. No permit is required.

ARTICLE XVI. MANUFACTURED HOMES

A. Placement of Manufactured Homes

1. Manufactures homes shall be permitted in either a manufactured home park or a manufactured home subdivision.
2. Manufactured home parks and manufactures home 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 to a manufactured home unless of a material or type of construction specifically designed and manufactured for such use.
5. One (1) manufactured home constructed in compliance with the Federal Manufacturing Housing Construction and Safety Standards may be permitted as a conditional use by the Board of Zoning Appeals and as per Wood County Health Department Regulations upon each farm of forty (40) acres or more. The location of such permitted manufactured home shall be in accordance with the yard requirements for residential uses in "R-1" district. The Board of Zoning Appeals may place additional safety regulations as per conditional use upon the placement of said manufactures home.
6. A manufactured home meeting the requirements of 3781.10 O.R.C. (industrialized unit) may be placed in any district that which permits single family dwelling(s), providing that all matters regarding lot size, setbacks and other provisions of this Resolution are maintained. Industrialized units meeting the requirements of the Resolution are licensed by the State of Ohio with a letter of certification. A copy of said letter of certification shall be required at the time a zoning permit is requested as evidence of meeting the requirements of 3781.10 O.R.C.

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 the following:

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 ten (10) acres. Individual site within a park shall be developed with a minimum of 2700 square feet, including a minimum width of thirty (30) feet per manufactured home being served.
3. The minimum setback for a park shall be fifty (50) feet from a public right-of-way. The manufactured home shall be placed on the site so as to comply with the following:
 - a. Each manufactured home shall be placed upon the manufactured home site so as to provide no less than fifteen

(15) feet of clearance between individual manufactured homes and twenty-five (25) feet to a manufactured home park boundary or property line.

4. All manufactured home spaces shall abut upon a driveway of not less than twenty (20) feet in width, which shall have unobstructed access to a private or public street.
5. All land in a manufacture home park shall comprise of a single parcel. Public thoroughfares, except as extensions of local or collector streets proposed as part of a manufactured home park to avoid unwarranted public traffic from traveling through said park.
6. Each manufactured home within a manufactured home park shall contain a complete bathroom, including flush toilet, kitchen facilities, sleeping accommodations, plumbing and electrical connections. Travel trailers, motor homes and other recreational vehicles shall not be occupied in a manufactured home park.
7. All areas not used for access, parking, circulation, buildings and services shall be completely and permanently landscaped and the entire site maintained in good condition.

C. Manufactured Home Subdivision

The manufactured home subdivision is intended as an area chiefly designed for single family manufactured 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 subdivision 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 hoe 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 of Wood County.
2. A manufactured home subdivision shall be developed on a site of not less that ten (10) acres.

ARTICLE XVII. SUPPLEMENTAL REGULATIONS

1. Satellite Dishes

Satellite dishes are permitted in all Districts as an accessory use. Satellite dishes shall be within the required rear or side yard setbacks. Dishes are prohibited from placement in a front yard. Plans for any installation shall be submitted to the Zoning Inspector before a permit is issued.

2. Fences and Hedges

- a. Fences measuring less than four (4) feet in height do not require a permit for installation. Conversely, fences measuring four (4) feet in height or greater require a permit.
- b. In any district, no fence, structure, hedge or other planting shall be built or maintained in such a manner that visibility is obstructed from intersecting streets within eighty (80) feet in each direction from the intersection of the street centerline.
- c. For the purpose of this Resolution, fences four feet or less may be placed at the property line and no permit is required. Fences greater than four feet shall be treated as accessory uses and set-backs shall be maintained as per the zoning district with a zoning permit required.

3. Private Swimming Pools and Ponds

1. A private swimming pool shall be any pool or open tank, where swimming is normally permitted, not located within a completely enclosed building, and contained or normally capable of containing water to a depth at any point greater than one and one-half (1 ½) feet. Such swimming pools shall be allowed in any "A" or "R" District providing it complies with the following conditions and requirements, and a permit shall be required.
 - a. The pool is intended and is to be used solely for the enjoyment of the occupants of the principle use of the property on which it is located.
 - b. No part of the water area, exposed equipment or structure housing the equipment shall be closer than ten (10) feet from any property line. Paved walks adjoining a pool may not be closer than five (5) feet from a property line.

- c. The swimming pool, or the entire property on which it is located shall be fenced so as to prevent uncontrolled access by children from the street or from adjacent properties. Said fences to be not less than four (4) feet in height and maintained in good condition with a lock and gate.
2. A private pond is permitted in all districts, with the following conditional and a permit shall be required:
 - a. 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 five hundred (500) feet of the perimeter of the area.
 - b. Any man made or naturally occurring pond used for recreation, storm water retention or detention, shall be located at least (50) feet from and public road right-of-way or drainage ditch. The natural grade of the land shall remain undisturbed within fifteen (15) feet of the property line.
 - c. If ponds are to be utilized for potable water supplies, approval of the Wood County Health Department shall be required.
 - d. Pond(s) shall not be permitted to locate in a 100 year floodplain.
 - e. Pond(s) shall provide at least one overflow. Adequate provisions for drainage shall be made subject to approval of the Wood County Engineer.
 - f. Pond(s) shall be at least one-fourth (1/4) acre in area and be at least ten (10) feet at its deepest point.
 - g. Fill dirt may be hauled off-site. Any fill dirt retained on-site shall not be mounded so as to obstruct a view from adjoining neighbor's residence.
 - h. After completion, a pond shall be properly maintained and supervised so that it will not become a danger or nuisance to area residents.

4. Home Occupation

General Requirements

- a. No more than one person other than members of the family residing on the premises shall be engaged in such occupation.
- b. The use of the dwelling unit for the home occupation shall be clearly incidental and subordinate to its use for residential purposes by its occupants, and not more than twenty-five percent (25%) of floor area of the dwelling unit shall be used in the conduct of the home occupation.
- c. There shall be no change in the outside appearance of the building or premises, outside storage of materials incidental to the home occupation, nor other visible evidence of the conduct of such home occupation other than one (1) sign, not exceeding three (3) square feet in area, non-illuminated.
- d. No traffic shall be generated by such home occupation of greater volume than would normally be expected in a residential neighborhood, and any need for parking generated by the conduct of such home occupation shall meet the off-street parking requirements as specified in this ordinance, and shall not be located in a required front yard.
- e. No equipment or process shall be used in such home occupation which creates noise, vibration, glare, fumes, odors, or electrical interferences detectable to the normal senses off the lot. In the case of electrical interference, no equipment or process shall be used which creates visual or audible interference in any radio or television receivers off the premises, or causes fluctuations in line voltage off the premises.

ARTICLE XVIII. GROUP HOMES

It is proposed that group homes be permitted in all residential and agricultural districts under a conditional use designation. Any other criteria for conditional use permits would also apply. In addition, specific criteria are proposed for group home special uses:

1. Group home facilities are defined as private residence which provides resident services to a maximum of eight (8) unrelated persons. Residence should be restricted to a maximum of two (2) persons per bedroom exclusive of the bedroom needed for the resident care-provider.
2. Group homes which contain one to eight (1-8) residents, exclusively of the care-provider(s), shall be operated by a resident/owner of the home. The lot

shall be the same size or may be larger than the lot size required in an "A" & "R" District within which it is located.

3. All group homes must be licensed by the appropriate state or county licensing agency (examples are Ohio State Department of Mental Health, Ohio State Department of Human Services, Wood County Health Department, etc.).
4. Public utilities of sewer and water should be provided where possible. In unsewered areas, appropriate approval shall be obtained from the Wood County Board of Health or Ohio Environmental Protection Agency.
5. The proximity and nature of the group home to the surrounding area shall be considered in determining the feasibility of the location or the conditions of approval. To minimize concentration of group homes within a township, a distance separation between group homes shall be one (1) mile in unsewered areas of the township. In the developed sewer areas, group homes may be located no closer than one-fourth (1/4) mile of each other.
6. The owner should maintain a planned continuing contact with the adjacent residents and as necessary with the neighborhood with the respect to operation of the facility. As awareness and acceptance of the group home and its residents shall be a goal. A report of activities and any incidents may be required as a condition of approval, or subsequent thereto, by the township.

ARTICLE XIX. DISABLED, ABANDONED, JUNK VEHICLES

1. Disabled, Abandoned, Junk Vehicles in any District
The parking of two or more inoperable, disabled, abandoned or junk vehicles is prohibited. Exceptions are permitted subject to the following conditions:
 - a. May be stored in an enclosed garage or other enclosed accessory building and no business conducted with said vehicles.
 - b. May be stored in an area property screened by means of fencing, trees or other suitable screening or concealment. It shall be the determination of the zoning inspector based on the site plans or related drawings as to whether such vehicles are properly screened or concealed.
2. For the purpose of this section, junk vehicle means any motor vehicle meeting the requirements of divisions A,B,C,D,E OF Section 4513.63 of the Ohio Revised Code.
3. Historical or collectors vehicles may be allowed under the same provisions in #1 (a) (b) of this section.

ARTICLE XX. ADMINISTRATION

Section 1. Zoning Inspector

ENFORCEMENT BY WHOM: The position of Township Zoning Inspector if hereby created and he 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.

Section 2. Plats, Maps, and Descriptions

Each application for a building permit shall be accompanied by a plat, map of 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 proved for the enforcement of this resolution. A careful record shall be kept of all such applications, maps, comprehensive descriptions, in the office of the Township Zoning Inspector or the office of the Board of Township Trustees and shall receive such compensation as the Board of Township Trustees may provide.

Section 3. Zoning Certificate (Permit)

1. Before constructing, locating, reconstructing, change 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 made 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 use, all of which shall be included in the permanent record of the application. Within ten (10) days after receipt of the application, the zoning inspector shall issue a zoning certificate if the proposed construction, alteration, or change of use by application 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.
2. Each applicant shall pay a fee prior to the issuance of a zoning certificate (permit) as set from time to time by a resolution passed by the Weston Township Board of Trustees. Such fees are for the purpose of defraying the costs of inspection, certification and maintenance of necessary records pertaining to the implementations of the zoning resolution.
3. The zoning certificate must be posted on the premises before work is started, and so positioned to be read from the outside of the building of structure.

4. No zoning certificate is requires for maintenance, repairs, or alterations that do not change the area of the structure.
5. In the event that such proposed construction, addition, alteration or change of use does not occur within two (2) years for the date the zoning certificate (permit) is issued, such certificate (permit) shall be revoked.

ARTICLE XXI. BOARD OF ZONING APPEALS

A Board of Zoning Appeals is hereby established and shall function in accordance with Sections 519-13, .14 and .15 of the Revised Code of the State of Ohio.

ARTICLE XXII. AMENDMENTS

All amendments or supplements to this resolution shall be made in accordance with Section 591.12 of the Revised Code of the State of Ohio.

ARTICLE XXIII. PENALTIES

1. In accordance with Section 519.99 of the Ohio Revised Code, a ny 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 br fined not more htat one hundred dollars (\$100) for each 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 for this resolution of any amendment thereto, the Board of Township Trustees, the Prosecuting Attorney of this county, the Township Zoning Inspector , any adjacent or neighboring property owner who would be especially damaged by such violation is addition to other remedies provided by law, may institute injunction, mandamus, abatement, or any other appropriate action, actions or proceedings to prevent, enjoin, abate or remote such lawful location, erection construction, reconstruction, enlargement, change, maintenance or use.

ARTICLE XXIV. VALIDTY

Each section, sub-section, provision, requirements, regulations or restriction established 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 to any cause shall not effect nor render invalid the resolution or amendments thereto as a whole or any part thereof except the particular part so declared to be valid.

ARTICLE XXV. VARIANCE

The Board of Zoning Appeals may upon appeal, in specific cases, authorize variance from the terms of this zoning resolution that will not be contrary to the public interest, where owing to specific conditions a literal enforcement of the provisions of the resolution of any amendments thereto will result in unnecessary hardship. In authorizing a variance the spirit of the resolution shall be observed and substantial justice shall be done.

ARTICLE XXVI. CONDITIONAL USE PERMIT

Section 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 private course
3. Lodge or private club
4. Outdoor theater
5. Golf driving range
6. Radio or TV transmitting tower
7. Manufactured home park
8. Individual manufactured homes as provided as in Article XVI
9. Group homes

Section B. Procedure:

All requests for conditional use permits shall be reviewed by the Board of Zoning Appeals within the set time limits as set forth in Section 591.14 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 find 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 condition of the use.

Section C. Permit Expiration

All requests for conditional use permits, approved by the Board of Appeals, shall be valid for a period of two (2) years unless otherwise specified in this resolution. If the

Board of Zoning Appeals determined that a conditional use permit has not been utilized with the above prescribed time period, such permit shall be revoked.

ARTICLE XXVII. EFFECTIVE DATE

This resolution shall be in full force and shall become effective from and after the date of its approval and adoption as provided by law.

ARTICLE XXVIII. ZONING FEES

The following fees, as established by separate Resolution by the Weston Township Trustees and updated from time to time shall be paid prior to issuance of zoning certificates. Such fees are for the purpose of defraying the cost of inspection, certification and maintenance of necessary records.

Weston Township Zoning Fees
Wood County, Ohio

1.	Any single family residential building construction.....	\$200.00
2.	Any two-family residential building construction.....	\$200.00
3.	Each additional family above two.....	\$100.00
4.	Residential accessory buildings, garages or additions to buildings...	\$50.00
5.	Industrial or commercial building construction or remodeling.....	\$300.00
6.	Fences.....	\$50.00
7.	Ponds.....	\$50.00
8.	Onsite signs less than 30 Sq. Ft.....	\$50.00
9.	Onsite signs 30 to 100 Sq. Ft.....	\$75.00
10.	More than 100 Sq. Ft.....(onsite).....	\$125.00
11.	Offsite signs less that 100 Sq. t.....	\$100.00
12.	Offsite signs more than 100 Sq. t.....	\$200.00
13.	Appeals Board hearing (conditional use permits,variances).....	\$300.00
14.	Copy of Weston Township Zoning Resolution.....	\$5.00

Recommendation of Zoning Commission: Adoption, Modify, Deny

Date certified to the Board of Trustees: 7/14/08

Chairman, Township Zoning Commission: [Signature]

ADOPTED: August 11, 2008

[Signature]
Trustee

[Signature]
Trustee

[Signature]
Trustee

Attest:

[Signature]
Fiscal Officer

CERTIFICATE

State of Ohio, Wood County

I, the undersigned Fiscal Officer of Weston Township, Wood County, Ohio, certify that the foregoing Zoning Amendment Resolution is taken and copied from the original Resolution now on file with said Board, that is has been compared by me with the resolution on record and is a true copy.

[Signature]
Township Fiscal Officer