

Z O N I N G R E G U L A T I O N S

C L A Y T O W N S H I P

P R E C I N C T S "A", "D", & "F"

S C I O T O C O U N T Y , O H I O

C L A Y T O W N S H I P Z O N I N G B O A R D

B Y A U T H O R I T Y O F

O H I O R E V I S E D C O D E - S E C T I O N 5 1 9

3/25/81

#3

RECEIVED AND FILED
At 10:17 o'clock P.M.

JAN 28 1992

Irene Ashley
Scioto County Recorder

\$50.00

CONVEYANCE
INDEXED *gt*
RECORDED *gt*
PROOF READ *gt*
ABSTRACTED
INDEXED

* See large plat in drawer with
reconstruction & Zoning

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RESOLUTION PROVIDING FOR THE ESTABLISHMENT OF ZONING FOR
PRECINCTS "A", "D" AND "F" OF CLAY TOWNSHIP

ARTICLE I - PURPOSE AND TITLE

SECTION 100 - PURPOSE

1. WHEREAS, the Township Trustees of Clay Township deems it necessary to the promotion of public health, safety, morals, comfort and general welfare, of what is known as Precincts A, D, and F, to regulate therein the use, size and location of yards and other open spaces in relation to buildings and the use of land; and to carry out the planning for the township, the districts and rules of these regulations are hereby created and established and shall hereafter apply.

SECTION 101 - TITLE

1. These regulations shall be known as the Clay Township Zoning Regulations and may be referred to as the Zoning Regulations.

ARTICLE II - GENERAL PROVISIONS

SECTION 200 - NONCONFORMING USES

1. Any legal use of structure or land lawfully existing at the effective date of these regulations may be continued, even though such use does not conform to the provisions of these regulations. This nonconforming lawful use of a structure may be extended throughout those existing parts of the structure which were originally arranged or designed for such use. No nonconforming structure shall be moved, extended, enlarged, or structurally altered, except when authorized by the Board of Zoning Appeals, in accordance with the provisions of these Zoning Regulations, as hereinafter provided.
2. Whenever the lawful use of a structure or parcel of land becomes nonconforming through change in the Zoning Regulations or in the district boundaries, such use may be continued,

Resolution NO 07-23

Scioto, County, Ohio

Be It Resolved by the Township Trustees of.....Clay.....Township,

that RESOLUTION CONCERNING THE FEE FOR BUILDING PERMITS FOR NEW HOMES BE INCREASED TO \$200.00.

It was moved by Mr. Blevins seconded by Mr. Hines that the following Resolution be adopted:

RESOLUTION

WHEREAS, The Trustees of Clay Township, Scioto County, Ohio voted to increase the fee for a building permit for a new home from \$50.00 to \$200.00.

Roll call: Mr. Blevins, aye, Mr. Richard, aye, Mr. Hines, aye.

Adopted the13th.....day ofAugust.....2007.....

Attest: Rick Vournazos
RICK VOURNAZOS. Fiscal Officer

Jack Blevins
JACK BLEVINS

Howard K. Richard
HOWARD RICHARD

Timothy Hines
TIMOTHY HINES Township Trustees

No.

.....

*Clay Township,
Scioto County, Ohio*

RESOLUTION NO. 07-23

.....

.....

.....

Adopted: August 13, 2007

Richard V. Vannoy, Jr.
Township Fiscal Officer

Resolution NO 07-26

Scioto, County, Ohio

Be It Resolved by the Township Trustees of.....Clay.....Township,
that RESOLUTION CONCERNING building certificates..

It was moved by Mr. Blevins seconded by Mr. Richard that the following Resolution be adopted:

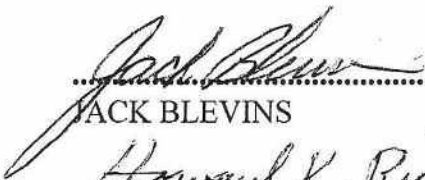

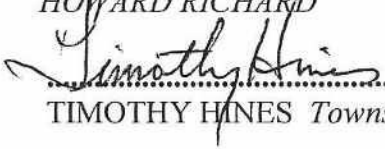
RESOLUTION

WHEREAS, The Trustees of Clay Township, Scioto County, Ohio voted to rescind resolution 07-23 as of 09/13/2007. All zoning and cost of permits that have been issued in the past will stand as issued. From 09/13/2007 forward no building permits will be issued. They will be referred to as Building Certificates and will be issued by the Zoning Inspector. The fees for residential and commercial building certificates will be as follows:
\$.01 to \$10000.00 - \$15.00
\$10000.00 and above- \$.75 for every \$250.00 increase. \$1.25 for every \$500.00 increase. \$2.50 for every \$10000.00 increase over \$10000.00.
The maximum fee for building certificates is \$150.00.

Roll call: Mr. Blevins, aye, Mr. Richard, aye, Mr. Hines, aye.

Adopted the10th.....day ofSeptember.....2007.....

Attest:
RICK VOURNAZOS. Fiscal Officer


.....
JACK BLEVINS

.....
HOWARD RICHARD

.....
TIMOTHY HINES Township Trustees

Resolution NO 07-26

Scioto, County, Ohio

Be It Resolved by the Township Trustees of.....Clay.....Township,
that RESOLUTION CONCERNING building certificates..

It was moved by Mr. Blevins seconded by Mr. Richard that the following Resolution be adopted:

RESOLUTION

WHEREAS, The Trustees of Clay Township, Scioto County, Ohio voted to rescind resolution 07-23 as of 09/13/2007. All zoning and cost of permits that have been issued in the past will stand as issued. From 09/13/2007 forward no building permits will be issued. They will be referred to as Building Certificates and will be issued by the Zoning Inspector. The fees for residential and commercial building certificates will be as follows:

When the estimated cost is \$ 0.00 to \$ 10.000.00 the fee will
be \$ 15.00 minimum.

For cost over \$ 10.000.00 the fee will be in addition to the
\$ 15.00 minimum fee . \$ 2.50 for every \$ 1.000.00 in cost.
\$ 1.25 for every \$ 500.00 in cost. and \$.75 for every \$ 250.00
in cost.

The maximum fee for residential property will be \$ 150.00

The maximum fee for commercial property will be \$ 150.00

All fees as provided BY the Clay Township Trustees

9/13/07

Adopted the10th.....day ofSeptember.....2007.....

Attest: *Rick Vournazos*
RICK VOURNAZOS. Fiscal Officer

Jack Blevins
JACK BLEVINS

Howard K. Richard
HOWARD RICHARD

Timothy Hines
TIMOTHY HINES Township Trustees

No.

.....
Clay Township,

Scioto County, Ohio

RESOLUTION NO. 07-26

.....

.....

.....

Adopted: September 10, 2007

Rita Young.....
Township Fiscal Officer

SCIOTO COUNTY RECORDERS OFFICE
IRENE ASHLEY, RECORDER
602 7TH STREET ROOM 110
PORTSMOUTH, OHIO 45662

(740) 355-8304
(740) 355-8355 FAX

MEMO

**IN RE: REQUIREMENT OF ZONING RESOLUTIONS AND
 AMENDMENT BE FILED WITH COUNTY RECORDERS
 OFFICE**

FROM: IRENE ASHLEY, SCIOTO COUNTY RECORDER

**SECTION 317.081 OF THE REVISED CODE RELATIVE
TO NOTIFICATION TO BOARD OF COUNTY COMMISSIONERS
AND BOARD OF TOWNSHIP TRUSTEES**

**BY THE 15TH OF JANUARY OF EACH YEAR THE RECORDER
SHALL NOTIFY THE BOARD OF COUNTY COMMISSIONERS AND THE
BOARD OF TOWNSHIP TRUSTEES OF EACH TOWNSHIP WITHIN THE
COUNTY OF THE BOARD'S DUTY TO FILE ZONING RESOLUTIONS AND
AMENDMENTS IN THE OFFICE OF THE COUNTY RECORDER.**

**PLEASE DISREGARD MEMO IF THERE IS NO CHANGES OR NO ZONING IN YOUR
TOWNSHIP.**

subject to the same limitations and the same conditions set forth above.

3. A nonconforming lawful use which has been damaged by fire, explosion, act of God or the public enemy may be reconstructed and used as before the time of damage provided such repairs or reconstruction are completed within two years of the date of such damage, provided that the new building, use or structure shall not contain more than the original space of the replaced building, use, or structure and shall conform to all building regulations in effect.
4. If a nonconforming use is abandoned for two (2) years such use must conform with all provisions of the zoning district in which such use is located and all other provisions of these Zoning Regulations.

SECTION 201 - RESTORING UNSAFE BUILDINGS

1. Nothing in these Zoning Regulations shall prevent the strengthening or restoring to a safe condition of any part of any building or structure declared unsafe by any Building Inspector or Township Official; or from complying with his lawful requirements.

SECTION 202 - PENDING APPLICATIONS FOR BUILDING PERMITS

1. Nothing herein contained shall require any change in the plans, construction, size or designated use of any building, structure or part thereof, for which a building permit has been granted before the enactment of these Regulations and the construction of which, from such plans, shall have been started within ninety days of the date of enactment of these Regulations, or for any construction which was legally started without a building permit on or before the enactment of these Zoning Regulations.

SECTION 203 - GREATER RESTRICTIONS PREVAIL

1. Where these Zoning Regulations imposes greater restrictions than are imposed or required by other provisions of law or

ordinance, the provisions of these Zoning Regulations shall prevail.

SECTION 204 - COMPLIANCE WITH ZONING REGULATIONS

1. A lot may be used and a structure altered, occupied, or used only as these Zoning Regulations permit.

SECTION 205 - VALIDITY

1. If any article, section, clause, provision or portion of these Zoning Regulations shall be held to be invalid or unconstitutional by any Court of competent jurisdiction, such holding shall not affect any other section, clause, provision or portion of the Zoning Regulations, which is not in itself invalid or unconstitutional.

SECTION 206 - LOCATION OF DISTRICTS

1. The boundaries for the districts listed in these Zoning Regulations are indicated on the Zoning Map which is hereby adopted by reference. The boundaries shall be modified in accordance with Zoning Map amendments which shall be adopted by reference.
2. Except when otherwise indicated by dimensions or fixed boundaries shown on the Zoning Map the Zoning Boundaries shall be determined by scaling. Scaling disputes shall be determined by the Board of Zoning Appeals.
3. When a district boundary divides a lot in a single ownership existing at the time of enactment of these Zoning Regulations, the use authorized on, and the district requirements of, the least restricted portion of such lot shall be construed as extending to the entire lot, provided, that such extension shall not include any part of the lot which is more than fifty (50) feet from the district boundary line.

SECTION 207 - ZONING MAP

1. The Zoning Map, or any zoning map amendment shall be prepared by the authority of the Zoning Commission. The map, or amendment, shall be dated with the effective date of the resolution that adopts the map or amendment.
2. A print of the adopted map or map amendment shall be maintained in the office of the Clay Township Rosemount Fire Department.

ARTICLE III - ESTABLISHMENT AND PURPOSES OF ZONING DISTRICTS

SECTION 300 - CLASSIFICATION AND PURPOSE

1. For the purpose of these Zoning Regulations the following Districts are hereby established and their purpose defined on the following pages:

FR DISTRICTS - Farm residence districts, for Farms,
and all other agricultural pursuits.

R-80 DISTRICTS - Residence districts,
80,000 Sq. Ft.

R-20 DISTRICTS - Residence districts,
20,000 Sq. Ft.

R-10 DISTRICTS - Residence districts,
10,000 Sq. Ft.

R-7 DISTRICTS - Residence districts,
7,000 Sq. Ft. (see limitations)

R-5 DISTRICTS - Residence districts,
5,000 Sq. Ft. (see limitations)

MHP DISTRICTS - Mobile Home Parks

LC DISTRICTS - Local Commercial Districts

GC DISTRICTS - General Commercial Districts

M DISTRICTS - Manufacturing Districts

CLAY TOWNSHIP
ZONING

<u>DISTRICTS</u>	<u>FAMILY</u>	<u>HEIGHT</u>	<u>AREA</u>	<u>FRONT</u>	<u>SIDE</u>	<u>REAR</u>	<u>MIN. WIDTH</u>
R-80	1	35'-2½S	80,000	30' to R/W	4'	25'	160'
R-20	1	35'-2½S	20,000	30'	4'	25'	100'
R-10	1	35'-2½S	10,000	25'	3'	25'	80'*
R-7	1	35'-2½S	7,000*	25'	3'	25'	
R-5	All R uses & Apartments	45'-3½S	5,000 First R 2,6000 ea. apt. over 3 rooms	25'	3'	25'	
F-R	5 acres per family	35'-2½S			20'	40'	
LC	Local Commercial		All uses R-5 plus commercial use				
GC	General Commercial		All uses R-5 plus commercial use plus all except mfg				
M	Manufacturing		All uses GC plus manufacture, warehouse, etc.				

* Unless owned before adoption

* Unless hardship case

ARTICLE IV - USE REGULATIONS PERMITTED & CONDITIONAL USES

SECTION 400 FR - DISTRICTS: FARM RESIDENCE DISTRICTS

Farms and all other agricultural pursuits.

A. PERMITTED USES:

1. Farming, dairy farming, livestock and poultry raising, private residence, private stables, and all uses commonly classed as agriculture, with no restrictions as to the operation of such vehicles or machinery as are incident to such uses, and with no restrictions as to the sale or marketing of products raised on the premises, provided that any yard, building or structure for sale of livestock or poultry shall not be located less than one hundred (100) feet of any street or lot lines, and provided, further, that any poultry or livestock to be sold on the premises shall be kept in approved enclosures.
2. Truck gardens, nurseries and gardening.
3. Greenhouses and buildings accessory to truck gardens and nurseries, but not including any sales rooms or other buildings used primarily for the sale of products thereof; cemeteries, provided that any location shall be approved by the Rural Zoning Commission.
4. Accessory buildings and accessory uses customarily incidental to the above uses.

B. HEIGHT LIMIT:

35 feet or 2½ stories, whichever is the greater.
Exception: Farm buildings may be erected to a greater height for non-residential and agricultural purposes.

C. AREA REQUIREMENTS:

1. Required Area Per Family: 5 acres or more.
2. Front Yard: Minimum distance from the right of way of any public road or street being the average distance of the buildings on the same side of the road or street (between the two nearest road intersections).
3. Side Yards: Minimum distance to any side lot line of 20 feet or 10 per cent of the width of the lot, whichever is the smaller.
4. Rear Yard: Minimum distance of 40 feet to the rear line of the lot or tract.

RECORD OF PROCEEDINGS

Minutes of CLAY TOWNSHIP ZONING COMMISSION Date: September 8, 2004

=====

Clay Twp Community Bldg - 6:00 P. M. PUBLIC HEARING

=====

PRESENT:

Mr. Bob Wilson:	YES	Chairman
Mr. Cecil Cottle:	NO	
Mr. Bill Shaffer	YES	
Mr. David Liddle:	YES	
Mr. Lonnie Sayne:	YES	
Mr. Doug McManus	YES	Zoning Inspector
Mr. Gil Harris:	YES	Secretary

OTHERS: Mr. Clarence Pack, Mr. Jack Blevins, Clay Township Trustees; Mr. Loren Purdom, Mr. Greathouse, Mr. Dave Baker, Developer. Plus attached list:

PUBLIC HEARING TO REZONE BAYLOR ESTATES FROM R-80 RESIDENTIAL TO R-10 RESIDENTIAL:

RESOLUTION NO. Z04-3 to Rezone the Baylor Estates as described in the attached 'Notice of Public Hearing' from R-80 Residential to R-10 Residential. Those member voting in favor of the Resolution: Mr. Wilson, aye; Mr. Shaffer, aye; Mr. Liddle, aye; Mr. Sayne, aye. A copy of this Resolution will be forwarded to the Clay Township Trustees for their consideration.

The meeting was adjourned.



**PUBLIC HEARING
CLAY TOWNSHIP ZONING COMMISSION**

The Clay Township Zoning Commission will hold a Public Hearing on Wednesday, September 8, 2004 at 6:00 PM at the Clay Township Community Building in the Clay Industrial Park, for the purpose of considering a Resolution to rezone parcels in Clay Township. The parcels in question are:

Situate in the northeast quarter and the northwest quarter of Section 33, T2N, R21W, Township of Clay, County of Scioto, State of Ohio, and being part of Lot Number One (1) as designated in the Plat of Survey made by Milton Johnson, Surveyor, in suit number 2365 of Aaron T. Noel against Mary A. Noel and other in Scioto County Court of Common pleas for the partition of the estate of Thomas Orm, deceased, also being a part of the Tom Vaughters, second tract, 29 acres, as recorded in deed book 873, page 161, of the Scioto County Records Office.

The property in question is owned by Ronald C. and Julia Wright and Claude and Shirley Wright and is to be rezoned from R-80 Residential to R-10 Residential. The application and resolution will be available for examination at the office of the Clay Township Trustees and Clay Township Zoning Commission ten (10) prior to the Public Hearing. All notices both public and mailed shall be from the Zoning Secretary. After conclusion of the Public Hearing this matter will be submitted to the Board of Clay Township Trustees for further action.

**CLAY TOWNSHIP ZONING COMMISSION
Gilbert Harris, Jr., Secretary
740-353-8511 FAX 740-353-8511**

**PUBLIC HEARING
CLAY TOWNSHIP TRUSTEES**

The Clay Township Trustees will hold a Public Hearing on Monday, September 27, 2004 at 7:00 PM at the Clay Township Community Building in the Clay Industrial Park, for the purpose of considering a Resolution to rezone parcels in Clay Township. The parcels in question are:

Situate in the northeast quarter and the northwest quarter of Section 33, T2N, R21W, Township of Clay, County of Scioto, State of Ohio, and being part of Lot Number One (1) as designated in the Plat of Survey made by Milton Johnson, Surveyor, in suit number 2365 of Aaron T. Noel against Mary A. Noel and other in Scioto County Court of Common pleas for the partition of the estate of Thomas Orm, deceased, also being a part of the Tom Vaughters, second tract, 29 acres, as recorded in deed book 873, page 161, of the Scioto County Records Office.

The property in question is owned by Ronald C. and Julia Wright and Claude and Shirley Wright and is to be rezoned from R-80 Residential to R-10 Residential. All notices shall be from the Township Clerk.

**CLAY TOWNSHIP TRUSTEES
Gilbert Harris, Jr., Clerk
740-353-8511 FAX 740-353-8511**

SECTION 401 R-80 DISTRICTS

A. PERMITTED USES:

1. Single-family detached dwelling.
2. The office of resident members of recognized professions, such as architect, artist, dentist, engineer, musician, physician, surgeon or other professional person, when located in the dwelling.
3. Customary home occupations in the residence, such as dressmaking, preserving and home cooking, provided that such occupation be engaged in only by residents on the premises, and not more than the equivalent of the area of one floor shall be used for such occupations, that no display of products shall be visible from the street and that no accessory building be used for such occupations.
4. Churches, including parish houses and Sunday Schools.
5. Schools, colleges, public libraries, public museums and art galleries.
6. Clubs and grounds for games and sports, provided no such use is primarily for commercial gain.
7. Public operated recreation buildings, playgrounds, parks and athletic fields.
8. Hospitals and sanitariums, but not for treatment of contagious diseases and not for care of the insane, feeble-minded, drug or liquor patients, provided any building so used shall be set back not less than 100 feet from any street or lot line and the exterior appearance of the building shall be in keeping with the residential character of the area in which it is located. The foregoing does not include animal hospitals.
9. Leasing of rooms and taking of boarders, provided the total number of roomers and boarders does not exceed four per residing family.
10. Signs, provided they pertain only to the lease or sale of the land or a building or to the name and occupation of the occupants, and provided, further, no signs shall exceed eight (8) square feet in area and no signs shall be lighted or illuminated.
11. Farming, dairy farming, livestock and poultry raising, private residence, private stables, and all uses commonly classed as agriculture, with no restrictions as to the operation of such vehicles or machinery as are incident to such uses, and with no restrictions as to the sale

or marketing of products raised on the premises, provided that any yard, building or structure for sale of livestock or poultry shall not be located less than one hundred (100) feet of any street or lot lines, and provided, further, that any poultry or livestock to be sold on the premises shall be kept in approved enclosures.

Truck gardens, nurseries and gardening.

No dwelling for more than one (1) family.

12. Railroad or bus travel passenger station.
13. Static transformer stations, transmission lines and towers and telephone exchanges, not including service and storage yards, provided appearance of buildings and location of lines are approved by the Board of Zoning Appeals.
14. Accessory buildings and accessory uses customarily incidental to any of the above uses, provided that the term "accessory use" shall not include
 - a. Any use injurious, noxious, offensive or detrimental to the neighborhood,
 - b. Any use not on the same lot with the building to which it is accessory,
 - c. Garage space or storage of more than two automobiles per resident family on a lot not over 10,000 square feet in area plus one additional automobile for each additional 3000 square feet of lot area, or storage of more than one commercial automobile per lot,
 - d. Sale of produce not raised on the premises,
 - e. Any use which is not permitted in the above mentioned provisions.

HEIGHT LIMIT: 35 feet, or 2½ stories, whichever is the greater.

B. AREA REQUIREMENTS:

1. Required area per family: 80,000 Square Feet.
2. Front Yards: Minimum distance of 25 feet to the right-of-way of any street or the average distance of the buildings on the same side of the street within the same block, whichever is the greater. (See Section covering corner lots.)
3. Side Yards: Minimum distance of 3 feet to side lot line and minimum distance of 8 feet between buildings.

(R-80 Continued)

4. Rear Yards: Minimum distance of 25 feet to rear lot line.
5. Minimum Width of Lot or Tract: 160 feet.

SECTION 402 R-20 DISTRICTS

A. PERMITTED USES:

1. Single-family detached dwelling.
2. The office of resident members of recognized professions, such as architect, artist, dentist, engineer, musician, physician, surgeon or other professional person, when located in the dwelling.
3. Customary home occupations in the residence, such as dressmaking, preserving and home cooking, provided that such occupation be engaged in only by residents on the premises, and not more than the equivalent of the area of one floor shall be used for such occupations, that no display of products shall be visible from the street and that no accessory building be used for such occupations.
4. Churches, including parish houses and Sunday Schools.
5. Schools, colleges, public libraries, public museums and art galleries.
6. Clubs and grounds for games and sports, provided no such use is primarily for commercial gain.
7. Public operated recreation buildings, playgrounds, parks and athletic fields.
8. Hospitals and sanitariums, but not for treatment of contagious diseases and not for care of the insane, feeble-minded, drug or liquor patients, provided any building so used shall be set back not less than 100 feet from any street or lot line and the exterior appearance of the building shall be in keeping with the residential character of the area in which it is located. The foregoing does not include animal hospitals.
9. Leasing of rooms and taking of boarders, provided the total number of roomers and boarders does not exceed four per residing family.
10. Signs, provided they pertain only to the lease or sale of the land or a building or to the name and occupation

of the occupants, and provided, further, no signs shall exceed eight (8) square feet in area and no signs shall be lighted or illuminated.

11. Farming, dairy farming, livestock and poultry raising, private residence, private stables, and all uses commonly classed as agriculture, with no restrictions as to the operation of such vehicles or machinery as are incident to such uses, and with no restrictions as to the sale or marketing of products raised on the premises, provided that any yard, building or structure for sale of livestock or poultry shall not be located less than one hundred (100) feet of any street or lot lines, and provided, further, that any poultry or livestock to be sold on the premises shall be kept in approved enclosures.

Truck gardens, nurseries and gardening.

No dwelling for more than one (1) family.

12. Railroad or bus travel passenger station.
13. Static transformer stations, transmission lines and towers and telephone exchanges, not including service and storage yards, provided appearance of buildings and location of lines are approved by the Board of Zoning Appeals.
14. Accessory buildings and accessory uses customarily incidental to any of the above uses, provided that the term "accessory use" shall not include:
 - a. Any use injurious, noxious, offensive or detrimental to the neighborhood,
 - b. Any use not on the same lot with the building to which it is accessory,
 - c. Garage space or storage of more than two automobiles per resident family on a lot not over 10,000 square feet in area plus one additional automobile for each additional 3000 square feet of lot area, or storage of more than one commercial automobile per lot,
 - d. Sale of produce not raised on the premises,
 - e. Any use which is not permitted in the above mentioned provisions.

HEIGHT LIMIT: 35 feet, or 2½ stories, whichever is the greater.

B. AREA REQUIREMENTS:

1. Required area per family: 20,000 Square Feet.
2. Front Yards: Minimum of either 30 feet to the right-of-way of any street, or the average distance to the buildings on the same side of the street within the same block, whichever is the greater. (See later section covering Corner Lots).
3. Side Yards: Minimum distance of four (4) feet to the side lot line.
4. Rear Yards: Minimum distance of twenty-five (25) feet to the rear lot line.
5. Width of Lot or Tract: The average width of the lot or tract shall be not less than 100 feet.

SECTION 403 R-10 DISTRICTS

A. PERMITTED USES:

1. Single-family detached dwelling.
2. The office of resident members of recognized professions, such as architect, artist, dentist, engineer, musician, physician, surgeon or other professional person, when located in the dwelling.
3. Customary home occupations in the residence, such as dressmaking, preserving and home cooking, provided that such occupation be engaged in only by residents on the premises, and not more than the equivalent of the area of one floor shall be used for such occupations, that no display of products shall be visible from the street and that no accessory building be used for such occupations.
4. Churches, including parish houses and Sunday Schools.
5. Schools, colleges, public libraries, public museums and art galleries.
6. Clubs and grounds for games and sports, provided no such use is primarily for commercial gain.
7. Public operated recreation buildings, playgrounds, parks and athletic fields.
8. Hospitals and sanitariums, but not for treatment of contagious diseases and not for care of the insane, feeble-minded, drug or liquor patients, provided any

building so used shall be set back not less than 100 feet from any street or lot line and the exterior appearance of the building shall be in keeping with the residential character of the area in which it is located. The foregoing does not include animal hospitals.

9. Leasing of rooms and taking of boarders, provided the total number of roomers and boarders does not exceed four per residing family.
10. Signs, provided they pertain only to the lease or sale of the land or a building or to the name and occupation of the occupants, and provided, further, no signs shall exceed eight (8) square feet in area and no signs shall be lighted or illuminated.
11. Farming, dairy farming, livestock and poultry raising, private residence, private stables, and all uses commonly classed as agriculture, with no restrictions as to the operation of such vehicles or machinery as are incident to such uses, and with no restrictions as to the sale or marketing of products raised on the premises, provided that any yard, building or structure for sale of livestock or poultry shall not be located less than one hundred (100) feet of any street or lot lines, and provided, further, that any poultry or livestock to be sold on the premises shall be kept in approved enclosures.

Truck gardens, nurseries and gardening.

No dwelling for more than one (1) family.

12. Railroad or bus travel passenger station.
13. Static transformer stations, transmission lines and towers and telephone exchanges, not including service and storage yards, provided appearance of buildings and location of lines are approved by the Board of Zoning Appeals.
14. Accessory buildings and accessory uses customarily incidental to any of the above uses, provided that the term "accessory use" shall not include:
 - a. Any use injurious, noxious, offensive or detrimental to the neighborhood,
 - b. Any use not on the same lot with the building to which it is accessory,
 - c. Garage space or storage of more than two automobiles per resident family on a lot not over 10,000 square feet in area plus one additional automobile for

each additional 3000 square feet of lot area, or storage of more than one commercial automobile per lot,

- d. Sale of produce not raised on the premises,
3. Any use which is not permitted in the above mentioned provisions.

HEIGHT LIMIT: 35 feet, or 2½ stories, whichever is the greater.

B. AREA REQUIREMENTS:

1. Required Area Per Family: 10,000 square feet. Exception: On a parcel of a smaller area a building for residential purposes may be constructed, provided all the following hardships and other conditions exist:
 - a. Such parcel, lot or group of lots was purchased before the date of adoption of this Resolution;
 - b. No adjacent parcel is owned by the same person or by any one of the owners of subject parcel;
 - c. Subject parcel is in a subdivision of record before the date of adoption of this Resolution and the deed of conveyance of subject parcel is of record before the date of adoption of this Resolution; and
 - d. The Enforcement Officer finds that adequate facilities are installed for treatment and disposal of the sanitary sewage from the building.
2. Front Yards: Minimum distance of 25 feet to the right-of-way of any street or the average distance of the buildings on the same side of the street within the same block, whichever is the greater. (See Section covering corner lots.)
3. Side Yards: Minimum distance of three (3) feet to side lot line and minimum distance of eight (8) feet between buildings.
4. Rear Yards: Minimum distance of twenty-five (25) feet to rear lot line.
5. Lot Width: The average width of the lot or tract shall be not less than the required lot area divided by the depth of the lot or tract in the existing subdivisions; but in subdivisions hereafter recorded, the average width of the lot or tract shall be not less than eighty (80) feet. Exception: Same as in Item 1 above.

SECTION 404 R-7 DISTRICTS

A. PERMITTED USES:

1. Single-family detached dwelling.
2. The office of resident members of recognized professions, such as architect, artist, dentist, engineer, musician, physician, surgeon or other professional person, when located in the dwelling.
3. Customary home occupations in the residence, such as dressmaking, preserving and home cooking, provided that such occupation be engaged in only by residents on the premises, and not more than the equivalent of the area of one floor shall be used for such occupations, that no display of products shall be visible from the street and that no accessory building be used for such occupations.
4. Churches, including parish houses and Sunday Schools.
5. Schools, colleges, public libraries, public museums and art galleries.
6. Clubs and grounds for games and sports, provided no such use is primarily for commercial gain.
7. Public operated recreation buildings, playgrounds, parks and athletic fields.
8. Hospitals and sanitariums, but not for treatment of contagious diseases and not for care of the insane, feeble-minded, drug or liquor patients, provided any buildings so used shall be set back not less than 100 feet from any street or lot line and the exterior appearance of the building shall be in keeping with the residential character of the area in which it is located. The foregoing does not include animal hospitals.
- X 9. Leasing of rooms and taking of boarders, provided the total number of roomers and boarders does not exceed four (4) per residing family.
10. Signs, provided they pertain only to the lease or sale of the land or a building or to the name and occupation of the occupants, and provided, further, no signs shall exceed eight (8) square feet in area and no signs shall be lighted or illuminated.
11. Farming, dairy farming, livestock and poultry raising, private residence, private stables, and all uses commonly classed as agriculture, with no restrictions as to the operation of such vehicles or machinery as are incident

to such uses, and with no restrictions as to the sale or marketing of products raised on the premises, provided that any yard, building or structure for sale of livestock or poultry shall not be located less than one hundred (100) feet of any street or lot line, and provided, further, that any poultry or livestock to be sold on the premises shall be kept in approved enclosures.

Truck gardens, nurseries and gardening.

No dwelling for more than one (1) family.

12. Railroad or bus travel passenger station.
13. Static transformer stations, transmission lines and towers and telephone exchanges, not including service and storage yards, provided appearance of buildings and location of lines are approved by the Board of Zoning Appeals.
14. Accessory buildings and accessory uses customarily incidental to any of the above uses, provided that the term "accessory use" shall not include:
 - a. Any use injurious, noxious, offensive or detrimental to the neighborhood,
 - b. Any use not on the same lot with the building to which it is accessory,
 - c. Garage space or storage of more than two automobiles per resident family on a lot not over 10,000 square feet in area plus one additional automobile for each additional 3000 square feet of lot area, or storage of more than one commercial automobile per lot,
 - d. Sale of produce not raised on the premises,
 - e. Any use which is not permitted in the above mentioned provisions.

HEIGHT LIMIT: 35 feet, or 2½ stories, whichever is the greater.

B. AREA REQUIREMENTS:

1. Required area per family: 7,000 square feet. Exception: On a parcel of a smaller area a building for residential purposes may be constructed, provided all the following hardships and other conditions exist:
 - a. Such parcel, lot or group of lots was purchased before the date of adoption of this Resolution:
 - b. No adjacent parcel is owned by the same person or

- by any one of the owners of subject parcel;
- c. Subject parcel is in a subdivision of record before the date of adoption of this Resolution and the deed of conveyance of subject parcel is of record before the date of adoption of this Resolution; and
 - d. The Enforcement Officer finds that adequate facilities are installed for treatment and disposal of the sanitary sewage from the building.
2. Front Yards: Minimum distance of twenty-five (25) feet to the right-of-way of any street or the average distance of the buildings on the same side of the street within the same block, whichever is the greater. (See Section covering corner lots.)
 3. Side Yards: Minimum distance of three (3) feet to side lot line and minimum distance of eight (8) feet between buildings.
 4. Rear Yards: Minimum distance of twenty-five (25) feet to rear lot line.
 5. Lot Width: The average width of the lot or tract shall be not less than the required lot area divided by the depth of the lot or tract in the existing subdivisions; but in subdivisions hereafter recorded, the average width of the lot or tract shall be not less than eighty (80) feet. Exception: Same as in Item 1 above.

(SECTION 405 R-5 DISTRICTS)

A. PERMITTED USES:

1. Single-family detached dwelling.
2. The office of resident members of recognized professions, such as architect, artist, dentist, engineer, musician, physician, surgeon or other professional person, when located in the dwelling.
3. Customary home occupations in the residence, such as dressmaking, preserving and home cooking, provided that such occupation be engaged in only by residents on the premises, and not more than the equivalent of the area of one floor shall be used for such occupations, that no display of products shall be visible from the street and that no accessory building be used for such occupations.

4. Churches, including parish houses and Sunday Schools.
5. Schools, colleges, public libraries, public museums and art galleries.
6. Clubs and grounds for games and sports, provided no such use is primarily for commercial gain.
7. Public operated recreation buildings, playgrounds, parks and athletic fields.
8. Hospitals and sanitariums, but not for treatment of contagious diseases and not for care of the insane, feebleminded, drug or liquor patients, provided any building so used shall be set back not less than one-hundred (100) feet from any street or lot line and the exterior appearance of the building shall be in keeping with the residential character of the area in which it is located. The foregoing does not include animal hospitals.
9. Leasing of rooms and taking of boarders, provided the total number of roomers and boarders does not exceed four (4) per residing family.
10. Signs, provided they pertain only to the lease or sale of the land or a building or to the name and occupation of the occupants, and provided, further, no signs shall exceed eight (8) square feet in area and no signs shall be lighted or illuminated.
11. Farming, dairy farming, livestock and poultry raising, private residence, private stables, and all uses commonly classed as agriculture, with no restrictions as to the operation of such vehicles or machinery as are incident to such uses, and with no restrictions as to the sale or marketing of products raised on the premises, provided that any yard, building or structure for sale of livestock or poultry shall not be located less than one-hundred (100) feet of any street or lot lines, and provided, further, that any poultry or livestock to be sold on the premises shall be kept in approved enclosures.

Truck gardens, nurseries and gardening.

No dwelling for more than one (1) family.

12. Railroad or bus travel passenger station.
13. Static transformer stations, transmission lines and towers and telephone exchanges, not including service and storage yards, provided appearance of buildings and location of lines are approved by the Board of Zoning Appeals.

14. Accessory buildings and accessory uses customarily incidental to any of the above uses, provided that the term "accessory use" shall not include:
 - a. Any use injurious, noxious, offensive or detrimental to the neighborhood,
 - b. Any use not on the same lot with the building to which it is accessory,
 - c. Garage space or storage of more than two automobiles per resident family on a lot not over 10,000 square feet in area plus one additional automobile for each additional 3000 square feet of lot area, or storage of more than one commercial automobile per lot,
 - d. Sale of produce not raised on the premises,
 - e. Any use which is not permitted in the above mentioned provisions.
15. Duplex dwellings.
16. Semi-detached dwellings.
17. Apartment houses.

HEIGHT LIMIT: $3\frac{1}{2}$ stories or 45 feet, whichever is the greater.

B. AREA REQUIREMENTS:

1. Required Area Per Family: For one family dwelling, 5000 square feet.

For a dwelling containing more than one family, 5000 square feet for the first family, and the following for each additional family.

<u>Apartment Type</u>	<u>Lot Area Required Per Living Unit</u>
1 - Room Apartment	1400 square feet
2 - Room Apartment	1800 square feet
3 - Room Apartment	2400 square feet
Apartment with over 3 rooms	2600 square feet

2. Front Yards: Minimum distance of twenty-five (25) feet to the right-of-way of any street or the average distance of the buildings on the same side of the street within the same block, whichever is the greater. (See Section covering corner lots.)

3. Side Yards: Minimum distance of three (3) feet to side lot line and minimum distance of eight (8) feet between buildings.
4. Rear Yards: Minimum distance of twenty-five (25) feet to rear lot line.
5. Lot Width: The average width of the lot or tract shall be not less than the required lot area divided by the depth of the lot or tract in the existing subdivisions; but in subdivisions hereafter recorded, the average width of the lot or tract shall be not less than eighty (80) feet. Exception: Same as in Item 1 above.

SECTION 406 - MHP DISTRICTS

ESTABLISHING NEW MOBILE HOME PARKS - All permitted uses must be approved by the Ohio Department of Health.

Listed below are the highlights of the Ohio Department of Health requirements, per authority of the Ohio Revised Code Section 3733.02. Their regulations numbers HE-27-01 through HE-27-31 should be followed in detail when establishing a Mobile Home Park. The following facts are condensed for your quick reference and information only, and does not contain all the regulations. Ask the Health Department for the complete regulations entitled "House Trailer Parks."

- HE-27-01 - Three or more trailers or mobile homes make a park.
- HE-27-02 - Must have license each year; renew each December; must make application for new park at least 30 days before new park is opened.
- HE-27-05 - Approval is required by local and state department of health.
- HE-27-06 - Application for approval of plans.
- (a) Total area of park.
 - (b) Entrance and exit roads, driveways, walkways.
 - (c) Location and size of individual lots.
 - (d) Drainage of surface and storm water plans.
 - (e) Location and size of public and private service buildings.
 - (f) Location, number, and types of plumbing fixtures.

(g) Method of storage, collection and disposal of garbage and other refuse.

(h) Plans for lighting.

HE-27-08 - Lot Sizes - not less than 3600 square feet per unit. Minimum of twenty (20) feet between sides of trailers. Minimum of fifteen (15) feet between end of any trailer and side of another.

Minimum of ten (10) feet between trailers placed end to end.

In computing this distance all lean-tos, auxiliary rooms, and similar accessories connected to the trailer shall be considered as part of trailer except: temporary porches or canopies which are open on two (2) or more sides and made of fire-resistant material.

HE-27-09 - Each individual lot shall abut on a paved street within the park.

- (a) All entrance and exit streets: 2-way, 35 feet wide: 1-way, 20 feet wide.
- (b) Side streets or minor streets, minimum 20 feet wide.
- (c) On side streets, parking is permitted on both sides of 35 feet width streets.
On side streets, parking is permitted on both sides of 1-way streets having a 28 foot width.
- (d) No individual lot shall have direct access to public thoroughfare.
- (e) Each lot have on-lot parking space for 2 automobiles. Must be paved and connect to street.
- (f) Each lot must have paved patio minimum 100 square feet.
- (g) Each lot must have paved walks to street, walkway or parking area.

HE-27-10 - Lighting - All streets must have minimum of 3/10 foot candle of artificial light at night.

SECTION 407 - LC DISTRICTS - Local Commercial

A. PERMITTED USES:

1. Single-family detached dwelling.
2. The office of resident members of recognized professions, such as architect, artist, dentist, engineer, musician, physician, surgeon or other professional person, when located in the dwelling.
3. Customary home occupations in the residence, such as dressmaking, preserving and home cooking, provided that such occupation be engaged in only by residents on the premises, and not more than the equivalent of the area of one floor shall be used for such occupations, that no display of products shall be visible from the street and that no accessory building be used for such occupations.
4. Churches, including parish houses and Sunday Schools.
5. Schools, colleges, public libraries, public museums and art galleries.
6. Clubs and grounds for games and sports, provided no such use is primarily for commercial gain.
7. Public operated recreation buildings, playgrounds, parks and athletic fields.
8. Hospitals and sanitariums, but not for treatment of contagious diseases and not for care of the insane, feeble-minded, drug or liquor patients, provided any building so used shall be set back not less than one-hundred (100) feet from any street or lot line and the exterior appearance of the building shall be in keeping with the residential character of the area in which it is located. The foregoing does not include animal hospitals.
9. Leasing of rooms and taking of boarders, provided the total number of roomers and boarders does not exceed four (4) per residing family.
10. Signs, provided they pertain only to the lease or sale of the land or a building or to the name and occupation of the occupants, and provided, further, no signs shall exceed eight (8) square feet in area and no signs shall be lighted or illuminated.
11. Farming, dairy farming, livestock and poultry raising, private residence, private stables, and all uses commonly

classed as agriculture, with no restrictions as to the operation of such vehicles or machinery as are incident to such uses, and with no restrictions as to the sale or marketing of products raised on the premises, provided that any yard, building or structure for sale of livestock or poultry shall not be located less than one-hundred (100) feet of any street, or lot lines, and provided, further, that any poultry or livestock to be sold on the premises shall be kept in approved enclosures.

Truck gardens, nurseries and gardening.

No dwelling for more than one (1) family.

12. Railroad or bus travel passenger station.
13. Static transformer stations, transmission lines and towers and telephone exchanges, not including service and storage yards, provided appearance of buildings and location of lines are approved by the Board of Zoning Appeals.
14. Accessory buildings and accessory uses customarily incidental to any of the above uses, provided that the term "accessory use" shall not include:
 - a. Any use injurious, noxious, offensive or detrimental to the neighborhood,
 - b. Any use not on the same lot with the building to which it is accessory,
 - c. Garage space or storage of more than two automobiles per resident family on a lot not over 10,000 square feet in area plus one additional automobile for each additional 3000 square feet of lot area, or storage of more than one commercial automobile per lot.
 - d. Sale of produce not raised on the premises.
 - e. Any use which is not permitted in the above mentioned provisions.
15. Duplex dwellings.
16. Semi-detached dwellings.
17. Apartment houses.

18. Stores and shops for the conducting of any retail business; automobile parking lots; banks; barber shops; beauty parlors; conservatories; dressmaking, millinery, shoe and tailor shops; offices; eating places; studios; telegraph and messenger offices; theaters and assembly halls with off-street parking space for one parking space for each five (5) of seating capacity; funeral home or undertaking establishment.
19. Automobile service stations for the sale of gasoline, oil and minor accessories only, where no repair work is done, except minor repairs made by the attendant, subject to the securing of a use permit for such use.
20. Collection offices for laundry and dry cleaning.
21. Commercial greenhouse or nursery.
22. Hotel, boarding and rooming house, rest home, convalescent or nursing home, lodging house, tourist home, hospital, sanitarium, veterinary hospital for small animals.
23. Accessory buildings and uses customarily incidental to the above uses.

HEIGHT LIMIT: $3\frac{1}{2}$ stories or 45 feet, whichever is the greater.

B. AREA REQUIREMENTS:

1. Required Area Per Family: For one family dwelling, 5000 square feet.

For a dwelling containing more than one family, 5000 square feet for the first family, and the following for each additional family:

<u>Apartment Type</u>	<u>Lot Area Required, Per Living Unit</u>
1 - Room Apartment	1400 square feet
2 - Room Apartment	1800 Square feet
3 - Room Apartment	2400 square feet
Apartment with over 3 rooms	2600 square feet

2. Front Yards: Each lot shall have a front yard having a depth equal to the building line setback as hereinafter set forth in these regulations.

3. Side Yards: Minimum distance of three (3) feet to side lot line and minimum distance of eight (8) feet between the buildings.

Exception: Where two (2) lots both have commercial buildings or uses, no side yard is required.

(LC Districts Continued)

4. Rear Yards: Minimum distance of twenty-five (25) feet to rear lot line.
5. Lot Width: The average width of the lot or tract shall be not less than the required lot area divided by the depth of the lot or tract in the existing subdivisions; however, in subdivisions hereafter recorded, the average width of the lot or tract shall be not less than eighty (80) feet.

SECTION 408 - GC DISTRICTS - General Commercial

A. PERMITTED USES:

1. Single-family detached dwelling.
2. The office of resident members of recognized professions, such as architect, artist, dentist, engineer, musician, physician, surgeon or other professional person, when located in the dwelling.
3. Customary home occupations in the residence, such as dressmaking, preserving and home cooking, provided that such occupation be engaged in only by residents on the premises, and not more than the equivalent of the area of one floor shall be used for such occupations, that no display of products shall be visible from the street and that no accessory building be used for such occupations.
4. Churches, including parish houses and Sunday Schools.
5. Schools, colleges, public libraries, public museums and art galleries.
6. Clubs and grounds for games and sports, provided no such use is primarily for commercial gain.
7. Public operated recreation buildings, playgrounds, parks and athletic fields.
8. Hospitals and sanitariums, but not for treatment of contagious diseases and not for care of the insane, feeble-minded, drug or liquor patients, provided any building so used shall be set back not less than one-hundred (100) feet from any street or lot line and the exterior appearance of the building shall be in keeping with the residential character of the area in which it is located. The foregoing does not include animal hospitals.

(GC Districts Continued)

9. Leasing of rooms and taking of boarders, provided the total number of roomers and boarders does not exceed four (4) per residing family.
10. Signs, provided they pertain only to the lease or sale of the land or a building or to the name and occupation of the occupants, and provided, further, no signs shall exceed eight (8) square feet in area and no signs shall be lighted or illuminated.
11. Farming, dairy farming, livestock and poultry raising, private residence, private stables, and all uses commonly classed as agriculture, with no restrictions as to the operation of such vehicles or machinery as are incident to such uses, and with no restrictions as to the sale or marketing of products raised on the premises, provided that any yard, building or structure for sale of livestock or poultry shall not be located less than one-hundred (100) feet of any street or lot lines, and provided, further, that any poultry or livestock to be sold on the premises shall be kept in approved enclosures.

Truck gardens, nurseries and gardening.

No dwelling for more than one (1) family.
12. Railroad or bus travel passenger station.
13. Static transformer stations, transmission lines and towers and telephone exchanges, not including service and storage yards, provided appearance of buildings and location of lines are approved by the Board of Zoning Appeals.
14. Accessory buildings and accessory uses customarily incidental to any of the above uses, provided that the term "accessory use" shall not include:
 - a. Any use injurious, noxious, offensive or detrimental to the neighborhood.
 - b. Any use not on the same lot with the building to which it is accessory.
 - c. Garage space or storage of more than two (2) automobiles per resident family on a lot not over 10,000 square feet in area plus one additional automobile for each additional 3000 square feet of lot area, or storage of more than one commercial automobile per lot.

- d. Sale of produce not raised on the premises.
- e. Any use which is not permitted in the above mentioned provisions.
- 15. Duplex dwellings.
- 16. Semi-detached dwellings.
- 17. Apartment houses.
- 18. Stores and shops for the conducting of any retail business; automobile parking lots; banks; barber shops; beauty parlors; conservatories; dressmaking, millinery, shoe and tailor shops; offices; eating places; studios; telegraph and messenger offices; theaters and assembly halls with off-street parking space for one parking space for each five (5) of seating capacity; funeral home or undertaking establishment.
- 19. Automobile service stations for the sale of gasoline, oil and minor accessories only, where no repair work is done, except minor repairs made by the attendant, subject to the securing of a use permit for such use.
- 20. Collection offices for laundry and dry cleaning.
- 21. Commercial greenhouse or nursery.
- 22. Hotel, boarding and rooming house, rest home, convalescent or nursing home, lodging house, tourist home, hospital, sanitarium, veterinary hospital for small animals.
- 23. Accessory buildings and uses customarily incidental to the above uses.
- 24. Any retail or service establishment; laundry; dry cleaning establishment; department store; automobile parking lot; public garage; automobile body and fender shop; automobile painting; blacksmith; advertising, sign, signboard, billboard; job printing; armory; bowling alley or skating rink (where building is insulated to confine noise to premises); parking lot for sale of new or used motor trailers; veterinary hospital for small animals.
- 25. Assembly hall, auditorium, theater with off-street parking space of one parking space for each five (5) of seating capacity.
- 26. Provision of lodging or food.
- 27. Ice delivery station.

28. Golf and polo grounds, hotel, motel, trailer coach park, trailer court.
29. Utility substation; utility or contractors materials and equipment storage yard; bottling works.
30. Wholesale establishment or warehouse.
31. Accessory buildings and uses customarily incidental to the above uses.

HEIGHT LIMIT: $3\frac{1}{2}$ stories or forty-five (45) feet, whichever is the greater.

B. AREA REQUIREMENTS:

1. Required Area Per Family: For one family dwelling, 5000 square feet.

For a dwelling containing more than one family, 5000 square feet for the first family, and the following for each additional family:

<u>Apartment Type</u>	<u>Lot Area Required Per Living Unit</u>
1 - Room Apartment	1400 square feet
2 - Room Apartment	1800 square feet
3 - Room Apartment	2400 square feet
Apartment with over 3 rooms	2600 square feet

2. Front Yards: Each lot shall have a front yard having a depth equal to the building line setback as hereinafter set forth in these regulations.
3. Side Yards: Minimum distance of three (3) feet to side lot line and minimum distance of eight (8) feet between the buildings.
Exception: Where two (2) lots both have commercial buildings or uses, no side yard is required.
4. Rear Yards: Minimum distance of twenty-five (25) feet to rear lot line.
5. Lot Width: The average width of the lot or tract shall be not less than the required lot area divided by the depth of the lot or tract in the existing subdivisions; however, in subdivisions hereafter recorded, the average width of the lot or tract shall be not less than eighty (80) feet.

SECTION 409 - M DISTRICTS - Manufacturing

A. PERMITTED USES:

1. Any retail or service establishment or personal service; office building; bank, utility station or yard; bottling works.
2. Provision of lodging and food; amusement or meeting place; restaurant; dwelling; agricultural use.
3. Signs.
4. Wholesaling or warehouse.
5. Storage involving hazards (except as restricted by the Ohio State Department of Industrial Relations), such as bulk station, storage of gasoline or oil above ground, storage of propane or butane - all subject to Paragraph B.
6. Storage involving odors or dust, such as stockyards for animals or poultry, coal yard.
7. Storage, baling and treatment of junk, old iron, dismantled automobiles, rags, bottles and scrap paper.
8. Food and kindred products manufacture, abbatoir and slaughter house, subject to Paragraph B.
9. Tobacco manufacture.
10. Textile mill, apparel and other fabric manufacture.
11. Leather and leather products manufacture, subject to Paragraph B.
12. Lumber and wood products manufacture; furniture, store fixtures, paper and allied products manufactures.
13. Printing, publishing and allied industries.
14. Chemical industries, subject to Paragraph B; petroleum, rubber and coal products manufacture, subject to Paragraph B.
15. Fertilizer manufacture, subject to Paragraph B.
16. Glue or size manufacture, subject to Paragraph B.
17. Incineration, reduction, dumping of offal, dead animals, garbage or viological refuse on a commercial basis or leading and transfer platforms for such purposes, subject to Paragraph B.
18. Fat rendering, rendering of tallow, grease or lard, and candlemaking, subject to Paragraph B.

19. Stone, clay and glass products manufacture; monument works.
20. Iron, steel and their products manufacture; non-ferrous metals and their products manufacture.
21. Electrical, automotive, transportation and other machinery manufacture.
22. Manufacture of costume jewelry, jewelry, brushes, toys, surgical and dental equipment, plastic products, lacquering, japanning, cooperage, stencils, fur goods, lamp or window shades, mattresses, patterns, musical instruments, sewing equipment, buses, pencils, pens, photographic equipment, sporting goods and gaskets.
23. Tanning, curing or dressing of raw or green salted hides, subject to Paragraph B.
24. Wood or bone distillation, subject to Paragraph B.
25. Other uses of the same character as above and subject to Paragraph B.

B. SETBACKS FOR OBJECTIONABLE USES:

Buildings and uses in Items 5, 8, 11, 14, 15, 16, 17, 18, 23, 24 and 25, except where adequate proof is shown of devices and methods to eliminate or control their objectionable features, shall be set back one-hundred (100) feet from the front and rear lot lines and one-hundred twenty-five (125) feet from the side lot line or the center line of the side street, whichever is the lesser, except that where a railroad right-of-way or river or canal constitutes a lot line, no setback shall be required from said railroad right-of-way or river or canal.

HEIGHT LIMIT: $3\frac{1}{2}$ stories or forty-five (45) feet, whichever is the greater.

C. AREA REQUIREMENTS:

1. Required Area Per Family: For one-family dwelling, 5000 square feet.

For a dwelling containing more than one family, 5000 square feet for the first family, and the following for each additional family:

<u>Apartment Type</u>	<u>Lot Area Required Per Living Unit</u>
1 - Room Apartment	1400 square feet
2 - Room Apartment	1800 square feet
3 - Room Apartment	2400 square feet
Apartment with over 3 rooms	2600 square feet

(M Districts Continued)

2. Front Yards: Each lot shall have a front yard having a depth equal to the building line setback as hereinafter set forth in these regulations.
3. Side Yards: Minimum distance of three (3) feet to side lot line and minimum distance of eight (8) feet between the buildings.
Exception: where two (2) lots both have commercial buildings or uses, no side yard is required.
4. Rear Yards: Minimum distance of twenty-five (25) feet to rear lot line.
5. Lot Width: The average width of the lot or tract shall be not less than the required lot area divided by the depth of the lot or tract in the existing subdivisions; however, in subdivisions hereafter recorded, the average width of the lot or tract shall be not less than eighty (80) feet.

ARTICLE V - SPECIAL PROVISIONS

SECTION 500 - EXISTING LOTS OF RECORD

Any lot of record existing at the effective date of this Zoning Regulation and held in separate ownership different from the ownership of adjoining lots may be used for the erection of permitted and conditional uses even though its area and width are less than the minimum requirements of these Zoning Regulations, but only to the extent granted by the Board of Zoning Appeals.

SECTION 501 - LOT REVIEW BY COUNTY BOARD OF HEALTH

Prior to issuance of any Zoning Permit for any residential, commercial, industrial, public or semi-public structure when central water and/or sewage disposal facilities are not available or not used, the County Board of Health shall be requested to establish the minimum lot area for any permitted or conditional uses in all districts, but in no case shall the lot area be less than those specified for the various districts.

If in the opinion of the County Board of Health or their representative the development of any such lot or lots, regardless of size, would lead to the creation of a serious health threat, then all Zoning Permits for such lot or lots shall be withheld and development not permitted until and unless an agreement for appropriate health safeguards can be reached between the owner or his agent, the Zoning Inspector and the County Board of Health.

SECTION 502 - APPLICATION OF YARD REQUIREMENTS

1. Lots which abut on more than one street shall provide the required front yards along every street.
2. Structures and accessory structures, whether open or closed, such as garages, carports, porches, balconies, or platforms above grade level, shall be considered a part of the structure to which they are attached and shall not project into any required front, side or rear yards except as permitted in these Zoning Regulations.
3. Yard requirements shall not apply to steps, overhanging eaves and cornices; however, these portions of buildings shall not project over any property line or street right-of-way.

SECTION 503 - MOBILE HOME PARKS

1. Mobile home parks shall only be permitted in Mobile Home Parks (MHP) Districts.

(Mobile Home Parks - continued)

2. All Mobile Home Parks shall comply with regulations HE-27-01 through HE-27-31, inclusive, House Trailer Park Regulations of the Ohio Department of Health, as amended.
3. No construction of any street or part of any mobile home park shall be started prior to issuance of a Zoning Permit, and no Zoning Permit shall be issued prior to State Health Department approval.
4. Mobile Home Parks shall not be subject to the Lot and Yard Requirement of these Zoning Regulations since these matters shall be regulated by the Ohio Health Department Regulations.

SECTION 504 - REQUIREMENTS FOR MOBILE HOMES AND MODULAR HOMES,
NOT LOCATED IN STATE APPROVED MOBILE HOME PARKS .

1. Existing mobile homes may be replaced by new or other mobile homes with Zoning Board approval. Such replacement must take place within three (3) months of time of abandonment or removal of the existing mobile home.
2. The following regulations shall only apply to those mobile homes which are located after the date of adoption of these Zoning Regulations and which are not located in State approved mobile home parks.
 - a. Mobile Homes may be temporarily set on any building lot which is approved by the Zoning Board on an individual basis, provided that the mobile home is to be occupied by the owner of the lot, and the owner has obtained a permit for the construction of a new residence to be placed on said lot, to be completed within one (1) year, or within a reasonable period of time, as approved by the Zoning Board. Upon completion of the permanent residence the mobile home shall be removed from the premises.
 - b. Modular Homes
 1. Modular Units are classified as principal buildings and must follow Zoning Regulations. This unit must first be approved by the Zoning Board.

(continued)

(Requirements for mobile homes and modular homes not located
in State approved mobile home parks - continued -)

2. All modular units must have a complete masonry footer, and foundation.
3. After installation, and within a reasonable time the lot shall be landscaped in residential character, having lawns and other vegetation, rather than gravel or hard surfaced areas, with walks, driveways and outbuildings completed as originally agreed with, and approved by the Zoning Board at the time of application for the modular home permit. The Zoning Board waives final approval until all above requirements are met. Upon application for a permit, a cash deposit, bank letter of credit, or similar bond in the amount of \$200.00 may be requested by the Zoning Board to insure lot improvements mutually agreed upon. The deposit is to be returned to the applicant after improvements are completed and upon final approval of the Zoning Board.

SECTION 505 - TEMPORARY STRUCTURES

Temporary structures may be approved by the Zoning Board. Portable toilets for construction workers and other such small structures shall not require a Temporary Use approval by the Board.

SECTION 506 - DETERIORATED OR ABANDONED STRUCTURES OR JUNK.

1. Deteriorated or abandoned structures such as dwellings,

barns, silos, sheds, oil storage tanks, or other structures for which no future use is contemplated and for which no other acceptable use is practicable or feasible and/or which creates a health or safety hazard shall be demolished and removed. Land under demolished or removed structures must be returned to a reasonable contour.

2. Junk such as abandoned vehicles, household appliances, farm equipment, or any other matter, for which no future use is contemplated or which has deteriorated to the point of creating a visual blight on the landscape shall be removed from the view from any public road or right-of-way.
3. Any violation of the above regulations shall be deemed and treated as a violation of the Zoning Regulations and shall be subject to the penalties as set forth herein.
4. A permit must be issued for any Modular Unit.

SECTION 507 - EXCEPTIONS TO HEIGHT LIMITS:

Churches, hospitals and public schools may exceed the height limit for the district in which such buildings are located. Roof structures for the housing of elevators, stairways, tanks, ventilating fans or similar equipment required to operate and maintain the building, and fire walls, sky lights, towers, steeples, roof signs, flag poles, chimneys, smoke stacks, wireless or television masts, water tanks, silos or similar structures may be erected above the height limits herein prescribed.

SECTION 508 - CORNER LOTS:

On any corner lot there shall be no planting, structure, fences, shrubbery or obstruction to vision more than three (3) feet higher than the street or road surface level within twenty-five (25) feet of the intersection of any two street lines in Residence Districts.

SECTION 509 - FENCES:

Fences and small incidental structures used for children's recreation shall not be subject to the requirements for the principle building or the accessory building, but no "spite fence" shall be erected or maintained. For the purpose of this regulation, a "spite fence" is any fence of such height or character as to block access of light and air to any ground floor window or upper window or to interfere with the reasonable use of a person's property; in any case no fence shall be erected higher than five (5) feet.

SECTION 510 - THOROUGHFARE PLAN:

- A. The THOROUGHFARE PLAN - Rosemount, Ohio - Clay Township Precincts "A", "D" and "F", is hereby adopted and made a part of this Resolution for the purpose of classifying and designating certain existing and proposed thoroughfares, roads, streets, viaducts, bridges, underpasses and other public ways of importance to Clay Township, for the purpose of establishing and maintaining the minimum setback distance for buildings to be located along such thoroughfares, roads, streets, and public ways, for the purpose of securing adequate light, sanitation, traffic circulation, traffic safety, and freedom from traffic congestion and for the purpose of regulating the subdivision of land so that such land subdivision will have streets that conform to and coordinate with the THOROUGHFARE PLAN.
- B. Setback From THOROUGHFARES - The minimum setback line on all Thoroughfares, as shown on the Thoroughfare Plan - Rosemount, Ohio - Clay Township Precincts A, D, and F, shall not be less than as follows:
1. Primary Thoroughfares such as State Route 23 (with access): 30 feet from right-of-way of the thoroughfare.
 2. Major Thoroughfares such as Old Scioto Trail and Rosemount Road - twenty-five (25) feet from right-of-way, but in no case less than forty-five (45) feet from the center line of such thoroughfare.
 3. Secondary Thoroughfare (all other streets and roads): twenty-five (25) feet from right-of-way, but in no case less than forty (40) feet from the center line of such thoroughfare.

The requirements of Item 1 above apply where not in conflict with requirements of the State Highway Department but shall not be construed or applied adversely against existing structures.

In all LC, GC and M Districts where existing buildings are located nearer to a Major Thoroughfare or Secondary Thoroughfare than specified in Item 2 and Item 3 above, the setback line shall be at not less than the average distance of the buildings from the street right-of-way in the same block.

SECTION 511 - ACCESSORY AND REAR BUILDINGS:

On a lot containing a dwelling, except an apartment or tenant house or hotel, a building for accessory use may be erected and occupy not over 50 per cent of the rear yard of such dwelling. No accessory building shall be erected so as to project nearer to the street line than the minimum distance allowed for any principal building. Where the

(Accessory & Rear Buildings Continued)

accessory building occupies part of the required rear yard or stands within twenty-five (25) feet from the rear lot line, such building shall not exceed one and one-half (1½) stories in height. Buildings over one and one-half (1½) stories in height must qualify as principal buildings in use, height and area requirements. No building shall be erected, designed, intended or arranged to be used for living or dwelling purposes. Exception: On a corner lot at two intersecting streets and of sufficient size to be resubdivided into lots that each have the required lot area per family, other dwellings besides the original dwelling may be built, provided each dwelling complies with all Area Requirements of the District in which it is to be located.

Accessory buildings (except a garage built into and made a structural part of a dwelling) shall be located only in the rear yard and (unless separated by a fire wall) not less than fifteen (15) feet from the principal building and not less than four (4) feet from any side lot line or rear lot line.

SECTION 512 - RESTORATION AFTER FIRE OR DISASTER:

Any non-conforming building or structure damaged by fire, explosion, flood, riot or Act of God may be reconstructed and used as such before any such calamity, provided the building or structure has not been destroyed to an extent of more than sixty (60) per cent of its fair value at that time, and provided such reconstruction takes place within twelve (12) months after the calamity, but wherever any building or structure so damaged in excess of 60 per cent was standing on a lot existing and of record at the time of the passage of this regulation and not conforming to the area or height regulations of the district in which such building or structure was located, such building or structure may be rebuilt.

SECTION 513 - SUBDIVISION REGULATIONS:

New subdivisions developed after passage of these Zoning Regulations shall meet all requirements of the Scioto County Subdivision Regulations. New subdivisions being developed within Clay Township shall be reviewed and commented upon by the Clay Township Trustees and the Clay Township Zoning Commission before being approved by the Scioto County Board of Commissioners.

ARTICLE VI - ZONING COMMISSION

SECTION 600 - APPOINTMENTS

The Zoning Commission appointed by the Board of Trustees of Clay Township for the preparation and recommendation of this resolution for the territory included in this resolution, shall continue to serve to administer the details of this resolution, to appoint and employ an executive secretary and such clerical assistants as it deems necessary, to review, approve or disapprove subdivision plots and plans, to determine the interpretation of these terms of this resolution or the application of the terms of this resolution, to hold public hearings on any requests or petitions for amendments to the Zoning Map or amendments or supplements to the Zoning Resolution, and to recommend such amendments, supplements or changes for action by the Board of Township Trustees as the Zoning Commission considers to be desirable.

SECTION 601 - MEMBERSHIP

The Zoning Commission shall have five members who reside in the territory included in this Resolution, appointed by the Board of Trustees for terms of five years each, except that the members first appointed shall serve for terms of one, two, three, four and five years respectively.

SECTION 602 - MEETINGS

The Zoning Commission shall hold meetings at the call of its Chairman or at such other times as it may determine. Meetings may be held to examine, study and determine solutions to matters concerning the operation of this resolution, to review, approve or disapprove subdivision plots and plans and to hear and study requests or petitions for amendments and charges and other matters appropriate for the Commission to consider and determine. All hearings shall be open to the public. Hearings on any amendments, supplements or changes shall be preceded by thirty (30) days advance notice of the time and place of the hearing published in at least one newspaper of general circulation in the Township. Hearings on the interpretation of any terms in this resolution or on their application shall be preceded by ten (10) days advance notice of the time and place of such hearing published in at least one newspaper of general circulation in the Township. On other matters the interested parties shall be notified.

Any person dissatisfied by a determination by the Commission or an action by the Commission on a plat or plan shall have the right to file an appeal with the Board of Zoning Appeals and have such appeal heard and decided by such Board.

ARTICLE VII - BOARD OF ZONING APPEALS

The Board of Zoning Appeals hears dissatisfaction and complaints of determination made by the Zoning Board or the Zoning Officer. This includes all grievances not able to be solved by the Zoning Board or Officer.

SECTION 700 - ESTABLISHMENT AND APPOINTMENT:

Board of Zoning Appeals is hereby established consisting of five (5) members who shall be members of the unincorporated territory in Clay Township included in this Resolution appointed by the Board of Trustees of Clay Township to serve for terms of five (5) years each, except that the terms of the members first appointed shall be for one, two, three, four and five years respectively. Each member shall serve until his successor is appointed or qualified. Vacancies shall be filled for the unexpired terms by the Board of Trustees of Clay Township.

SECTION 701 - ORGANIZATION:

The Board of Zoning Appeals shall elect a chairman and a vice-chairman from its membership, and shall appoint a secretary and shall prescribe rules for the conduct of its affairs. There shall be a quorum of three (3) members at all meetings and the concurring vote of all three (3) shall be necessary to affect any order.

SECTION 702 - WITNESSES:

The Chairman may administer oaths and compel the attendance of any witness in any manner coming within the review of this Zoning Regulations.

SECTION 703 - POWERS AND DUTIES:

Appeals: The Board of Zoning Appeals shall hear and decide appeals where it is alleged there is error in any order, requirement, decision, or determination made by the Zoning Inspector in the enforcement of these Zoning Regulations.

There shall be a fee of fifteen (\$15.00) dollars for any appeal of actions by the Zoning Officer. If such appeal is won by the applicant the fee for the required Zoning Permit which must be obtained after winning any appeal shall be waived, and the Zoning Permit shall be issued by the Zoning Officer.

Appeals to the Board of Zoning Appeals may be taken by any person, firm or corporation, deeming himself or itself to be adversely affected by the decision of the Zoning Officer respecting the interpretation of the Regulation. Appeals shall be made no later than thirty (30) calendar days after the date of the grievance.

An appeal shall stay all proceedings in furtherance of the action appealed from unless the Zoning Officer or whose decision is appealed from shall certify to the Board of Zoning Appeals after the notice of appeal has been filed, that by reason of facts stated in the certificate, a stay would, in his opinion, cause "imminent" peril to life or property. In such case, proceedings shall not be stayed by other than a restraining order granted by the Board of Zoning Appeals or by a Court having lawful jurisdiction.

The Board of Zoning Appeals shall make a decision on the appeal within ten (10) days after the public hearing, unless additional time is necessary because of unusual circumstances. At the hearing any party may appear in person or by attorney.

SECTION 704 - VARIANCES:

1. Where there are practical difficulties of unnecessary hardship in the way of carrying out the strict letter of this Regulation, the Board of Appeals shall have the power in passing an appeal to vary or modify any of the provisions of this Regulation, except granting uses or structures (except uses which can reasonably be interpreted as intended) which are not permitted or conditionally permitted in the district in question, so that the spirit of this Regulation shall be observed, public safety secured, and the substantial justice done.
2. In every instance of granting a variance by the Board of Appeals, there must be a showing by the Board that one of the following applies:
 - a. The strict application of the provisions of the Regulation would result in practical difficulties or unnecessary hardship inconsistent with the general purpose and the intent of this Regulation.
 - b. There are exceptional or extraordinary circumstances or conditions applying to the property involved or to the intended use or development of the property that do not apply generally to other properties or uses in the same zoning district or neighborhood.

- c. The granting of such variance will not be of substantial determinant to the public interest or to the property or improvements in the district in which the variance is sought, and will not materially impair the purpose or intent of these Zoning Regulations.
3. In addition, the Board of Zoning Appeals may permit such modification of the yard or lot area or width regulation as may be necessary to secure the appropriate improvement of a parcel of land that is too small to be appropriately improved without such modification, provided the parcel was separately owned at the time of passage of this resolution or is adjacent to buildings that do not conform to the general restrictions applicable to their location.
4. In granting a variance the Board of Zoning Appeals may impose such conditions as it may deem necessary to protect the public health, safety, or welfare, and to further the purpose and intent of these Zoning Regulations. These conditions shall be made a part of and be attached to the required Zoning Permit.
5. The fee for a Variance shall be twenty (\$20.00) dollars which shall be paid at the time of application. The fee for the Zoning Permit which must be obtained after approval of any Variance shall be waived, and the Zoning Permit issued by the Zoning Officer.

ARTICLE VIII - ENFORCEMENT

SECTION 800 - ENFORCEMENT OFFICER:

This Resolution shall be enforced by the township zoning inspector to administer and enforce this Resolution by the granting or refusal of building permits or certificates. The Executive Secretary of the Zoning Commission may serve as Enforcement Officer upon his appointment by the Board of Township Trustees, or the Board of Township Trustees may appoint any other person as it considers qualified for the work.

SECTION 801 - PERMIT REQUIRED:

No person, firm or corporation shall raze, erect, construct, reconstruct, enlarge, structurally alter, use or occupy any building, structure or land or part thereof within the territory included in this Resolution without obtaining a building permit or certificate for such construction or other work or a certificate of occupancy for the use of the land.

Exception: No permit is necessary for siding.

SECTION 802 - TIME LIMIT:

A building permit shall be effective for a period of one (1) year, at the expiration of which a new permit shall be obtained in the same manner as the original permit was obtained.

SECTION 803 - APPLICATIONS:

It shall be unlawful to erect, construct or do any other work upon any building or structure or part thereof without first filing with the Enforcement Officer an application for a building permit. Applications for building permits shall be filed with a plan or sketch of the building and a plot plan showing the dimensions and proposed use of the building, the dimensions of the lot, the location of the building on the lot, the name and address of the owner and the name of the builder or contractor. If the Enforcement Officer finds the application to be in accordance with this Resolution and is satisfied that the work will be done in accordance with this Resolution, he or she shall approve the application and issue a building permit or certificate; but if the Enforcement Officer finds otherwise, he or she shall deny the application and refuse to issue the building permit or certificate.

SECTION 804 - FEES:

Fees shall be charged and payable at the time of filing the application for a building permit or certificate to cover the cost of enforcement.

SECTION 804 - FEES: CONTINUED

The fees shall be as follows:

For zoning or building permits:

When the estimated cost is \$0.00 to \$10,000.00 the fee will be \$15.00 (Minimum Fee).

For costs over \$10,000.00 the fee will be in addition to the \$15.00 (Minimum Fee): \$2.50 for every \$1,000. in cost; \$1.25 for every \$500. in cost; and \$.75 for every \$250. in cost.

The maximum fee for residential property will be \$50.00.

The maximum fee for commercial property will be \$100.00 per building up to 2,000 square feet; and \$150.00 per building over 2,000 square feet.

All fees as provided by the Board of Township Trustees.

5/16/84

SECTION 805 - ACTIONS TO PREVENT VIOLATION: INJUNCTION: ABATEMENT:

In case any building is or is proposed to be erected, constructed, reconstructed, enlarged, changed, maintained or used or any land is or is proposed to be used in violation of this Resolution or any amendment or supplement thereto, the Prosecuting Attorney of Scioto County, the Zoning Inspector or any adjacent or neighboring property owner who would be especially damaged by such violation, in addition to other remedies provided by law, may institute injunction, mandamus, abatement or any other appropriate action, actions, proceeding or proceedings to prevent, enjoin, abate or remove such unlawful location, erection, construction, reconstruction, enlargement, change, maintenance or use.

SECTION 806 - VIOLATION AND PENALTIES:

It shall be unlawful to locate, erect, maintain or use any building or structure or part thereof or to use any land in violation of this Resolution or any regulation in or any provision or any amendment or supplement thereto. Any person, firm or corporation violating any such restriction, regulation, provision, amendment or supplement to this Resolution shall be deemed guilty of a misdemeanor and upon conviction thereof shall be fined not more than one-hundred (\$100.00) dollars. Each day and every day during which such illegal location, erection, construction, reconstruction, enlargement, change, maintenance or use continues shall be deemed a separate offense.

SECTION 807 - CONFLICT:

Wherever the provisions of any other regulation require a greater width or size of yards or other open spaces, or require a lower height of building or a less number of stories or impose other standards higher than are required by the regulations of this Zoning Resolution, the provisions of such other statute or regulation shall govern. Wherever any deed restrictions or covenants impose higher standards or greater restrictions, such restrictions and covenants shall remain in force and effect and not be changed by this Resolution. Otherwise the provisions of this Zoning Resolution shall govern.

SECTION 808 - EFFECTIVE DATE:

This Resolution shall be in force and effect from and after its ratification by the electorate of the unincorporated area of Clay Township included in this Resolution.

ARTICLE IX - DEFINITIONS

SECTION 900 - EXPLANATION OF DEFINITIONS:

Certain words and phrases used in this resolution are defined for the purpose of this resolution as follows:

Words used in the present tense include the future; the singular number includes the plural and the plural the singular. The word "lot" includes the word "plot", the word "building" includes the word "structure" the word "occupied" includes the words "designed or intended to be occupied" the word "used" includes the words "arranged, designed or intended to be used" and the word "shall" is mandatory and not directory.

1. ACCESSORY BUILDING: A building subordinate to the main or principal building on a lot and used for the purposes customarily incidental to those of the main or principal building.
2. ACCESSORY USE: A subordinate use of a portion of the lot or premises which is incidental to the main use of the lot or premises.
3. APARTMENT HOUSE: Dwelling for three (3) or more families occupied by leases, the families living independently of each other and doing their cooking on the premises, provided that the term apartment shall not be construed so as to permit two-family, semi-detached dwellings or row houses.
4. BOARD OF APPEALS: Board of Zoning Appeals.
5. BOARDING HOUSE: An abode, not a public inn, in which sleeping rooms for more than four (4) persons for lodging with meals are provided for compensation.
6. COMMISSION: Zoning Commission.
7. CHURCH: A place of worship or a Sunday School, but not including a rescue mission or place whose chief activity is not a customary church activity.
8. CORNER LOT: A lot fronting on a street at its intersection with another street or with a railroad right-of-way or boundary of a public park or cemetery.
9. COURT: An open space other than a yard on the same lot with a building.
10. COURT, OUTER: A court extending to a street, alley or required yard.

(Section 900 - Explanation of Definitions Continued)










11. COURT, INNER: Any Court other than an outer court.
12. CURB LEVEL: The level of the established curb in front of the building measured in the center of such front.
13. DISTRICT LINE: The boundary line between two Zoning Districts.
14. DUPLEX DWELLING: Dwelling for two (2) families occupied by lease or rental, the families living independently of each other and doing their cooking on the premises, provided no such dwelling shall be erected, reconstructed or converted so that its outer appearance is that of any dwelling besides that of a single family dwelling, and provided, further the term "duplex" shall not be construed so as to permit two (2) family semi-detached dwellings or row houses.
15. DUPLEX: See "Duplex Dwelling."
16. DWELLING: Any house, building, or portion thereof designed for or occupied by one or more beings as a residence.
17. FAMILY: Any number of persons living together as a single housekeeping unit.
18. HOME OCCUPATION: Customary home occupations in the residence, such as dressmaking, preserving and home cooking, provided that such occupation shall be engaged in only by residents on the premises and not more than the equivalent of the area of one floor shall be used for such occupations, that no display of products shall be visible from the street, and that no accessory building shall be used for such occupations.
19. HOTEL: A public inn, in which there are sleeping rooms for more than six (6) persons, without provision for cooking in any individual room or suite.
20. INN: A place or shelter with sleeping rooms for more than six (6) persons, and open to the public for compensation but without provision for cooking in any individual room or suite.
21. LODGING HOUSE: An abode, not a public inn, in which sleeping rooms for more than four (4) persons are provided for compensation.
22. LOT: A distinct parcel of land on which a principal building and its accessories are placed, together with the required open spaces, and of which the location, dimensions and boundaries are determined by the latest official record or survey.

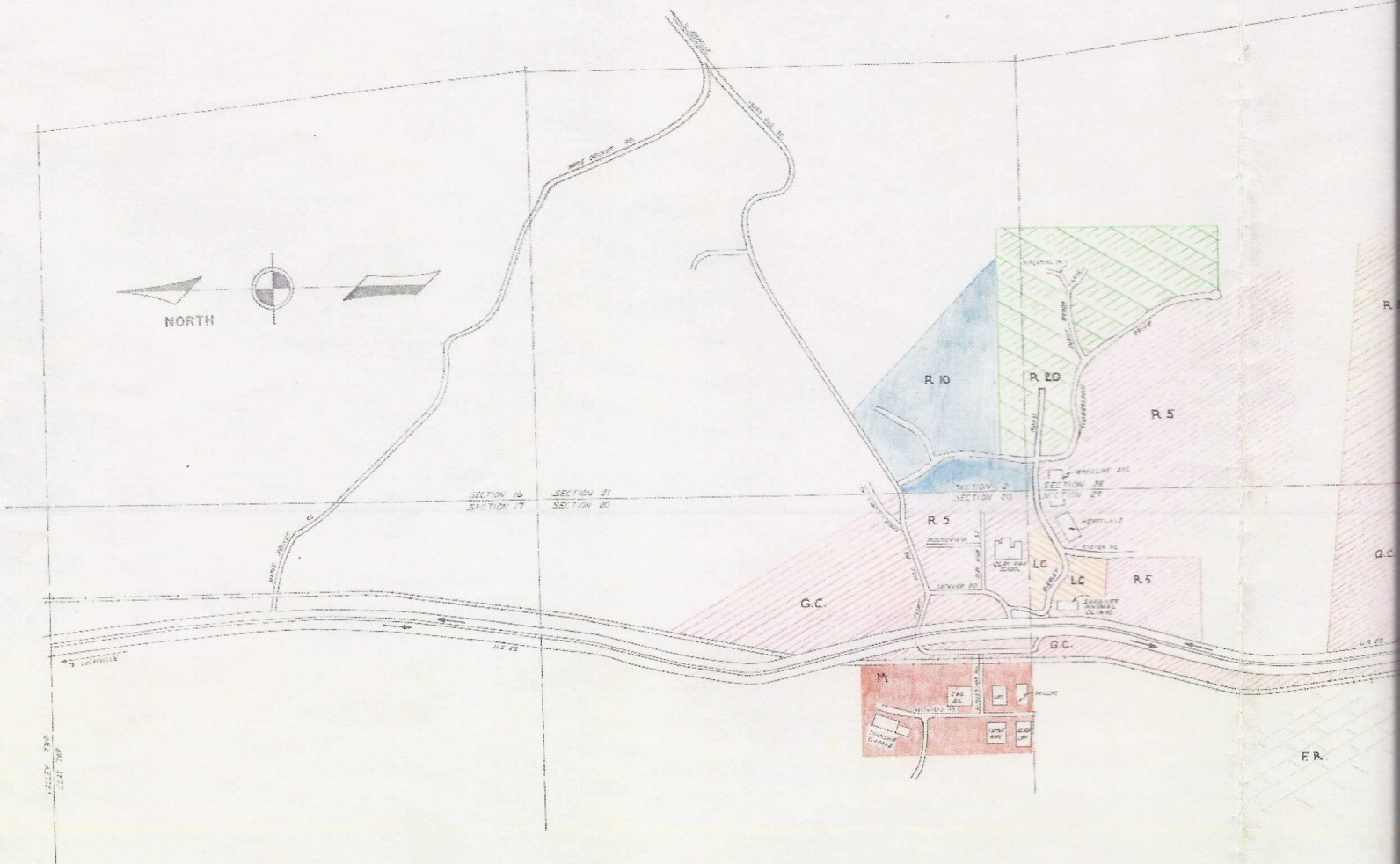
(Section 900 - Explanation of Definitions Continued)

23. LOT DEPTH: The mean average distance from the front line to the rear line of a lot (or in the case of corner lots, the average length of the longer sides).
24. LOT WIDTH: The mean distance between the side lot lines.
25. NON-CONFORMING USE: A use that does not comply with the regulations of this resolution for the district in which it is located.
26. OFFICE OCCUPATION: A professional occupation of a resident of the premises such as that of a physician, surgeon, or dentist and subject to the same restrictions as are established in this Resolution for the term "Home Occupation" where such office occupation is conducted within a Residence District.
27. REAR BUILDING: Any building on the rear of a lot or behind a principal building. No rear building shall be erected, designed, intended or arranged to be used in violation of the restrictions hereby established in the definition for "Accessory Building."
28. SETBACK LINE: The building line parallel to the front lot line and located at the foremost portion of the building; also the distance the building shall be set away from a line..
29. STREET: A public street is a passageway over thirty (30) feet wide, dedicated, platted and recorded as a street and commonly used for travel.
30. STORY: The part of any building between any floor and the floor of roof next above.
31. STREET OR ALLEY LINE: The dividing line between the right-of-way of a street or alley and a lot.
32. STRUCTURAL ALTERATIONS: Any change in the structural members of a building, such as walls, columns, beams and girders.
33. VACANT: Lacking in use or occupation, in whole or in part, by any non-conforming use for a period of two (2) years.
34. YARD, FRONT: A space (from the ground up) unoccupied except by steps and extending the full width of the lot between the extreme line of a building and the street line.

(Section 900 - Explanation of Definitions Continued)

35. YARD, REAR: A space (from the ground up) unoccupied except by steps or an uncovered porch and extending the full width of the lot between the extreme rear line of a building and the rear lot line.
36. YARD, SIDE: A space (from the ground up) unoccupied except by steps and extending the full length of a building between the building and the side lot line.
37. ZONING BOARD: The Zoning Board which was appointed by the Trustees of Clay Township, which recommended this resolution to the Trustees and which is charged with the administration of this Resolution.

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|---|---|
|  R 10 RESIDENCE |  R 80 RESIDENCE |
|  R 20 RESIDENCE |  G.C. GENERAL COMMERCIAL |
|  R 5 RESIDENCE |  F.R. FARM RESIDENCE |
|  L.C. LOCAL COMMERCIAL |  R 7 RESIDENCE |
|  MANUFACTURING | |



CLAY TOWNSHIP - ROSEMOUNT

SEMOUNT

