

**ZONING RESOLUTION  
FOR THE TOWNSHIP OF VALLEY  
SCIOTO COUNTY, OHIO**

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## TABLE OF CONTENTS

ARTICLE	TITLE	PAGE
I	Purposes	4
II	Districts and Boundaries Thereof	4
	Section 1 Districts	4
	Section 2 District Maps	5
	Section 3 District Boundaries	5
	Section 4 Vacation of Public Way	5
III	Definitions	5
IV	General Provisions Applicable to all Zoning Districts	9
	Section 1 Existing Buildings and Uses Not Affected	9
	Section 2 Restoring Unsafe Buildings	9
	Section 3 Approved Water Supply and Sewage Disposal Facilities	9
	Section 4 Uses Not Provided For	9
	Section 5 Rear Dwellings Regulated	9
	Section 6 Off-Street Automobile Parking and Storage	9
	6A Residence and Apartment Houses	10
	6B Rental Business	10
	6C Industrial Plants and Facilities	10
	Section 7 Additional Parking Provisions	10
	Section 8 Obstruction to Vision at Street Intersections Prohibited	11
	8A Front Yard -Corner Lots	11
	8B Front Yard -Double Frontage	11
	8C Yard not used by another Building	11
V	Zoning District Regulations	11
	Section 1 Agricultural "A" District	11
	Section 2 Residence "R" Districts	14
	Section 3 Business "B" Districts	16
	Section 4 Industrial "IA" Districts	18
	Section 5 Industrial "IB" Districts	19
	Section 6 Mobile Home Park and Subdivision	19
	Schedule Of Dimensions	21
VI	Enforcement	23
	Section 1 Enforcement Officer	23
	Section 2 Permit Required	23
	Section 3 Fees	24
	Section 4 Zoning Certificate for Non-Conforming Uses	24
	Section 5 Violations and Penalties	25

	Section 6	Violations - Remedies	25
VII		Zoning Commission	25
	Section 1	Organization and Procedure	25
	Section 2	Appeals	26
VIII		Board of Zoning Appeals	26
	Section 1	Organization and Procedure	26
		1A Organization	26
		1B Procedure	27
	Section 2	Applications and Appeals	27
	Section 3	Powers	28
IX		Interpretation, Purpose, and Conflict	29
X		District Changes and Resolution Amendments	29
	Section 1	Initiation of Amendments or Supplements	29
	Section 2	Application Procedure for Change in Zoning Districts	29
	Section 3	Public Hearing and Zoning Commission	30
	Section 4	Public Hearing of Township Trustees	31
XI		Validity	31
XII		Effective Date	31
		Appendix A - Description of Area to be Zoned	32
		Appendix B - District Map	36
		Appendix C - Members of Zoning Commission	37

## **ZONING RESOLUTION**

A. RESOLUTION, for the purpose of promoting public health, safety, morals, comfort, and general welfare; to provide for an orderly and systematic development of Valley Township, to conserve and protect property and property values; to secure the most appropriate use of land; and to facilitate adequate but economical provision of public improvements, all in accordance with a Comprehensive plan; the Board of Trustees of this township find it necessary and advisable to regulate the location, size and use of buildings and other structures; percentages of lot areas which may be occupied; set-back building lines; size of yards, courts and other open spaces; and the uses of land for trade, industry, residence, recreation or other purposes and for such purposes; divides the unincorporated area of the township into districts or zones.

BE IT RESOLVED BY THE BOARD OF TRUSTEES OF VALLEY TOWNSHIP, SCIOTO COUNTY, STATE OF OHIO:

### **ARTICLE I**

#### **PURPOSES**

SECTION 1. For the purposes of promoting public health, safety, morals, comfort or general welfare; to provide for an orderly and systematic development of Valley Township, to conserve and protect property and property values; to secure the most appropriate use of land and to facilitate adequate but economical provisions of public improvements all in accordance with provisions of Chapter 519, TOWNSHIP ZONING of the Revised Code of Ohio, it is hereby provided as follows:

### **ARTICLE II**

#### **DISTRICT AND BOUNDARIES THEREOF**

SECTION 1. Districts: In order to classify, regulate and restrict the location of industries, residences, recreation, trades and other land uses and the location of buildings designed for specified uses, to regulate, limit and restrict the height and size of buildings, number of stories and other structures hereafter erected or altered; and regulate and limit the percentages of lot areas which may be occupied, set-back building lines, sizes of yards and other open spaces within the surrounding such buildings, the density of population; the territory of Valley Township, Scioto County, Ohio, is hereby divided into five (5) classes of "Districts". All such regulations are uniform for each class or kind of building or structure to use throughout each class or district and said Districts shall be known as :

- (1) Agricultural A District
- (2) Low Density Residential R District
- (3) Business B District
- (4) Industrial 1A & 1B
- (5) Mobile Home Park and Subdivision M District

SECTION 2. District Maps: The boundaries of the district are shown upon the map which is made a part of this Resolution, which map is designed as the "District Map." The district map and all notations, references, and other information shown thereon are part of this Resolution and have the same force and effect as if the district map and all the notations, references, and other information shown thereon were all fully set forth or described therein, the original of which district map is properly attested and is on file with the Township Clerk.

SECTION 3. District Boundaries: The District boundary lines of said map are intended to follow either streets of alleys or lot lines; and where the districts designated on the map are bounded approximately by such street, alley, or lot lines, the street or alley or lot shall be construed to be the boundary of the district, unless such boundary is otherwise indicated on the map. In the case of unsubdivided property, the district boundary lines shall be determined by the use of the scale appearing on the Zoning District map or by dimensions.

SECTION 4. Vacation of Public Way: Whenever any street, alley or other public way is vacated by official action of the Board of Trustees of Valley Township or the Board of County Commissioners of Scioto County, the zoning district adjoining each side of such street, alley, or public way shall be automatically extended to the center of such vacation and all area included in the vacation shall then and henceforth be subject to all appropriate regulations of the extended districts.

### **ARTICLE III**

#### **DEFINITIONS**

The words which are defined are those which have special or limited meanings as used in this zoning resolution and might not otherwise be clear. Words whose meaning is self-evident as used in this zoning resolution are not defined here.

1. *Accessory Structure or Use*: any structure or use, other than the principal structure or use, directly incident to or required for the enjoyment of the permitted use of any premises;

also, as specifically designated under the zoning district regulations of this Zoning Resolution.

2. *Agriculture*: the use of the land only-minus agricultural structures-for the cultivation of crops or the raising of animals or preservation in its natural state.
3. *Agricultural Structures*: any structure or building accessory to the principal agricultural use of the land. Farm dwellings, however, are principal buildings.
4. *Alteration*: any change or addition to the supporting members or foundation of a structure.
5. *Building*: any structure which fully encloses space for the occupancy by persons or their activities.
6. *Commercial Floor Area*: floor area of buildings which is devoted to the storage and display of merchandise, the performance of consumer services, or the circulation and accommodation of customers.
7. *Commission*: zoning commission
8. *Consumer Services*: sale of any service to individual customers for their own personal benefit, enjoyment, or convenience, and for fulfillment of their own personal needs. For example, consumer services include the provision of the personal services such as cleaning and barbering, the provision of lodging, entertainment, specialized instruction, financial services, automobile storage, transportation, and similar services.
9. *Dwelling and Dwelling Unit*: a dwelling is a building providing shelter, sanitation, and the amenities for permanent habitation. It does not include mobile homes, temporary lodging, or sleeping rooms. A dwelling unit means the dwelling accommodations designed for one individual or family unit maintaining separate and independent housekeeping.
10. *Height of Structure*: the vertical distance measured from the average finished grade at the front building line to the highest point of the structure.
11. *Home Occupations*: Professional offices, studies, personal services, and the renting of sleeping rooms maintained or conducted within a dwelling. Such activities are incidental to the principal residential use and involve the employment of no more than one person who does not reside on the premises. Such activities occupy no more than twenty-five percent of the total floor area of a dwelling. The selling of any merchandise is not a home occupation.
12. *Industry, Heavy*: those industries whose processing of products results in the emission of any atmospheric pollutant, light flashes or glare, odors, noise or vibration which may be heard or felt off the premises, and those industries which constitute a fire or explosion hazard.  
*Industry, Light*: those industries whose processing of products results in none of the above conditions.
13. *Junk Yards*: When permitted by the Zoning Commission, junk yards shall be located not less than 300 feet from any road, street, residence district, residence, school, hospital or institution for human care. Junk yards shall be enclosed on all sides by a metal fence or

wall not less than eight (8) feet high. Plans for such junk yards shall be submitted to the Zoning Commission before any zoning permit is granted and shall be subject to its approval.

14. *Lot*: A district 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.

*Corner Lot*: a lot which abuts on two intersecting streets at their intersection.

*Double-Frontage Lot*: any lot other than a corner lot which abuts on two streets.

*Lot Line*: the boundary dividing a lot from a right-of-way, adjoining lot or other adjoining tract of land. Front rear, and side lot lines are self explanatory.

*Lot of Record*: a lot which is recorded in the office of the County Recorder.

15. *Mobile Homes*: any vehicle or similar portable structure used or so constructed as to permit its being used as a conveyance upon streets and as a dwelling for one or more persons.
16. *Non-conforming Structure or use*: a structure or use of any premises which does not conform with all provisions of this Zoning Resolution but which existed before its designation as nonconforming by the adoption or amendment of this resolution.
17. *Nonretail Commercial*: commercial sales and services to customers who intend resale of the products or merchandise sold or handled. For example, nonretail commercial includes wholesaling, warehousing, trucking terminals, and similar commercial enterprises.
18. *Outdoor*: refers to that which is not within a building.
19. *Planned-Development Project*: a complex of structures and uses planned as an integral unit of development rather than as single structures on single lots.
20. *Premise*: a lot or other tract of land under one ownership and all the structures on it.
21. *Processing*: manufacturing, packaging, repairing, cleaning, and any other similar original or restorative treatment applied to raw materials, products, or personal property. Processing does not refer to fabrication of structures.
22. *Public-Service Building*: any building necessary for the operation and maintenance of a utility.
23. *Retail Sales*: sale of any product or merchandise to customers for their own personal consumption and use, not for resale.
24. *Road*: a traffic-carrying way. As used in this Zoning Resolution a road may be privately owned.
25. *Sleeping Room*: a single room rented for dwelling purposes but without the amenities for separate and independent housekeeping.
26. *Special Use*: a use which must receive special approval by the Zoning Commission if delegated, in order to be permitted in a zoning district.
27. *Street*: any highway or other public traffic-carrying way. An arterial street is any numbered Federal, State, or County Highway unless otherwise designated.
28. *Structure*: any combination of materials fabricated to fulfill a function in a fixed location on the land; includes buildings.

29. *Trailer Park*: a tract of land prepared and approved according to the procedures of this zoning resolution to accommodate three or more mobile homes.
30. *Use*: use broadly refers to the activities which take place on any land or premises and also refers to the structures located thereon and designed for those activities.
31. *Variance*: a departure from the strict conformance with the dimension and area regulations which may be approved by the Board of Zoning.
32. *Yard*: the open space surrounding the principal building on any lot, unoccupied and unobstructed by a portion of that building from the ground to the sky except where specifically permitted by this Zoning Resolution. Yards are further defined as follows:
- A. *Front Yard*: that portion of the yard extending the full width of the lot and measured between the front lot line and a parallel line tangent to the nearest part of the principal building, which line shall be designated as the front yard line.
  - B. *Rear Yard*: that portion of the yard extending the full width of the lot and measured between the rear lot line and a parallel line tangent to the nearest part of the principal building.
  - C. *Side Yard*: those portions of the yard extending from the front yard to the rear yard and measured between the side lot lines and parallel lines tangent to the nearest parts of the principal buildings.
33. *Zoning Commission*: The Zoning Commission which was appointed by the Trustees of Valley Township, which recommended this resolution to the Trustees and which is charged with the administration of this resolution.



## ARTICLE IV

### GENERAL PROVISIONS APPLICABLE TO ALL ZONING DISTRICTS

#### SECTION 1. Existing Buildings and Uses Not Affected.

Any building, structure, or use existing at the time of the enactment of this Resolution may be continued, even though such building, structure or use does not conform with the provisions of this Resolution. If, however, any such nonconforming use is voluntarily discontinued for two years or more, any future use of said land or structure shall be in conformity with the zoning regulations of the district in which the land and/or structure is located.

#### SECTION 2. Restoring Unsafe Buildings

Nothing herein shall be construed as preventing the strengthening or restoring to a safe condition of any part of any building or structure declared unsafe by the building inspector or from complying with his lawful requirements.

#### SECTION 3. Approved Water Supply and Sewage Disposal Facilities

It shall be unlawful to locate, erect or construct any building or structure on any lot or to use or permit the use of any lot without provision for approved water supply and sewage disposal facilities. Wherever an existing water and/or sewer main is accessible, connections shall be made with such mains. In every other case, individual water supply and sewage disposal facilities meeting fully the requirements of the county health officer shall be installed in accordance with standards and specifications prescribed by him, and under his supervision and to his satisfaction.

A certificate of approval of the proposed method of water supply and disposal of sanitary wastes shall be obtained from the county health officer, prior to the filing of the application for a zoning permit or certificate of occupancy provided for herein, and such certificate shall accompany each such application.

#### SECTION 4: Uses Not Provided For

Any use specifically not mentioned in this resolution shall be assumed prohibited unless otherwise stated by the Zoning Commission.

#### SECTION 5: Rear Dwellings Regulated

Only one principal building and its customary accessory buildings shall hereafter be erected on any lot.

#### SECTION 6: Off-Street Automobile Parking and Storage

A permanent off-street automobile storage, parking or standing space shall be provided as set forth below at the time of the erection of any building or structure, at the time any principal

building or structure is enlarged or increased in capacity by adding dwellings units, guest rooms, or floor area, or before conversion from one zoning use or occupancy to another. Such space shall be provided with vehicular access to a street or alley. This space shall be deemed to be required open space associated with the permitted use and shall not thereafter be reduced or encroached upon in any manner. No required front yard or portion thereof in any residential district shall be utilized to provide parking space required in this Resolution. At least the following minimum parking space requirements for specific uses shall be provided.

A. Residences and Apartment Houses

One parking space for each dwelling unit or apartment.

B. Retail Businesses

Parking or storage space for all vehicles used directly in the conduct of such business plus four (4) parking spaces for the first one thousand (1000) square feet of total floor area and one (1) additional parking space for every additional one hundred and fifty (150) square feet of floor area.

C. Industrial Plants and Facilities

Parking or storage space for all vehicles used directly in the conduct of such industrial use plus one (1) parking space for every three (3) employees on the premises at maximum employment on a single shift.

SECTION 7. Additional Parking Provisions

A. If the vehicle storage space or standing space required above cannot be reasonably provided on the same lot on which the principal use is conducted, the Zoning Commission may permit such space to be provided on other off-street property provided such spaces lies within four hundred (400) feet off the main entrance to such principal use. Such vehicle parking space shall be deemed to be required open space associated with the permitted use and shall not thereafter be reduced or encroached upon in any manner.

B. The required parking space for any number of separate uses may be combined in one lot, but the required space assigned to one use may not be assigned to another use at the same time, except that one-half of the parking space required for churches, theaters, or assembly halls, whose peak attendance will be at night or on Sunday, may be assigned to a use which will be closed at night or on Sunday.

C. No commercial motor vehicle exceeding two (2) tons in rated capacity may be parked in the open in a residential zone.

D. No abandoned, wrecked, dismantled, or totally disabled automobiles, trucks, trailers, aircraft or discarded furniture, appliances or other miscellaneous materials, shall be

permitted to remain exposed on the premises in any district for a period of more than thirty (30) days.

**SECTION 8. Obstruction to Vision at Street Intersections Prohibited**

Within the triangular or other shaped area formed on a lot by a straight line connecting the right-of-way lines of an intersecting street and a railroad or the right-of way lines of two intersecting streets at points twenty (20) feet from the intersection of such right-of way lines, there shall be no obstructions to vision between a height of three and one-half (3-1/2) feet and a height of ten (10) feet above the average grade of such street or railroad. this requirement applies to fences, walls, shrubbery, signs marquees, and other obstructions to vision, but does not prohibit a necessary retaining wall.

**SECTION 8A. Front Yard Requirements and Corner Lots**

Corner lots shall meet the front yard requirements of the district or districts in which they are located on both the street considered as the front street and the street considered as the side street.

**SECTION 8B. Front Yard Requirements for Double-Front Lots**

Double front lots shall meet the front yard requirements of the district or districts in which they are located on both of the streets upon which they front.

**SECTION 8C. Required Yard Not To Be Used by Another Building**

No part of a yard required about any building for the purpose of complying with the provisions of this Resolution shall be included as part of a yard required by this Resolution for another building.

**ARTICLE V**

**ZONING DISTRICT REGULATIONS**

**SECTION 1. Agricultural "A" District**

**A. Uses Permitted:**

1. Agricultural, farming, stock raising, dairying, truck gardening and nurseries.
2. Public and semi-public owned or operated properties.
3. Single family dwellings.

4. Roadside stands offering for sale only agricultural products. Such stands shall be located at least twenty (20) feet from the edge of the pavement.
5. Home occupations.
6. Accessory buildings and uses customarily incidental to any of the above uses including bulletin boards and signs not exceeding thirty-two (32) square feet in area appertaining to the lease, hire, sale of a building or on the premises of any material that is mined, manufactured, grown, or treated on the property; provided, however, that such signs shall be located upon or immediately adjacent to the articles, processes stored or sold.
7. One (1) trailer or mobile home may be parked or located if :
  - A. Said trailer or mobile home is owned by landowner and the landowner has obtained a permit for the construction of a residence on said lot or parcel, and the contract has been let for the construction of a residence. The trailer or mobile home may be parked for the time limit of the original building permit.
  - B. Said mobile home or trailer is located on a lot or parcel containing a dwelling and is parked behind such dwelling, or in a garage or accessory building and/or in some manner in which it is shielded from public view.
  - C. Said mobile home or trailer is not used for habitation or maintained for business while such vehicle is so parked or stored.

**B: Uses Permitted as Special Exceptions**

The following uses shall be considered special exceptions and will require written approval of the Zoning Commission:

1. Mining and extracting of minerals and raw materials.

The commission may attach such conditions and safeguards as it deems necessary to protect neighboring properties or districts from fire hazards or smoke, noise, odor, dust, or any other detrimental or obnoxious effects incidental to such operations, in addition, the commission shall require a written agreement, approved by the Commission from the owners of such operation to the effect that, upon termination of such operations, the land involved shall be reclaimed to as near its original state as is practical in the opinion of the Commission.

2. Manufacturing, processing, treating and storing of minerals or raw materials which are extracted from the same property on which they are to be manufactured, processed, treated, or stored.

The Commission may grant approval if it determines that the proposed use will not constitute a fire hazard or emit smoke, noise, odor, or dust which would be obnoxious or detrimental to neighboring properties. The Commission may attach such conditions and safeguards as it deems necessary to protect the character of the district.

3. Cemeteries, columbarium, or crematories.
4. Riding stables and private stables.
5. Amusement parks, playgrounds, pay fishing lakes, golf courses, and other privately owned recreational centers.
6. Radio and television transmitters and antennas.
7. Drive-in theaters subject to the following conditions:
  - A. The applicant presents plans and specifications for the proposed theater in a form suitable for making the determinations required herein.
  - B. There is approval of a plan of access to the highway from the agency responsible for the maintenance of such highway.
  - C. The entrances and exits shall be located where possible so as to afford unobstructed sight distance for five hundred (500) feet in each direction along the highway.
  - D. all buildings and structures (excluding fences) shall be at least one hundred (100) feet from any property line.
  - E. The picture screen shall not face or be placed so as it may be viewed from any major highway and shall be screened from view by trees or fence from any adjacent road.
  - F. Provisions shall be made to subdue speaker sounds when the theater abuts a residence or residential lot or lots.
8. Sanitariums.
9. Private airports and landing fields.

C. Uses Prohibited:

1. All establishments or enterprises operated publicly or privately for the disposal of garbage, rubbish, offal or other waste or surplus material not originating on the premises.
2. Junk yards

3. All other uses not specifically permitted by this section.

D. Dimension and Area Regulations for Lots and Structures:

The regulations on the dimensions and area for lots and structures are set forth in the schedule of Dimensions and Area Requirements on pages 21 and 22. The applicable regulations shall be observed in the Agricultural District.

SECTION 2. Low Density Residential "R" Districts.

A. Uses Permitted:

1. Single Family\*
2. Churches and other places of worship, Sunday school buildings and parish houses.
3. Public and private elementary and high schools.
4. Publicly owned or operated properties including community buildings and fire stations.
5. Temporary buildings incidental to construction work, provided that such temporary buildings shall be removed upon the completion or abandonment of the construction.
6. Accessory buildings and uses customarily incidental to any of the above permitted uses including bulletin boards for public, charitable, or religious institutions and signs not exceeding twelve (12) square feet in area appertaining to the lease, hire or sale of a building or premises providing that such signs shall be removed as soon as the premises are leased, hired, or sold.
7. The office or studio in the residence of a physician, surgeon, dentist, artist, lawyer, architect, engineer, teacher, or other member of a recognized profession, (as defined by the classification system of the current U.S. Department of Commerce, Bureau of Consensus -- "Census of General Social and Economic Characteristics"); and provided that no more than one-half (1/2) of the floor area of one (1) floor of the dwelling is devoted to the permitted use; that no such use shall require external alterations or involve construction features not customary in dwellings; and that the entrance to such office or studio shall be within the dwelling. An unlighted name plate of not over two (2) square feet in area and attached flat against the building shall be permitted.

\* *Any single-family dwelling shall have a minimum floor area of 1200 square feet exclusive of breezeways, porches, garages or patios.*

8. One (1) trailer or mobile home may be parked or located if:
  - A. said trailer or mobile home is owned by landowner and the landowner has obtained a permit for the construction of a residence on said lot or parcel, and the contract has been let for the construction of a residence. The trailer or mobile home may be parked for the time limit of the original permit.
  - B. Said mobile home or trailer is located on a lot or parcel containing a dwelling and is parked behind such dwelling, or in a garage or accessory building and/or in some manner in which it is shielded from public view.
  - C. Said mobile home or trailer is not used for habitation or maintained for business while such vehicle is so parked or stored.

B. Uses permitted as Special Exceptions:

The following uses shall be considered special exceptions and will require written approval of the Commission.

1. Cemeteries, including mausoleums; provided that mausoleums shall be at least two hundred (200) feet from every street centerline or any adjoining lot line.
2. Golf courses except miniature courses and practice driving tees operated for commercial purposes; including such building, structure and uses as are necessary for their operation; except those the chief activity for which is a service customarily carried on as a business.
3. Hospitals and institutions of an educational, religious, charitable or a philanthropic nature, provided however, that such buildings shall be located upon sites containing no less than five (5) acres, occupy not over ten (10) percent of the area of the lot, and that such buildings be set back from all required yard lines a distance of not less than two (2) feet for each foot of building height.
4. Beauty parlor, barber shop, music school, dancing school, business school or school of any kind with organized classes or similar activity.
5. Nursery schools and child care centers, provided that there is established and maintained in connection there with one or more completely and securely fenced play lots which if closer than fifty (50) feet to any property line shall be screened by a masonry wall or compact evergreen hedge of not less than five (5) feet in height, located not less than twenty (20) feet from any property line and maintained in good condition.

6. Multiple-family dwellings.

C. Uses Prohibited:

all uses not specifically permitted by this section are prohibited in the residence "R" District.

D. Dimension and Area Regulation for Lots and Structures.

The regulations on the dimensions and areas for lots and structures are set forth in the Schedule of Dimensions and Area Regulations on pages 21 and 22 . The applicable regulations shall be observed in the Low Density Residential "R" District.

SECTION 3. Business "B" District

A. Uses Permitted:

1. Any use or structure permitted and as regulated in the Residence "R" District except as hereafter modified.
2. Consumer services, as defined in Article III, Paragraph 8 of this Resolution; but excluding bars, cocktail lounges, night clubs, billiard parlors, pool halls and roller rinks.
3. Retail stores or shops, repair shops, mercantile establishments, banks, offices or office buildings.
4. Restaurant, soda fountain, lunch room, but excluding drive-in eating and drinking establishments.
5. Gasoline filling stations with underground storage tanks.
6. Automobile, truck, trailer, and farm implement establishments for display, hire, sale, and major repair, including sales lots, provided all operations other than display and sales shall be within a completely enclosed building.
7. Bottling of soda drinks, creamery and dairy operations, ice cream and candy manufacturing, ice plants or distributing stations.
8. Building material sales and storage yard, retail lumber and storage yard including millwork and prefabrication.
9. Trucking, catering, express, or hauling terminal or transfer establishments including the storage of vehicles.



10. Animal hospital, veterinary clinic, or kennel.
11. Wholesale sales and warehouses.
12. Accessory buildings and uses customarily incidental to any of the above permitted uses.

**B. Uses Permitted as Special Exceptions:**

The following uses shall be considered special exceptions and will require written approval of the Commission.

1. Neighborhood shopping centers and other groupings of commercial buildings where is a development of five (5) or more retail or service establishments under single ownership.
2. Drive-in theaters subject to the same conditions and restrictions as outlined in Article V, Section 1, Subsection B, Paragraph 7 of this Resolution.
3. Commercial baseball fields, swimming pools and similar open air recreational uses or structure and facilities if located at least one hundred and fifty (150) feet from any residence District.
4. Contractors equipment storage yard or plant, or storage and rental of equipment commonly used by a contractor, provided that such storage yard and plant shall be located at least two hundred (200) feet from any Residence District and one hundred (100) feet from any adjoining property line.
5. Drive-in eating and drinking establishments, summer gardens and road houses including entertainment and dancing.
6. Bar, cocktail lounge, night club, billiard and pool halls, bowling alley, dance hall, roller skating rink and similar establishments.

**C. Uses Prohibited:**

1. Billboards, outdoor advertisement signs and structures.
2. Storage of flammable liquids, above ground, other than use on premises.
3. Junk yards.
4. Any other use not specifically permitted by this section.

**D. Dimension and Area Regulations for Lots and Structures:**

The regulations on dimension area for lots and structures are set forth in the Schedule of Dimensions and Area Regulations on Pages 21 and 22. The applicable regulations shall be observed in the "B" Business District.

#### SECTION 4. Industrial "IA" District

##### A. Uses Permitted:

1. Any use or structure permitted and as regulated in the "B" District except hereinafter modified.
2. Any industrial or manufacturing activity which can be shown not to emit noise, smoke, dust, vibration, heat, bright light, odor or other obnoxious effects beyond the limits of its lot.
3. The storage of inflammable liquid above ground in amounts less than six hundred (600) gallons and for use on the premise.

##### B. Uses Permitted as Special Exceptions

The following uses shall be considered special exceptions and will require written approval of the Commission.

1. The storage of flammable liquids above ground in amounts greater than six hundred (600) gallons.
2. The storage of sand or gravel or any other raw material; the storage of equipment or vehicles of an earth moving or construction nature, finished products or components of finished products; outside of completely enclosed buildings, on lots other than those on which the manufacturing, assembly or principal activity on the permitted use occurs.

##### C. Uses Prohibited

Uses not specifically permitted by this section are prohibited "IA" Industrial District.

##### D. Dimension and Area Regulations

The regulations on dimensions and areas for lots and structures are set forth in the Schedule of Dimensions and Area Regulations on pages 21 and 22. The applicable regulations shall be observed in the "IA" Industrial District.

## SECTION 5. Industrial "IB" District

### A. Uses Permitted

1. Any use or structure permitted and as regulated in the "IA" District except hereafter modified.

### B. Uses Permitted as Special Exceptions

The following uses shall be considered special exceptions and will require written approval from the Commission.

1. Bag cleaning plants; boiler and tank works, central mixing plants for cement, mortar, plaster or paving materials; coke ovens; junk yards; establishments which cure, tan, or store raw hides and skins; distillation plants for bones, coal, wood or tar, fat rendering plants; forge plants; foundries and metals fabrication plants; above ground storage facilities for gasoline, oil and alcohol in excess of six hundred (600) gallons; slaughterhouses and stockyards; smelting plants; plants for the manufacture of acetylene, acid, alcohol, alcoholic beverages, ammonia bleaching powder, chemicals, brick, pottery, terra-cotta, tile, candles, disinfectants, dye-stuffs, fertilizer, illuminating or heating as (or storage of same) linseed oil, paint, oil, turpentine, varnish, soap and tar products; and establishments for the disposal of garbage, rubbish, offal, or other waste or surplus materials not originating upon the premise, by either landfill or incineration.
2. Any other industrial or manufacturing activity which in the opinion of the Commission will emit detrimental or obnoxious noise, vibrations, smoke, odor, dust, heat, or light beyond the limits of the "IB" District in which it is located.

### C. Dimensions and Area Regulations

The regulations on dimensions and areas for lots and structures are set forth in the Schedule of Dimensions and Area Regulations on pages 21 & 22. The applicable regulations shall be observed in the "IB" Industrial District.

## SECTION 6. Mobile Home Park and Subdivision District

### A. Uses Permitted

1. Mobile Home Parks.
2. Mobile Home Subdivisions.

A Mobile Home Subdivision is a subdivision designed and intended for residential use where the residence is in mobile homes exclusively.

**B. Uses Prohibited**

All other uses except mobile home parks and mobile home subdivisions are prohibited.

## Schedule of Dimension and Area Regulations

Class of District	Maximum height of building	Minimum lot area when served by approved sanitary sewer	Minimum lot areas when not served by sanitary sewer	Maximum percentage of lot area which may be covered by buildings	Minimum lot width at front yard line	Minimum front yard depth	Minimum side yard	Minimum Rear yard	Front yard	Side yard	Rear yard
	Feet	Sq. Feet	Sq. Feet	%	Feet	Feet	Feet	Feet	Feet	Feet	Feet
"A"	35	43,560	43,560	30	150	75	20	30		*10	*15
"R"	2-1/2 stories or 35	12,800	20,000	30	100	50	10	35	Must be in rear yard	10	15
"B"	50	None (x)	As required by County Health Board (x)	None (x)	None (x)	1 60/50 (x)	2 None by 75 (x)	15 (x)	Same as required for principal building or use. (x)	Same as required for principal building or use. (x)	Same as required for principal building or use. (x)
"IA"	75	90,000 (x)	90,000 plus any additional as required above (x)	50	200 (x)	100 (x)	3 50/100 (x)	5 50 (x)			
"IB"	100	175,000 (x)	175,000 plus any additional (x)	50	300 (x)	100 (x)	4 50/200 (x)	5 75 (x)			

\* Does not include Agricultural Structures

1. Front yard of 60 feet depth shall be required for all lots fronting on Federal, State or County Highways; 35 feet minimum shall be required for all lots fronting Township roads. Measured from right-of-way.
  2. No side yard shall be required except when the commercial lot abuts a residential zoned lot, in such cases a 75 foot minimum side yard is required.
  3. 50 foot side yard shall be required except when the industrial lot abuts a residential zoned lot, in such a minimum side yard of 100 feet is required.
  4. 50 foot side yard shall be required except when the industrial lot abuts a residential zoned lot, in such a case a minimum side yard of 200 feet is required.
  5. The rear yards required in Industrial Districts do not apply in cases where the rear lot line of the industrial lot abuts a railroad right-of way.
- X. Permitted residential uses in Business and Industrial Districts must meet the same yard, area, and lot dimensions as required in the Residential "R" District, Permitted commercial uses in Industrial Districts must meet the same yard, area, and lot dimensions as required in the Business "B" District.

NOTE: 1. In the Mobile Home Park and Subdivision District the dimensions and area requirements shall comply with at least the minimum standards of the Ohio State Health Department and the Scioto County Board of Health.

**ARTICLE VI**  
**ENFORCEMENT**

SECTION 1. Enforcement Officer (Zoning Inspector)

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

SECTION 2. Permit Required

No person, firm or corporation shall 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.

1. Time Limit

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

2. 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 Zoning Inspector 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 zoning Inspector finds that application to be in accordance with this Resolution, he shall approve the application and issue a building permit or certificate; but if the Zoning Inspector finds otherwise, he shall deny the application and refuse to issue the building permit.

SECTION 3. Fees

A fee, in accordance with the following schedule of amounts shall accompany each application for a building permit.

## Valley Township Zoning Fees

Effective

January 1, 2010

### Buildings

Single Family Dwelling or Mobile Home	\$32.00
Two Family Dwelling	\$63.00
Multiple Dwellings (First three (3) units)	\$25.00
Each Additionally Family Dwelling (in excess of three (3))	\$ 7.00
Commercial / Industrial (First 1000 sq. feet)	\$63.00
Accessory Buildings or Room Additions	\$13.00

### Signs

Advertising a Home Occupation	\$ 7.00
Advertising Business or Service (other than home occupation, being operated on premises)	\$13.00
Political Signs (Refundable Deposit Required)	\$63.00

( Deposit required when permit is issued and shall be returned  
provided all signs have been removed within 10 days after election )

No Charge for certificate of occupancy.

No fee or permit shall be required for buildings and structures for agricultural purposes.

### SECTION 4. Zoning Certificate for Non-conforming Uses

A zoning certificate shall be required for all lawful non-conforming uses of land or buildings created by adoption of this Resolution. Application for such certificate for a non-conforming use shall be filed with the Zoning Inspector by the owner or lessee of the building or land occupied by each non-conforming use within one (1) year of the effective date of this Resolution. It shall be the duty of the Zoning Inspector to issue a certificate for lawful non-conforming use, and failure to apply for such certificate for a non-conforming use may be



evidence that said non-conforming use was either illegal or did not lawfully exist at the effective date of this Resolution.

SECTION 5. Violations and Penalties

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

SECTION 6. Violations - Remedies

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

**ARTICLE VII**

**ZONING COMMISSION**

SECTION 1. Organization and Procedure

The Zoning Commission appointed by the Board of Trustees of Valley Township for the preparation and recommendation of this Resolution for the territory included in the Resolution, shall continue to serve to administer the details of this Resolution, to review, approve or disapprove subdivision plats and plans, planned development projects, 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.

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.

The Zoning Commission shall hold meeting 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 on matters concerning the operation of this Resolution, to review, approve or disapprove subdivision plats and plans, planned development projects to hear and study requests or petitions for amendments and changes 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 proceeded by thirty (30) days advance notice of time and place of the hearing published in at least one newspaper of general circulation in the township. Hearings on the interpretation on any terms in this resolution or on their application shall be proceeded by ten (10) days 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.

## SECTION 2. Appeals

Any person dissatisfied by a determination of the Commission or an action of 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. (See Zoning Board of Appeals.)

## ARTICLE VIII

### BOARD OF ZONING APPEALS

#### SECTION 1. Organization and Procedure

A township Board of Zoning Appeals is hereby created. The Board shall consist of five (5) members, to be appointed by the Valley Township Trustees. Members shall be residents of the unincorporated territory in Valley Township included in this Resolution. The terms of all members shall be such length and so arranged that the term of one (1) member will expire each year. Each member shall serve until his successor is appointed and qualified. Members of the

Board shall be removed for nonperformance of duty, misconduct in office, or other cause, by the Trustees, upon written charges having been filed with the Trustees and after a public hearing has been held regarding such charges, a copy of the charges having been served upon the member so charged at least ten (10) days prior to the hearing, either personally or by registered mail or by leaving the same at his usual place of residence. The member shall be given an opportunity to be heard and answer such charges. Vacancies shall be filled by the Trustees and shall be for the unexpired term.

#### B. Procedure

The board shall organize and adopt rules for its own government not inconsistent with law or with other Resolution of the Township.

A. The meetings of the Board shall be held at the call of the Chairman and at such other times as the Board may determine. The Chairman, or in his absence, the Acting Chairman may administer oaths and the Board may compel the attendance of witnesses. All meetings of the Board shall be open to the public. The Board shall keep minutes of its proceedings showing the vote, indicating such fact and shall keep records of its examination and other official actions, all of which shall be immediately filed in the Office of the Township Clerk and shall be a public record.

B. Three (3) members of the Board shall constitute a quorum. The Board shall act by Resolution; and the concurring vote of three (3) members of the Board shall be necessary to reverse any order or determination of the Zoning Inspector, or to decide in favor of an applicant in any matter of which the Board has original jurisdiction under this Resolution or to grant any variance from the requirements stipulated in this resolution.

### SECTION 2. Applications and Appeals

#### A. Applications and Appeals

Appeals to the Board of Zoning Appeals may be taken by any person aggrieved or by an officer of the Township affected by any decision of the Zoning Inspector or administrative officer. Such appeal shall be taken within twenty (20) days after the decision by filing with the Zoning Inspector from whom the appeal is taken and with the Board of Zoning Appeals a notice of the appeal specifying the grounds thereof. The enforcement officer shall forthwith transmit to the Board of Zoning Appeals all the papers constituting the record upon which the action appealed from was taken. The Board of Zoning Appeals shall fix a reasonable time for the hearing of the appeal, give ten (10) days notice to the parties in interest and decide the same within a reasonable time after it is submitted. The Board of Zoning Appeals, in accordance with the provisions of this Resolution, may refuse or affirm, wholly or partly, the appeal. Any person adversely affected by a decision of the Board of Zoning Appeals may appeal to the Scioto

County Court of Common Pleas on the ground that the decision of the Board of Zoning Appeals was unreasonable, and the Court of Common Pleas may affirm, reverse, vacate or modify the decision of the Board of Zoning Appeals.

SECTION 3. Powers

- A. To hear and decide appeals where there is error in any order, requirement, decision or determination made by an administrative official in the enforcement of this act or any resolution adopted pursuant thereto.
- B. To grant the following variations:
  - 1. Upon an irregular shaped lot having the required area.
  - 2. Upon a lot of exceptional topography.
  - 3. Upon an exceptionally narrow, shallow or irregular lot, existing and of record at the time of the passage of this Resolution.
  - 4. To establish or adjust a district line where it passes through a lot or where the lot layout actually differs from that shown or implied on the Zoning Map.
  - 5. To grant the projection of any building into a required rear or side yard to secure a building or structure practicable in its construction or arrangement.
  - 6. To permit construction of a dwelling upon a parcel of less area or width than that required for the district in which the parcel is located, where other requirements of the district are complied with.
  - 7. To permit extension of a less restricted district along a street is also the property across the street and facing the subject lot is in a less restricted district.
  - 8. To approve other work and extensions as specified in this Resolution.
- C. To grant variance from the strict application of this Resolution as will not be contrary to the public interest, where owing to special conditions a literal enforcement of the provisions of this Resolution will result in undue and unnecessary hardship; the spirit of this Resolution and the general purpose and intent of this Resolution shall be observed and substantial justice done.

**ARTICLE IX**  
**INTERPRETATION, PURPOSE, AND CONFLICT**

SECTION 1. In interpreting and applying the provisions of this Resolution they shall be held to the minimum requirements for the promotion of the public safety, health, convenience, comfort, morals, prosperity and general welfare. It is not intended by the Resolution to interfere with or abrogate or annul any resolution, rules, regulations or permits previously adopted or issued, and not in conflict with any of the provisions of this Resolution, or which shall be adopted or issued, pursuant to law relating to the use of buildings or premise and likewise not in conflict with this Resolution; nor is it intended by this Resolution to interfere or abrogate or annul any easements, covenants, or other agreements between parties; provided however, that where this Resolution imposes a greater restriction upon the use of buildings or premises or upon height of buildings or requires larger open spaces or larger lot areas than are imposed or required by such other resolution or agreements, the provision of this Resolution shall control.

**ARTICLE X**  
**DISTRICT CHANGES AND RESOLUTION ADMENDMENTS**

SECTION 1. Initiation of Amendments of Supplements

Amendments or supplements to the Zoning Resolution may be initiated by motion of the Township Zoning Commission, by passage of a resolution therefore by the Board of Township Trustees or by the filing of an application therefore by one or more of the owners or lessees of property within the area proposed to be changed or affected by the proposed amendment or supplement with the Township Zoning Commission. The Board of Township Trustees shall upon passage of such resolution certify to the Township Zoning Commission.

SECTION 2. Application Procedure for Change in Zoning Districts

1. Applications for any change of district boundaries or classifications or property as shown on the Zoning Maps, shall be submitted to the Commission, at its public office, upon such forms, and shall be accompanied by such data and information as may be prescribed for that purpose by the Commission, so as to assure the fullest practicable presentation of the facts for the permanent record. each such application shall be verified by at least one of the owners or lessees of property within the area proposed to be reclassified, attesting to the truth and correctness of all facts and

information presented with the applications. Applications for amendments initiated by the Commission shall be accompanied by its motion pertaining to such proposed amendment.

2. Names and addresses of adjacent property owners.

Any person or persons desiring a change in the Zoning classification of property shall file with the application for such change, a statement giving the names and addresses of the owners of all properties lying within two hundred (200) feet of any part of the property the zoning classification of which is proposed to be changed.

### SECTION 3. Public Hearing of Zoning Commission

1. The Board of Township Trustees shall, upon receipt of a recommendation from the Township Zoning Commission, set a time for a public hearing on such proposed amendment or supplement, which date shall not be more than thirty days from the date of receipt of such recommendation from the Township Zoning Commission. Notice of such public hearing shall be given by the Board by one publication in one or more newspapers of general circulation in the township at least fifteen days before the date of such hearing.

2. Written notice of the hearing shall be mailed by the Zoning Commission to all owners of property within and contiguous to the area proposed to be reclassified or redistricted by certified mail fifteen days before such hearing to the addresses of such owners appearing on the current tax roll, list, or duplicate of the county or to the address of the property. The failure of delivery of such notice shall not invalidate any amendment or supplement.

3. Submission of amendments or supplements to County Planning Commission.

Within five days after the adoption of a motion or the certification of a resolution or the filing of an application, the Township Zoning Commission shall transmit a copy thereof together with text and map pertaining thereto to the County Planning Commission. The County Planning Commission shall recommend to the Township Zoning Commission. Such recommendation shall be considered at the public hearing held by the Township Zoning Commission on such proposed amendment or supplement.

4. Action of Zoning Commission

The Township Zoning Commission shall, within thirty days after its hearing, recommend the approval or denial of the proposed amendment or supplement, or the approval of some modification thereof and submit such recommendation together with such application or resolution, the text and map pertaining thereto and the recommendation of the County Planning Commission thereon to the Board of Township Trustees.

SECTION 4. Public Hearing of Township Trustees

1. The Board of Township Trustees shall, upon receipt of a recommendation from the Township Zoning Commission, set a time for a public hearing on such proposed amendment or supplement, which date shall not be more the thirty days from the date of the receipt of such recommendation from the Township Zoning Commission. Notice of such public hearing shall be given by the Board by one publication in one or more newspapers of general circulation in the township at least fifteen days before the date of such hearing.

2. Written notice of the hearing shall be mailed by the Zoning Commission to all owners of property within and contiguous to the area proposed to be reclassified or redistricted by certified mail fifteen days before such hearing to the addresses of such owners appearing on the current tax roll, list, or duplicate of the county or to the address of the property. The failure of delivery of such notice shall not invalidate any amendment or supplement.

**ARTICLE XI**

**VALIDITY**

If any section, subsection, sentence, clause or phrase of the Resolution is for any reason held to be invalid, such decision shall not affect the validity of the remaining portions of this Resolution. All resolutions or parts of Resolution of Valley Township in conflict with any regulations, provisions, amendment or supplement of this Resolution, are to the extent of such conflict hereby repealed.

**ARTICLE XII**

**EFFECTIVE DATE**

This Resolution shall be in full force and effect from and after the earliest period allowed by law.

Adopted this FEB 9, 1971

Signed \_\_\_\_\_

Board of Township Trustees

Signed \_\_\_\_\_

of Valley Township

Signed \_\_\_\_\_

Scioto County, Ohio

This document originally signed by Elmer C. Beasley, Richard E. Johnson and John E. Collins.

## APPENDIX A

### DISCRIPTION OF AREA TO BE ZONED IN VALLEY TOWNSHIP, SCIOTO COUNTY

Beginning at the intersection at the south line in of Valley Township and the center of U.S. Route 23 as now established, thence along the Township line in an easterly direction about 3/4 mile to the southeast corner of Valley Township, thence along the Valley and Jefferson Township lines and in a Northerly direction a distance of about 4.75 miles to the Back Run Road, thence westerly along the Back Run Road to the Millers Run Road, thence continue westerly along the Millers Run Road to the junction with the Fairground Road, thence due west to the Scioto River thence down the said river to the center of S.R. 348 as now established, thence following the center of S.R. 348 east to the center of U.S. Route 23, thence southerly along the center of U.S. 23 to the beginning.

All the area within the herein described land is to be zoned as Low Density Residential with the following described exceptions:

#### Light Commercial and / or Mobile Home Park

Beginning at the intersection of the south line of Valley Township and the center of U.S. 23 as now established, thence east along the south line of Valley Township about 3/4 mile to the southeast corner of said Township, thence north along the Valley-Jefferson Township line about 1/2 mile to the center of the Houston Hollow Road, thence westerly along the center of the Houston Hollow Road to the intersection with the center of U.S. 23, thence southerly with U.S. 23 to the place of beginning.

#### Also

Beginning at the north east corner of section 32 T3:R21 and in the Lucasville Minford Road, thence on the section line south 1/4 mile to the quarter section corner, thence west on the quarter line to its intersection with the center line of U.S. 23, thence northerly along the center line of U.S. 23 to its intersection with Thomas Hollow Road, thence along the Thomas Hollow Road through the underpass and leaving the road at the underpass and following the meanders of the run south of said road in an easterly direction to the north and south half section line of section 29 township 3R21, thence south along said half section line to the center of the Lucasville-Minford Road, thence easterly along said road to the beginning.

#### The following to be Zoned as Agricultural

Beginning at the intersection of east line of section 31, T3:R21 and the center of U.S. 23 as now established, thence due east to Valley-Jefferson Township line, thence south along said Township line to center of Houston Hollow Road, thence westerly along center of Houston Hollow Road to center of U.S. Route 23, thence northerly along the center of said U.S. Route 23 as now established to the beginning.



Also

Beginning at the junction of S.R. 348 and the Scioto River, thence eastward to the L. of U.S. 23, thence north to Thomas Hollow Road, thence Northeast along Thomas Hollow Road and Fairground Road to the point 300 feet north of Thomas Hollow Road, thence parallel and 300 feet north of Thomas Hollow Road to Valley-Jefferson Township line, thence north on township line to Back Run Road, thence westerly along Back Run and Millers Run Road to Fairground Road, thence due west to Scioto River, thence down river to beginning.

**AMENDMENTS**  
**ARTICLE V, SECTION 6**  
**OF THE VALLEY TOWNSHIP ZONING RESOLUTION**  
**MOBILE HOME PARKS AND SUBDIVISION DISTRICT**

Part A. - Uses permitted Add Item 3 as follows:

One mobile home may be parked on any lot or parcel of land in the light commercial mobile home districts providing the following conditions are met.

- A) The property owner has written permission from the County Board of Health for placement of the mobile home.
- B) The mobile home setback, rear and side yards must conform to dimensions set forth in schedule, Article V for the applicable district.
- C) The property owner must obtain a Certificate of Occupancy to park the mobile home as required by Article VI, Section 2. The certificate fee will be paid.
- D) Placement of mobile home in subdivisions will not be permitted where excluded by deed restrictions.
- E) The mobile home shall be fitted with decorative skirts designed for this purpose.
- F) The mobile home shall not be altered structurally by the addition of rooms or attachments, with the exception of porches and awnings.
- G) Mobile homes for placement in the mobile home subdivision shall be subject to the provisions set forth in Article V, Section 6.
- H) The mobile home shall be inhabited by owner. Mobile home shall not be rented.

PART B - Uses Prohibited change to read as follows:

All other uses not specifically permitted by this section, except those uses permitted in Article V, Section 3.

**ALSO**

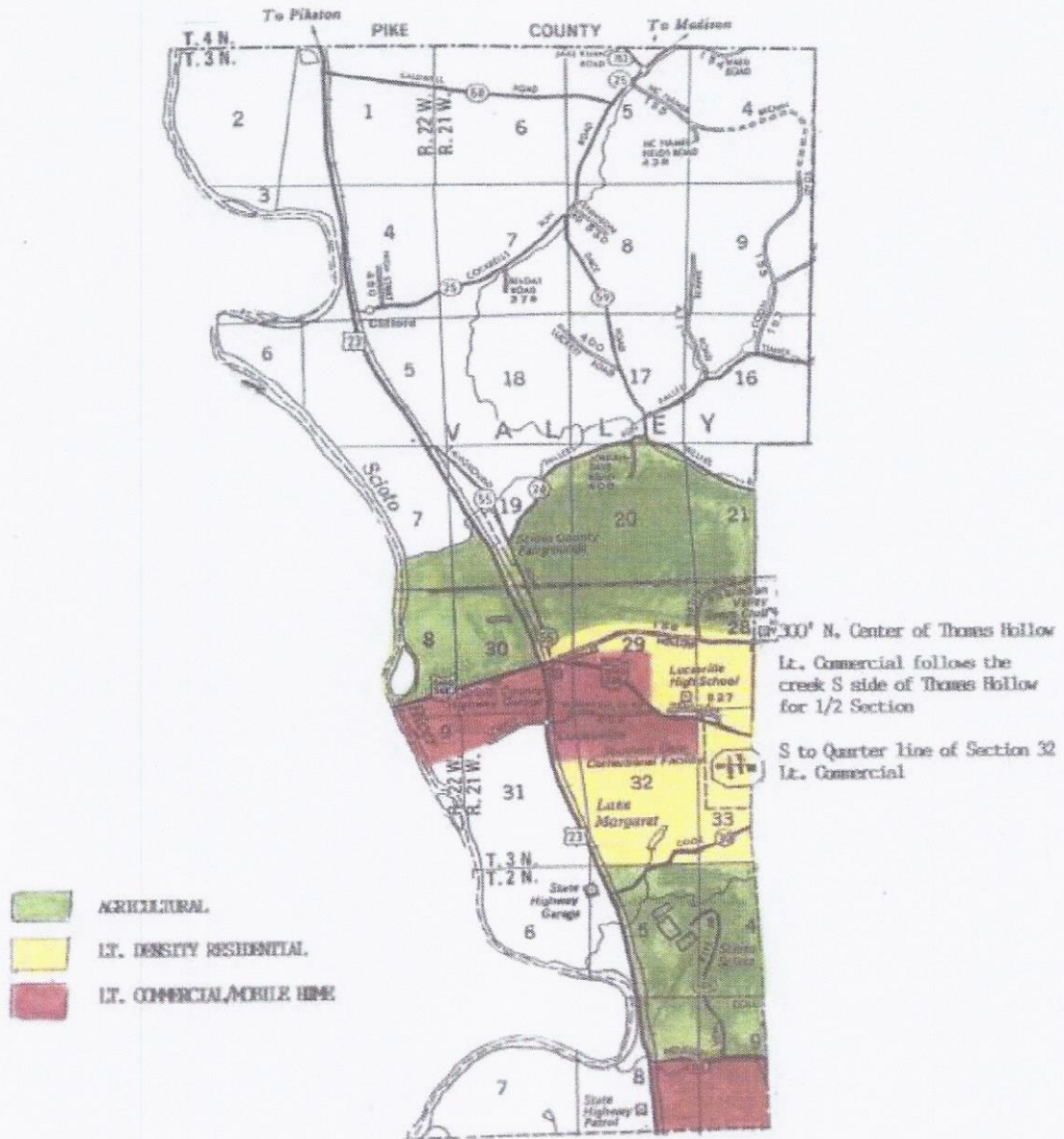
**LOW DENSITY RESIDENTIAL - LIGHT COMMERCIAL / MOBILE HOME**

Area starting at the junction of Old Route 348 and U.S. 23; west along Old 348 to the Scioto River then north along the Scioto River to new Route 348. Then east along new Route 348 to junction on U.S. 23 then south along U.S. 23 to junction of U.S. 23 and Old Route 348.

This supplement was requested and adopted by resolution of the Board of Trustees on January 9, 1973 with a request that it be certified with the Zoning Commission.

The Zoning Board met on 01/16/1973 and the Board of Trustees letter was entered into minutes. The Zoning Board met on 3/20/1973 and unanimously approved the Resolution request of the Township Board of Trustees. The Zoning Board held a public meeting on this amendment of change on April 17, 1973. After hearing the public's view, the Zoning Board moved to approve and passed the change or amendment.

**APPENDIX B  
DISTRICT MAP**



**APPENDIX C**

**MEMBERS OF ZONING COMMISSION**

A current listing of Zoning Commission members will be listed on the Valley Township website, [www.valleytownship.us](http://www.valleytownship.us)