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Article 1

General Provisions

SECTION 101 PURPOSE: This is a Zoning Resolution for Clinton Township, Seneca County, Ohio, adopted and amended pursuant to Chapter 519 of the Ohio Revised Code for the following purposes, among others:

- 101.1 To promote the health, safety, comfort, and general welfare of the present and future inhabitants of Clinton Township;
- 101.2 To protect the agriculturally based economy and promote the orderly development of residential, business, industrial, recreational, and public areas within Clinton Township;
- 101.3 To protect the quality of life within Clinton Township through the protection of the total environment, the prevention of nuisances, and the provision of adequate light, air, and convenience of access to property;
- 101.4 To achieve such timing, density, and distribution of land development and use as will prevent environmental pollution and the overloading of systems for providing water supply, wastewater disposal, storm drainage, police protection, fire protection, education, and other public services within Clinton Township;
- 101.5 To achieve an accessibility, design, and density of land development and use as will secure safety from fire, floods, and other dangers within Clinton Township;
- 101.6 To achieve such density, distribution, and design of land development and use as will protect and preserve the design capacity of the streets and roads within Clinton Township and prevent traffic congestion or hazards;
- 101.7 To achieve such density, design, and distribution of housing as will protect and enhance residential property and secure adequate housing for every citizen within Clinton Township; and
- 101.8 To insure the compatibility of land uses which are either adjacent or in close proximity to each other.

SECTION 102 TITLE: This Resolution, including the Official Zoning District Map made a part hereof, shall be known and may be referred or cited to as the “Clinton Township Zoning Resolution.”

SECTION 103 INTERPRETATION: In their interpretation and application, the Provisions of this Resolution shall be held to be minimum requirements, adopted for the promotion of the public health, safety, and the general welfare. Whenever the requirements of this Resolution are at variance with the requirements of any other lawfully adopted rules, regulations, ordinances, resolutions, or private deed restriction or private covenant, the most restrictive, or that imposing the higher standards, shall govern.

SECTION 104 AREA OF JURISDICTION: The provisions of this Resolution shall apply to all land within the unincorporated area of Clinton Township, Seneca County, Ohio.

SECTION 105 SEPARABILITY: Should any section, paragraph, clause, sentence, item, phrase, or provision of this Resolution be declared by a Court of competent jurisdiction to be unconstitutional or invalid, such decision shall not affect the validity of this Resolution as a whole or any part thereof other than the part so declared to be unconstitutional, or invalid.

SECTION 106 REQUIRED CONFORMANCE: Except as herein provided, no building or structure shall be erected, converted, enlarged, reconstructed, moved or structurally altered, nor shall any building structure or land be used, not shall any excavation or fill be made;

- 106.1 Except for any expressed purpose permitted in the district in which such building or structure or land is located;
- 106.2 Except in conformance to the height and bulk limits established for the district in which such building or structure or use is located;
- 106.3 Except in conformance to the area, frontage, and yard regulations of the district in which such building or structure or use is located; and
- 106.4 Except in conformance to the off-street parking and off-street loading space regulations of the district in which such building or structure or use is located.

Article 2  
Construction of  
Language and Definitions

SECTION 201 CONSTRUCTION OF LANGUAGE: For the purpose of this Resolution, certain terms of words shall be interpreted as follows:

- 201.1 Words used in the singular shall include the plural, and the plural the singular;
- 201.2 Words used in the present tense shall include the future tense;
- 201.3 The word “shall” is mandatory and not discretionary;
- 201.4 The word “may” is permissive;
- 201.5 The phrase “used for” shall include the phrases “arranged for,” “designed for,” “intended for,” “maintained for,” and “occupied for;”
- 201.6 The words “person” or “citizens” includes a firm, association, organization, partnership, trust, company, or corporation, as well as an individual; and
- 201.7 The word “dwelling” includes the word “residence.”

SECTION 202 DEFINITIONS: All words used in this Resolution shall have their customary meanings as defined in Websters New World Dictionary, except those specifically defined in this Section.

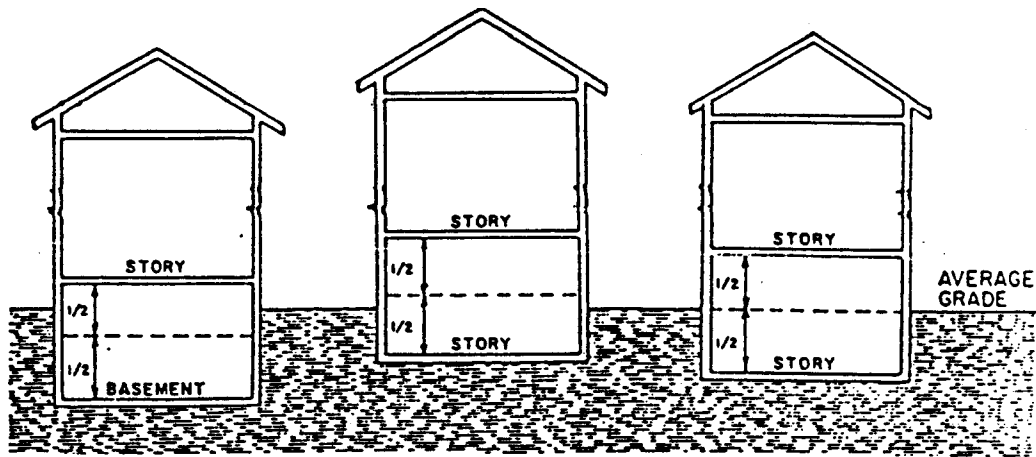
- 202.001 Accessory Use or Structure: A use or structure incidental and subordinate to the principal use of structure on the lot and serving a purpose customarily incidental and subordinate to the use of the principal building.
- 202.001a Act of God: Any natural destructive force that causes severe damage to property such as tornados, wind, flood, and lightning.
- 202.002 Agribusiness: Manufacturing, warehousing, storage, and related industrial and commercial activities that provide services for or are dependent upon agricultural activities found within the Agricultural District, and are not necessarily suited to locations within an established community. Agribusinesses include, but are not limited to the following uses: fertilizer production, sales, storage, and blending; sales and servicing of farm implements and related equipment; preparations and sale of feeds for animals and fowl; seed sales; poultry hatchery services; corn shelling, hay baling, and threshing services; grain elevators and bulk storage of feed grains; horticultural



services; veterinary services; agricultural produce milling and processing; feed lots; livestock auctions; and retail nurseries.

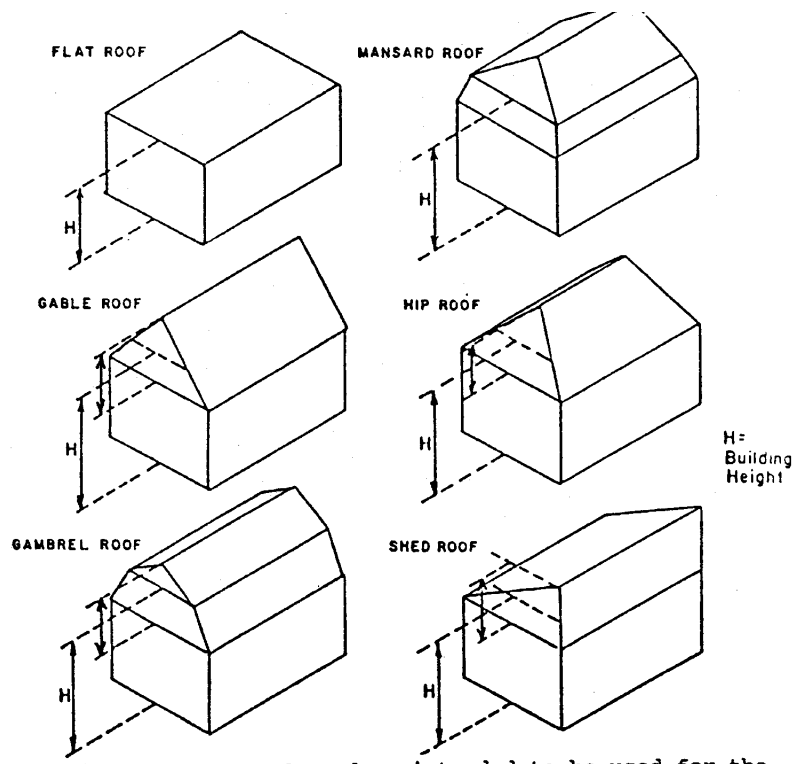
- 202.003 Agriculture: The use of a tract of land for farming, dairying, pasturage, apiculture, horticulture, floriculture, viticulture, animal and poultry husbandry, and the necessary accessory uses for packing, treating, or storing the produce, provided however, that:
- a. The operations of any such accessory use defined above shall be secondary to that of normal agricultural activities;
  - b. The above uses shall not include the feeding of garbage or offal to swine or other animals;
  - c. The above uses shall not include the feeding or sheltering of animals or poultry in penned enclosures within one hundred (100) feet of any residential zoning district;
  - d. The above uses shall not include the operation or maintenance of a feed lot or a commercial stockyard.
- 202.004 Airport, Commercial: Any runway, landing strip, or other facility designed or used by any person for the landing and take-off of aircraft by the public for commercial purposes, and may also include services such as fuel sales, storage, repair services, and aircraft sales.
- 202.005 Airport, Private: Any runway, landing strip, or other facility designed or used by any person for the landing, take-off, and storage of aircraft on his own property principally for his own use.
- 202.006 Alterations: Any change in the supporting members (bearing wall, beams, columns, girders, etc.) of a building or structure; or movement of a building or structure from one location to another.
- 202.007a Anemometer: An instrument that measures the force and direction of the wind.

- 202.007 Automobile Service Station: A building, lot, or both, having pumps and underground storage tanks at which fuels, oils, or accessories for the use of motor vehicles are dispensed, sold, or offered for retail sale, and where mechanical repair service may be incidental to the dispensing of such items. The storage of junk or inoperable vehicles shall not be included in this definition.
- 202.008 Automobile Service Station: A building, lot, or both, having pumps and underground storage tanks at which fuels, oils, or accessories for the use of motor vehicles are dispensed, sold, or offered for retail sale, and where mechanical repair service may be incidental to the dispensing of such items. The storage of junk or inoperable vehicles shall not be included in this definition.
- 202.009 Automobile Sales or Rental: A building, lot, or both used for the display, sale, or rental of new or used motor vehicles in operable condition and where repair service is incidental.
- 202.010 Barn: An accessory structure upon a lot customarily used for the housing of livestock and for the storage of crops and/or machinery used in bona-fide agricultural activities as previously defined in this Section.
- 202.011 Basement: Floor space in a building partially or wholly underground, but having more than one-half (1/2) of its clear floor-to-ceiling height below the average grade of the adjoining ground. A basement shall be counted as a story if it does not meet the definition above or is subdivided and used for dwelling or business purposes by other than a janitor employed on the premises. (See illustration)



- 202.012 Beginning of Construction: The beginning of construction is the incorporation of labor and material within the walls of a building or buildings; the incorporation of labor and materials at the site, lot, or parcel where a building is to be constructed; and for the incorporation of labor and material where land is to be used for purposes other than construction of a building.
- 202.013 Billboard: See Sign.
- 202.014 Block: A tract of land bounded by streets, a combination of streets, railroad right-of-way, unsubdivided acreage, river or live stream, or any other barrier to the continuity of development, including corporation lines.
- 202.015 Board of Zoning Appeals: The Board of Zoning Appeals of Clinton Township, Seneca County, Ohio
- 202.016 Boarding House: Any building, originally designed for and used as a single-family dwelling or part thereof, where rooms for lodging, with or without meals, are provided for compensation for five (5) or less persons who are not members of the keeper's family. A boarding house which is operated for more than five (5) persons shall be deemed to be a motel or hotel as defined in this Section.
- 202.017 Buffer Area: That portion of a lot set aside for open space and visual screening purposes, pursuant to applicable provisions of this Resolution, to separate or screen different use districts and/or uses on one property from uses on another property.

- 202.018 **Buildings:** Any structure having a roof supported by poles, columns, or by walls which is designed for the shelter, support, or enclosure of persons, animals, chattels, carport, or property of any kind.
- 202.019 **Building Height:** The vertical distance from the average elevation of the finished grade at the front of the building to (a) the highest point of a flat roof; (b) the deck line of a mansard roof; (c) the average height between the eaves and ridge for gable, hip, and gambrel roofs; or (d) the average height between high and low points for a shed roof. (See illustration)



- 202.020 **Cemetery:** Land used or intended to be used for the burial of animal or human dead and dedicated for cemetery purposes, including crematories, mausoleums, and mortuaries if operated in connection with and within the boundaries of such cemetery.

- 202.021 Clinic: A place used for the care, diagnosis, and treatment of sick, ailing, infirm, or injured persons, and those who are in need of medical and surgical attention, but who are not provided with board or room or kept overnight on the premises.
- 202.020a Clear Fall Zone: AN area surrounding the wind turbine unit into which the turbine and or turbine components might fall due to inclement weather, poor maintenance, faulty construction methods, or any other condition causing turbine failure that shall remain unobstructed and confined within the property lines of the primary parcel where the turbine is located at the purpose being that it the turbine should fall or otherwise become damaged, the falling structure will be confined to the primary parcel and will not fall onto dwellings, any inhabited buildings and will not intrude onto a neighboring property.
- 202.022 Club: A premises owned or operated by a person or persons for a civic, social, cultural, religious, literary, political, recreational, or like activity, but not primarily for profit or to render a service which is customarily carried on as a business.
- 202.023 Commercial Recreational Facilities, Indoors: Any commercial activity conducted primarily indoors which is related to the recreation field, such as bowling alleys, skating rinks, indoor tennis courts, indoor motion picture theaters, and similar recreational activities.
- 202.024 Commercial Recreational Facilities, Outdoors: Any commercial activity conducted primarily outside of a building which is related to the recreational field, such as drive-in theaters, community swimming pools, miniature golf, driving ranges, skiing facilities, country clubs, and similar activities.
- 202.025 Community-Based Residential Social Service Facilities: Facilities providing resident services for the care and/or rehabilitation of groups of individuals who require protective supervision within a residential environment, including the following five (5) types of facilities:
- a. Foster Homes: A private residence providing resident services and protective supervision for the care and/or rehabilitation of one (1) or

more children, adolescent, or adult within a home environment, all under the regulation of the appropriate social service agency having authority under law to license the operation.

- b. Family Care Home: A residential facility which is operated by private citizens or a social service agency to provide room and board, personal care, habilitation services, and supervision in a family setting for not more than eight (8) persons with developmental disabilities. A developmental disability shall be defined as a disability that originated before the attainment of eighteen (18) years of age and can be expected to continue indefinitely, constitutes a substantial handicap to the person's ability to function normally in society, and is attributable to mental retardation, cerebral palsy, epilepsy, autism, or any other condition found to be closely related to mental retardation because such condition results in similar impairment of general intellectual functioning or adaptive behavior or requires similar treatment and services. All family care homes shall possess a license from the appropriate state or local agencies having authority under law to license the operation.
  
- c. Group Care Home: A residential facility which is operated by private citizens or a social service agency to provide room and board, personal care, habilitation services, and supervision in a family setting for more than eight (8) but not more than sixteen (16) persons with developmental disabilities. A developmental disability shall be defined as a disability that originated before the attainment of eighteen (18) years of age and can be expected to continue indefinitely, constitutes a substantial handicap to the person's ability to function normally in society, and is attributable to mental retardation, cerebral palsy, epilepsy, autism, or any other condition found to be closely related to mental retardation because such condition results in similar impairment of general intellectual

functioning or adaptive behavior or requires similar treatment and services. All group homes shall possess a license from the appropriate state or local agencies having authority under law to license the operation.

- d. Home for Adjustment: A residential facility operated by a court, a social service agency, or private citizens which provides therapy, counseling, and a residential environment for eight (8) or less adolescents or adults for the following purposes: 1) to assist them in recuperating from the effects of drugs and/or alcohol; 2) to assist them in adjusting to living with the handicaps or emotional or mental disorder in lieu of or subsequent to confinement within an institution; or 3) to provide housing and a supervised living arrangement in lieu of or subsequent to placement within a correctional institution. The residents of any home for adjustment shall be limited to those individuals who will not pose a threat to life or property within the community, as determined by the responsible court or social service agency. All homes for adjustment shall possess a license from the appropriate court, or state or local agency having authority under law to license the operation.
- e. Institution: A facility such as a hospital, a nursing home, rest home, or a correctional facility. An institution shall also be defined as any residential facility designed or used for more than sixteen (16) persons functioning under the purposes of a family care home or a group care home, or any residential facility designed or used for more than eight (8) persons under the purposes of a home for adjustment. All institutions shall possess a license from the appropriate state or local agency having authority under law to license the operation and may be operated by private citizens, a social service agency, or a governmental authority.

- 202.026 Common Areas: As used herein, parcels of land, together with the improvements thereon, the use and enjoyment which shall be shared by the owners and occupants of the individual building sites within a development.
- 202.027 Conditional Use: A use permitted within a district other than a permitted principal use, requiring a conditional use permit and approval of the Board of Zoning Appeals. These uses are permitted only after the applicant has followed the procedures outlined in Article 10, Section 1002.
- 202.028 Conditional Use Permit: A permit issued by the Board of Zoning Appeals to allow certain specific developments That would not otherwise be allowed in a particular Zoning district. These permits are issued only after the Applicant has followed the procedures as stated in Article 10, Section 1002 of this Resolution. Development under a Conditional Use Permit differs from a zoning change in that it is much more specific. The applicant submits plans and conditions exactly or reapplies for a permit before deviating from that plan.
- 202.029 Court: An open space which may or may not have direct street access and which is bounded on two or more sides by a single building or a group of related buildings. A court is not a yard.
- 202.030 Corner Lot: See Lot Types.
- 202.030a Cowling: A streamlined removable metal that covers the turbine's nacelle.
- 202.030b Decibel: A unit of relative loudness equal to ten times the common logarithm of the ratio of two readings. For sound the decibel scale runs from zero for the least perceptible sound to 130 for sound that causes pain.
- 202.031 Density: A unit of measurement designating the number of dwelling units per acre of land as follows:
- a. Gross Density: The number of dwelling units per Acre of the total land to be developed.



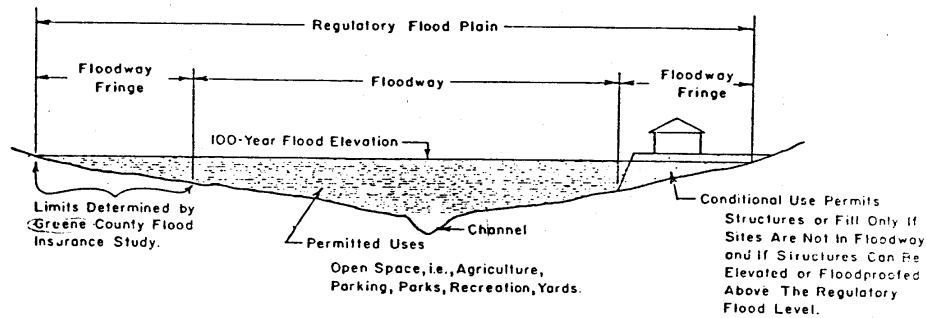
- b. Net Density: The number of dwelling units per acre Of land when the acreage involved includes only the land devoted to residential uses and excludes such areas as street right-of-way, parks, and other similar uses
- 202.032 District: A portion of the unincorporated area of the Township within which certain regulations and requirements, or various combinations thereof, apply uniformly under the provisions of this Resolution.
- 202.033 Drive-In: A business or other establishment so developed that its retail or service character is dependent on providing a driveway approach and/or waiting spaces for motor vehicles so as to serve patrons while in the motor vehicle.
- 202.034 Dwelling Unit: One or more rooms designed for or used as a unit to provide complete housekeeping facilities for one (1) individual family with sleeping facilities, permanently installed cooking facilities, and lawfully required sanitary facilities. This definition shall include “modular homes” as defined in this Resolution.
- 202.035 Dwelling, Single-Family: A building consisting of one single dwelling unit on an individual lot, separated from other dwelling units by open space.
- 202.036 Dwelling, Two-Family: A building consisting of two dwelling units, including condominiums, which may be either attached side-by-side or one above the other. Each unit shall have a separate entrance.
- 202.037 Dwelling, Multiple-Family: A building consisting of three or more dwelling units, including condominiums, townhouses, quadruplexes, and garden apartments with varying arrangements of entrances and party walls.
- 202.038 Easement: Authorization by a property owner for use by another for a specified purpose, of any designated part of his property.
- 202.039 Erection: The acts of building, construction, altering reconstructing, moving upon, or any physical operations of the premises which are required for construction.

Excavation, fill, drainage, and the like shall be considered a part of the erection.

- 202.040 Essential Services: The erection, construction, reconstruction, change, alteration, maintenance, removal or use of any underground or overhead equipment including towers, poles, wires, mains, drains, sewers, pipes, conduits, cables, signals, hydrants, or other similar accessories by any public utility or governmental agency for the purpose of furnishing adequate supply, transmission, distribution, collection, or disposal of gas, electric, water, steam, or communication service to the public in order to maintain the public health, safety, and welfare, but not including buildings.
- 202.040a Exterior Finish Work: An exterior grade material that is securely fastened outside the sheathing material on the exterior of the house; completed grading and seeding around the home site area, and installation of the sanitary system and water supply.
- 202.041 Excavation: The act of digging, hollowing out, or any other breaking of ground resulting in a total quantity of more than ten (10) cubic yards or material or a vertical depth of more than two (2) feet. Common household gardening and ground care, or plowing of ground for agricultural purposes, shall be excepted from this definition.
- 202.042 Family: An individual; two or more persons related by blood, marriage, or adoption living together as a single housekeeping unit in a dwelling unit; or a group of individuals, who need not be related, living together as a single housekeeping unit in a dwelling unit, provided that a ratio of two persons or less per bedroom within the dwelling unit be maintained.
- 202.043 Farm: All or the contiguous neighboring or associated land operated as a single unit by the owner-operator himself, his family, or hired employees on which bonafide agriculture is conducted as the primary use.
- 202.044 Feed Lot: Land used for the confining and commercial feeding of livestock for mass production and marketing and not necessarily connected with any general farming upon the same lot. All feed lots shall obtain appropriate

permits for waste treatment and disposal from the Ohio Environmental Protection Agency prior to the issuance of a Zoning Permit.

- 202.045 Fence: Any free-standing structure, other than part of a building, which encloses or partially encloses any premises and is of sufficient strength and dimensions to prevent straying from within or intrusion from without. Live vegetation shall not be included in this definition.
- 202.046 Fill: Soil, rock, earth, sand, gravel, or any other material exceeding a total of one hundred (100) cubic yards and more than four (4) feet in vertical height at its deepest point which may be deposited or placed onto or into the ground.
- 202.047 Filling: The act of depositing or dumping of any fill onto or into the ground, except common household gardening and ground care.
- 202.048 Flood, 100-Year: The temporary inundation of normally dry land areas by a flood that is likely to occur once every 100 years (i.e., that has a one percent (1%) chance of occurring each year, although the flood may occur in any year).
- 202.049 Flood Plain, Regulatory: That land area of Clinton Township which is subject to inundation by the 100-year flood as determined by the Flood Insurance Study: Unincorporated Areas of Clinton Township, Seneca County, Ohio prepared by the Federal Emergency Management Agency. (See Illustration)
- 202.050 Floodway: That portion of the regulatory flood plain which is required to carry and discharge the flood waters of the 100-year flood without obstruction as designated in the Flood Insurance Study: Unincorporated Areas of Clinton Township, Seneca County, Ohio. (See Illustration)

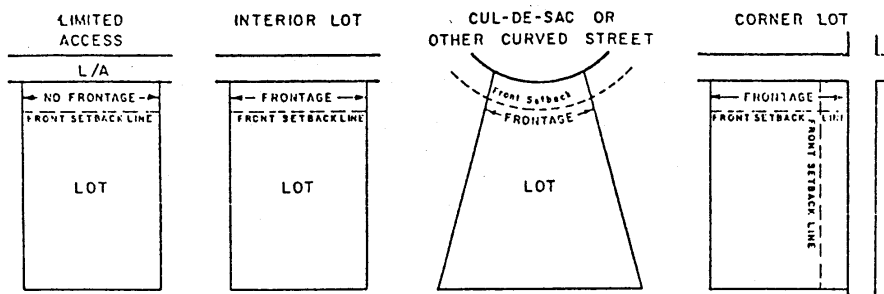


202.051 Floodway Fringe: That portion of the regulatory flood plain which serves primarily as a storage area for the flood waters of the 100-year flood as designated in the Flood Insurance Study: Unincorporated Areas of Clinton Township, Seneca County, Ohio. (See Illustration)

202.052 Floor Area, Non-Residential: The sum of the gross horizontal area of all the floors of a non-residential building measured from the interior faces of the interior walls, excluding stairs, washrooms, elevator shafts, maintenance shafts, and similar areas.

202.053 Floor Area, Residential: The sum of the gross horizontal area of all floors of a residential building measured from the interior faces of the exterior walls. Floor area shall not include breezeways, carports, garages, storage areas with only outside access, porches, unfinished attics or other unheated and/or unfinished areas attached to the dwelling.

202.054 Frontage: The distance between the side lot lines measured along the required from setback line; and (2) in the case of a corner lot where frontage shall be measured along the shortest front lot line. Property lines which abut limited access roads shall not be construed to be included within any calculation of frontage. (See Illustration)



- 202.055 Garage, Private: A detached accessory building or a portion of a main building, whether or not enclosed, intended for the parking or storage of automobiles, recreational vehicles, or boats of the occupants of the premises.
- 202.056 Garage, Public: A principal or accessory building other than a private garage, intended for the parking or storage of automobiles, recreational vehicles, boats, or other vehicles.
- 202.057 Glare: Excessively bright illumination.
- 202.058 Grade, Average: The average elevation of the finished surface of the ground at the exterior walls of a building or structure.
- 202.059 Home Occupation: An occupation conducted by a person on the same premises as his principal place of residence and is clearly subordinate and incidental to its use for residential purposes.
- 202.060 Hotel: A building in which lodging or boarding is offered to the public for compensation. As such, it is open to the public in contradistinction to a boarding house, which is herein separately defined.
- 202.061 Junk or Inoperable Vehicle: A vehicle shall be deemed junk or an inoperable vehicle whenever any two or more of the following occur for a period of two weeks prior to the filing of a cease and desist order:

- a. The vehicle is without a valid, current registration and/or license plate;
- b. The vehicle is apparently inoperable;
- c. The vehicle is without fully inflated tires and/or has any type of support under it;
- d. The vehicle has a missing or shattered window or window shield; and/or,
- e. The vehicle has an extensively damaged or missing door, motor, transmission, or other similar major part.

202.062 Junk Yard: Any use primarily involved with buying, selling, exchanging, storing, baling, packing, disassembling, or handling of waste or scrap materials, including but not limited to vehicles, machinery, and equipment not in operable condition, or parts thereof, and furniture, building materials, metals, paper, rags, rubber tires, and bottles. Such operations conducted entirely within completely enclosed buildings shall not be considered a Junk Yard. Two (2) or more junk or inoperative vehicles on a lot shall be considered a Junk Yard.

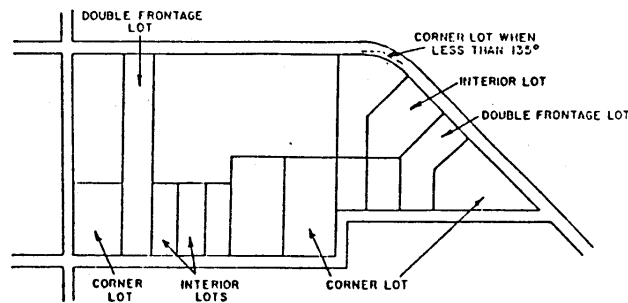
202.063 Kennel: Any lot or premises on which four (4) or more domesticated animals more than six (6) months of age are bred, boarded, trained, or sold.

202.064 Loading Space, Off-Street: A space or berth located totally outside of any street or alley right-of-way for the temporary parking of a commercial vehicle while loading or unloading merchandise or materials, and which abuts upon a street, alley, or other appropriate means of access.

202.065 Location Map: See Vicinity Map.

202.066 Lot: A piece or parcel of land occupied or intended to be occupied by a principal building or a group of such buildings and its accessory building and uses including such open spaces as are required under the provisions of this Resolution. Every lot shall have the minimum required frontage upon a public street, or officially approved place, by Seneca County Engineer and/or Clinton Township Trustees.

- a. Corner Lot: A lot abutting upon two (2) or more streets at their intersection, or upon two (2) parts of the same street, and in either case forming an interior angle of one hundred thirty-five (135) degrees or less as measured at the center-line of the road or the interior right-of-way line as applicable. (See Illustration)
- b. Interior Lot: A lot, other than a corner lot, with only one frontage on a public street. (See Illustration)
- c. Double Frontage Lot: A lot having frontage on two (2) non-intersecting streets or two (2) approximately perpendicular portions of the same street. (See Illustration)



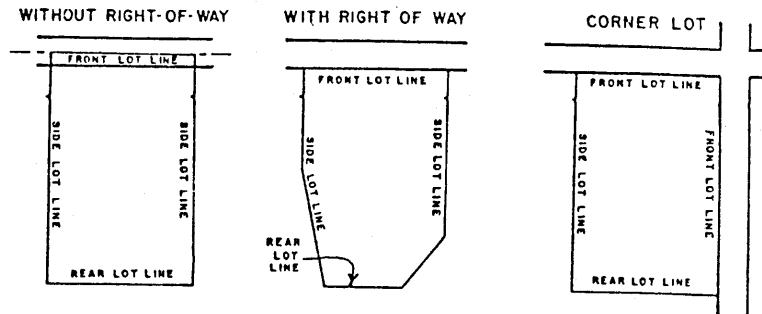
- d. Landlocked Lots: A piece or parcel of land consisting of acreage which is denied access by natural or manmade barriers and can be reached only by driveway or private lane. Single residence permitted.
- e. Flag Lots: A piece or parcel of land consisting of acreage which is denied access by natural or manmade barriers and can be reached only by a road right-a way 60 feet in width. Single or multiple residences permitted.

202.067 Lot Coverage: That percentage of the lot area which, when viewed directly from above, would be covered by the principal and accessory structure or structures, or any part thereof, excluding projecting roof eaves of less than twenty-four (24) inches.

202.068

Lot Lines: Lines bounding the lot as shown in the accepted plat or survey record. (See Illustration)

- a. Front Lot Line: A lot line which either falls along a street right-of-way line or falls approximately along the center of a road, frontage the boundary of a lot. On a corner, lot lines along both streets shall be considered front lot lines.
- b. Side Lot Line: A lot line which is neither a front lot line nor a rear lot line.
- c. Rear Lot Line: The lot line that is most distant from, and most nearly parallel to, the front lot line. If a rear lot line is less than fifteen (15) feet long, lying wholly within the lot, parallel to, and a maximum distance from the front lot line. In the case of a corner lot, the rear lot line shall be the lot opposite the shortest front lot line.



202.069

Lot Width: See Frontage.

202.070

Lot of Record: A lot which is part of a subdivision, the plat of which has been recorded in the office of the Recorder of Seneca County; or a parcel of land, the deed or land contract to which was of record as of the effective date of this Resolution or any appropriate amendment thereto.

202.071

Manufacturing, Heavy: Fabrication, altering, converting, assembling, storing, testing, and similar industrial uses which are generally major operations, extensive in character and require large sites, large open storage and service areas, extensive accessory facilities, and ready access to regional transportation. Heavy manufacturing



uses may normally generate some nuisances such as smoke, noise, vibration, dust, glare, air pollution, industrial traffic and water pollution.

- 202.072 Manufacturing, Light: Manufacturing or other industrial uses which are usually controlled operations and normally do not require large sites. Such uses are normally relatively clean, quiet, and free of objectionable or hazardous elements such as smoke, noise, vibration, odor, water pollution, glare, air pollution, dust. Light manufacturing uses normally operate and store material within enclosed structures, and generate little industrial traffic or other nuisance.
- 202.073 Mineral Extraction Operation: Any operation, including accessory buildings, roads, or structures involving the excavation, mining, quarrying, storage, separation, cleaning and/or processing of clay, sand, gravel, limestone, shale, or other mineral resource. Such operation shall include all of the land or property that is used or owned in reserve by the person, firm, or corporation involved in such operation. Mineral extraction is an interim land use and such operations shall possess a plan for ultimate use of the property.
- 202.074 Mobile Home: A manufactured relocatable residential unit providing complete, independent living facilities for one family, including permanent provisions for living, sleeping, eating, cooking, and sanitation and the design and construction of which meets the standards and specifications of the United States Department of Housing and Urban Development. A mobile home is not included within the definition of “Modular Home” and the removal of running gear shall not exempt a mobile home from this definition.
- 202.075 Mobile Home Park: Any lot upon which two or more mobile homes are located for residential use, either free of charge or for revenue purposes. A mobile home park shall include any roadway, building, structure, vehicle, or enclosure used or intended for use as a part of the facilities of such park.

- 202.076 Modular Home: A factory-fabricated transportable building consisting of two or more units designed to be assembled into a permanent structure at a building site on a permanent foundation and used for residential purposes by one family, and is built to meet the standards and specifications of the Industrial Unit Standards of the Ohio Building Code.
- 202.077 Motel: A building or group of buildings in which lodging is provided and offered to the public for compensation. As such, it is open to the public in contradistinction to a boarding or lodging house, or a multiple dwelling. A motel shall be distinguished from a hotel in that the building is usually designed to serve tourists traveling by automobile, entrance and exit to rooms need not be through a lobby or office, and parking is usually adjacent to the unit.
- 202.077a Nacelle: A separate streamlined metal enclosure that covers the essential mechanical components of the turbine.
- 202.078 Non-Conforming Building or Structure: A building or structure lawfully existing at the time of enactment of this Resolution or subsequent amendments, which does not conform to the regulations of the district in which it is situated or other applicable provisions of this Resolution.
- 202.079 Non-Conforming Lot: A lot existing at the time of enactment of this Resolution or any subsequent amendments which does not conform to the lot area and frontage requirements of the district in which it is located.
- 202.080 Non-Conforming Use: A use of land lawfully existing at the time of enactment of this Resolution or subsequent amendments, which does not conform to the regulations of the district in which it is situated or other applicable provisions of this Resolution.
- 202.081 Nursery, Child Care: A building used for the commercial care of five (5) or more children who are not members or wards or the owner or his immediate family. All child care nurseries shall possess an appropriate license from the Ohio Department of Public Welfare as required.

- 202.082 Nursery, Retail: Land, buildings, structures, or a combination thereof, for the storage of live trees, shrubs, or plants offered for the retail sale of the premises, including products used for gardening or landscaping.
- 202.083 Open Space: An area open and unobstructed to the sky, which may be on the same lot with a building. The area may include natural environmental features, water areas, swimming pools, tennis courts, and other recreational facilities that the Zoning Commission, Board of Zoning Appeals, or Township Trustees, whichever is applicable, deems permissible. Streets, parking areas, structures for habitation, and the like shall not be included.
- 202.084 Open Storage: Storing or keeping chattel not enclosed in a building.
- 202.085 Parking Space, Off-Street: A space located totally outside of any street or ally right-of-way for the parking of an automobile or other vehicle.
- 202.085a Primary Structure: For each property the structure that one or more persons occupy the majority of the time on that property for either business or personal reasons. Primary structures include structures such as residences, commercial buildings, hospitals and day/care facilities. Primary structures exclude structures such as hunting sheds, storage sheds, pool houses, unattached garages and barns
- 202.086 Prime Agricultural Soils: Prime agricultural soils are those soils within Clinton Township which display characteristics well-suited to agricultural activities such as field crops under normal or typical management practices. It has been determined through studies that the following soil types, as described in the Soil Survey of Seneca County, Ohio, are prime agricultural soils:

#### COUNTY LIST OF PRIME FAMLAND UNITS

Belmore loam, 2 to 6 percent slopes  
 Bennington silt loam, 2 to 6 percent slopes  
 Bennington silt loam, 2 to 6 percent slopes, eroded  
 Blount silt loam, 0 to 2 percent slopes  
 Blount silt loam, 2 to 6 percent slopes  
 Bono silty clay, loamy substratum

Chagrin silt loam, occasionally flooded  
 Colwoord silt loam  
 Digby loam, 1 to 4 percent slopes  
 Fitchville silt loam, 1 to 4 percent slopes  
 Gallman loam, 0 to 2 percent slopes  
 Gallman loam, 2 to 6 percent slopes  
 Glynwood silt loam, 0 to 2 percent slopes  
 Glynwood silt loam, 2 to 6 percent slopes  
 Haney loam, 0 to 2 percent slopes  
 Haskins loam, 0 to 2 percent slopes  
 Haskins loam, 2 to 6 percent slopes  
 Haskins-Seward complex, 2 to 6 percent slopes  
 Hoytville silty clay loam  
 Kibbie fine sandy loam, 0 to 2 percent slopes  
 Lenawee silty clay loam  
 Mermill loam  
 Millgrove loam  
 Millsdale silty clay loam  
 Milton silt loam, 0 to 2 percent slopes  
 Milton Variant loam, 0 to 2 percent slopes  
 Milton Variant loam, 2 to 6 percent slopes  
 Nappanee silt loam, 0 to 2 percent slopes  
 Nappanee silt loam, 2 to 6 percent slopes  
 Oshtemo sandy loam, 2 to 6 percent slopes  
 Pandora silt loam  
 Pewamo silty clay loam  
 Randolph silt loam, 0 to 2 percent slopes  
 Rawson loam, 2 to 6 percent slopes  
 Ross silt loam, occasionally flooded  
 Sebring silt loam  
 Tiro silt loam, 0 to 2 percent  
 Tiro silt loam, 2 to 6 percent slopes

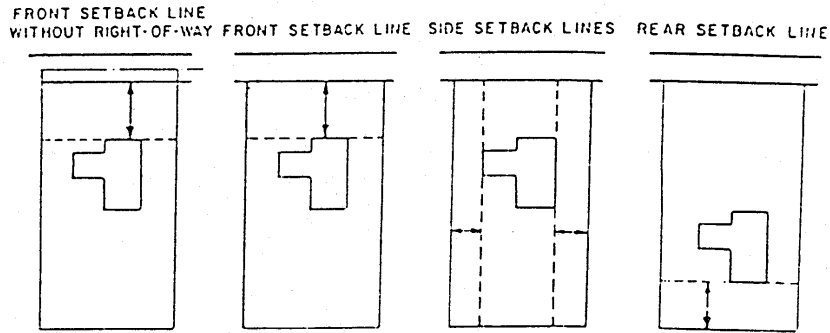
The physical distribution of these soils within Clinton Township is noted on the Prime Agricultural Soils Map which is incorporated into this Resolution as a guide in considering zoning district amendments, variances appeals, conditional use permits, and other administrative actions.

202.087 Principal Building: A non-agricultural building in which is conducted the main or principal use of the lot on which said building is located; ordinarily the largest building on the lot, and ordinarily the use conducted on the first story of such building above the basement.

- 202.088 Principal Use: The main use to which the premises are devoted and the main purpose for which the premises exist.
- 202.088a Professional Engineer: A qualified individual who is licensed as a professional engineer in the State of Ohio.
- 202.089 Public Way: An alley, avenue, boulevard, bridge, channel, ditch, easement, expressway, freeway, land, parkway, right-of-way, road, sidewalk, street, tunnel, viaduct, walk, television and cable, sewer, or other ways in which the general public or a public entity have a right, or which is dedicated, whether improved or not.
- 202.090 Recreational Vehicle: Any motor vehicle, or any other vehicle less than thirty-five (35) feet in length, designed or intended to be used primarily for short term dwelling or sleeping purposes away from the place of residence of the occupants; and not constituting the principal place of residence of the occupants.
- 202.091 Research Activities: Research, development, and testing related to such fields as chemical, pharmaceutical, medical, electrical, transportation, and engineering. All research, testing, and development shall be carried on within entirely enclosed buildings, and no noise, smoke, glare, vibration, or odor shall be detected outside such building.
- 202.092 Restaurant, Carry-Out: An establishment whose primary function is the offering of food and beverages which are sold only inside the building and are usually packaged to be carried and consumed off the premises, but may be consumed within the restaurant building or on the premises.
- 202.093 Restaurant, Drive-In: An establishment offering food and beverages which are sold within the building, or to persons while in motor vehicles in an area designated for drive-in service, and may be consumed on or off the premises.
- 202.094 Restaurant, Sit-Down: An establishment whose primary function is the offering of food and beverages which are sold and normally consumed within the restaurant building.

- 202.095 Retail: Sale to the ultimate consumer for direct consumption and/or use and not for resale.
- 202.096 Riding Academies: Facilities designed or used for the renting of horses and/or the instruction of horse riding, including any barns, exercise areas, and field areas to be used in the operation.
- 202.097 Right-Of-Way: A strip of land purchased or dedicated for use as a public way. In addition to the roadway, it normally incorporates the curbs, lawn strips, sidewalks, lighting, and drainage facilities, and may include special features (required by the topography or treatment) such as grade separation, landscaped areas, viaducts, and bridges.
- 202.098 Seat: For purposes of determining the number of off-street parking spaces for certain uses, the number of seats is the number of seating units installed or indicated, or each twenty-four (24) lineal inches of benches, pews, or space for loose chairs.
- 202.098a Self-contained Storage Units: One (1) or more building that are comprised of not more than twenty (20) units per building, each unit having an interior dimension of 12 feet X 12 feet X 10 feet (height) or less.
- 202.099 Screening: Structures, fences, or vegetation maintained for the purpose of concealing the area behind such structures or vegetation from view.
- 202.100 Setback Line: A line parallel to a lot line, street, or right-of-way line at any story level of a building which defines the limits of a yard and represents the distance which all or any part of a building or structure is to be set back from said lot line, street, or right-of-way line.
- a. Front Setback Line: An imaginary line parallel to the front lot line extending the full width of the lot, representing the distance which all or any part of any structure or building is to be set back from the front lot line. In the event that the front lot line does not fall along a right-of-way line, then the front setback line shall be measured from a line parallel to and fifty (50) feet from the right-of-way. (See Illustration)

- b. Side Setback Line: An imaginary line parallel to any side lot line representing the distance which all or any part of any principal building is to be set back from the side lot line. (See Illustration)
- c. Rear Setback Line: An imaginary line parallel to any rear lot line representing the distance which all or any part of any principal building is to be set back from the rear lot line. (See Illustration)



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- 202.101 Sewage Disposal System, Central: A wastewater treatment system approved by the appropriate county, state, and/or federal agencies which provides a collection network and a central wastewater treatment facility for a single development, a community, or a region.
  - 202.102 Sewage Disposal System, On-Site: A septic tank or similar installation on an individual lot which utilizes an aerobic or anaerobic bacteriological process or equally satisfactory process for the treatment of sewage and provides for the proper and safe disposal of the effluent, approved by appropriate county, state, and/or federal agencies.
  - 202.103 Sign: A name, identification, description, display, or illustration which is affixed to, painted or represented, directly or indirectly upon a building, structure, parcel, or lot and which directs attention to an object, product, place, activity, person, institution, organization, or business.

- a. Billboard: Any sign or advertisement used as an outdoor display by painting, posting, or affixing, on any surface, a picture, emblem, work, figure, numerals, or lettering for the purpose of directing attention to any business, service, or product which is not conducted or sold on the lot where such sign is located.
- b. Sign Area: The entire area within a single continuous perimeter enclosing the extreme limits of writing, representation, emblem, or figure of similar character together with any frame or material or color forming an integral part of the display or used to differentiate such sign from the background against which it is placed, excluding the necessary supports or uprights on which the sign is placed; sign area shall be computed from measurements of the maximum silhouette of the largest sign face or combination of faces as viewed from a single point.
- c. Freestanding Sign: Any sign which is not attached to, painted on, or supported by a building.
- d. Projecting Sign: Any sign which is attached perpendicular to any building or structure and extends more than twelve (12) inches beyond the surface of that portion of the building or structure.
- e. Wall Sign: Any sign attached to or painted on the wall of a building or structure with the face in a plane parallel to such wall, and not extending more than twelve (12) inches from the face of such wall.

202.104 Stables: Facilities designed or used for the commercial boarding of horses including any barns, exercise areas, and field areas to be used in the stable operation.

202.105 Story: The part of a building, except a mezzanine, included between the surface of one floor and the surface of the next floor above; or if there is not a floor above, then the ceiling next above. The floor of a story may have split levels provided that there not be more than four (4) feet difference in elevation between the different levels of the floor. A basement shall not be counted as a story.



- 202.106 Story, Half: An uppermost story lying under a gambrel, hip, gable, or shed roof if used, in whole or part, for dwelling or habitable purposes.
- 202.107 Street: See Thoroughfare.
- 202.108 Structure: Anything constructed or erected, the use of which requires location on the ground or attachment to the ground. Among other things, structures include buildings, mobile homes, walls, fences, swimming pools, tennis courts, signs, and billboards.
- 202.109 Swimming Pool: Any artificially constructed pool or natural body of water which contains a depth of water of at least one and one-half (1.5) feet at any point used or intended to be used for swimming or bathing, including any accessory recreational structures.
- 202.110 Swimming Pool, Community: Any swimming pool, other than a private pool, which is the principal use upon a lot and operated with or without a charge for admission.
- 202.111 Swimming Pool, Private: A swimming pool located on the same lot at the principal use and used or intended to be used without compensation by the residents and guests of a single-family development, or a motel.
- 202.112 Temporary Use or Structure: A transient, non-permanent use or structure permitted to exist for a designated period of time during periods of construction of the principal use or structure, or for special events. A temporary structure shall not be intended to be permanently affixed to the ground.
- 202.113 Tenant Farm Dwelling: A dwelling unit constructed or occupied for the purpose of providing housing for a farmer and his family who are engaged in assisting the owner in the practice of agriculture and/or maintenance of his farm. A farm dwelling shall be considered a tenant farm dwelling only if a principal farm dwelling also exists upon the lot, otherwise the dwelling shall be considered a principal farm dwelling.

- 202.114 Thoroughfare, Street, or Road: The full width between property lines bounding every public way of whatever nature, with a part thereof to be used for access to a property by vehicular traffic and designated as follows:
- a. Alley: A minor street used primarily for vehicular service access to the back or side of properties abutting on another street.
  - b. Arterial Street: A general term denoting a highway primarily for through traffic, carrying heavy loads and large volumes of traffic, usually on a continuous route.
  - c. Collector Street: A thoroughfare, whether within a residential, industrial, commercial, or other type of development, which primarily carries traffic from local streets to arterial streets, including the principal entrance and circulation routes within residential subdivisions.
  - d. Cul-de-Sac: A local street of relatively short length with one end open to traffic and the other end permanently terminating in a vehicular turn around.
  - e. Dead-End Street: A street temporarily having only one outlet for vehicular traffic and intended to be extended or continued in the near future.
  - f. Local Street: A street primarily for providing access to residential, commercial, or other abutting property.
  - g. Loop Street: A type of local street, each end of which terminates at an intersection with the same arterial or collector street and whose principal radius point of the one hundred and eighty (180) degree system of turns are not more than one-thousand (1,00) feet from said arterial or collector street are not normally more than six hundred (600)
  - h. Marginal Access Street: A local or collector street, parallel to and adjacent to an arterial or collector street, providing access to abutting properties and protection from arterial or collector streets. (Also called Frontage Street.)

- i. Driveway or private lane: A roadway, minimum of 10 feet in width, which provides access to a single residence without frontage on a public highway.
- 202.115 Township Trustees: The Board of Township Trustees of Clinton Township, Seneca County, Ohio.
- 202.115a Warehouse: Any building or structure whose primary or ancillary purpose is storage or wholesale or retail products excluding self contained storage units as defined herein.
- 202.116 Use: The specific purpose for which land, a structure, or a building is designed, arranged, intended, occupied, or maintained.
- 202.117 Variance: A variance is a modification of the strict terms of this Resolution where such modifications will not be contrary to the public interest and, where owing to conditions peculiar to the property and not the result of the action of the applicant, a literal enforcement of this Resolution would result in unnecessary hardship. Variances are granted only after the applicant has followed the procedures as stated in Article 10, Section 1003 of this Resolution.
- 202.118 Veterinary Animal Hospital or Clinic: A place used for the care, grooming, diagnosis, and treatment of sick, ailing, infirm, or injured animals, and those who are in need of medical or surgical attention. Such use may include overnight accommodations on the premises for treatment, observations, and/or recuperation.
- 202.119 Vicinity Map: A drawing which sets forth by dimensions or other means the relationship of a property or use to other nearby developments or landmarks and community facilities and services within Clinton Township in order to better locate and orient the area in question.
- 202.120 Water System, Central: A water supply system approved by the appropriate county, state, and/or federal agencies which provides a water supply to a single development, a community, or region.

- 202.121 Water System, On-Site: A well or other similar installation on an individual lot which provides a water supply to any structures or uses upon the lot, subject to the approval of health and sanitation officials having jurisdiction.
- 202.121a Wind Power Turbine Owner: The person or persons who owns the Wind Turbine structure.
- 202.121b Wind Power Turbine Tower: The support structure to which the turbine and rotor are attached
- 202.121c Wind Power Turbine Tower Height: The distance from the rotor/blade at its highest point to the top surface of the Wind Power=Generating Facility (WRGF) foundation.
- 202.122 Yard: An open or unoccupied space other than a court on the same lot with a principal building and unobstructed by buildings or structures from ground to sky except by trees or shrubbery or as otherwise provided herein. The minimum depth of yard shall be determined by the setback lines as defined in this Resolution. No part of a yard provided for any building or structure shall be included or structure unless specifically permitted herein.
- a. Front Yard: An open space extending the full width of the lot between a building or structure and the front lot line of a street unoccupied and unobstructed from the group upward except as hereinafter specified. Minimum depth shall be measured from the front lot line, existing right-of-way line, or proposed right-of-way line established on the Official Thoroughfare Plan or by any other method specified elsewhere in this Resolution, as appropriate. (See Illustration)
  - b. Side Yard: An open space extending from the front yard to the rear yard between a building or structure and the nearest side lot line unoccupied and unobstructed from the ground upward except as hereinafter specified. (See Illustration)

- c. Rear Yard: An open space extending the full width of the lot between a building or structure and the rear lot line, unoccupied and unobstructed from the ground upward except as hereinafter specified. (See Illustration)
  
- 202.123 Zoning Commission: The Zoning Commission of Clinton Township, Seneca County, Ohio.
  
- 202.124 Zoning District: See District.
  
- 202.125 Zoning Inspector: The Zoning Inspector of his authorized representative, appointed by the Township Trustees of Clinton Township, Seneca County, Ohio.
  
- 202.126 Zoning Map: The Official Zoning District Map of Clinton Township, or portion thereof, together with all amendments thereof subsequently adopted.
  
- 202.127 Zoning Permit: A document issued by the Zoning Inspector certifying that the use of lot, structure, or building or locations of a structure or building upon a lot is in conformance with this Resolution.
  
- 202.128 Ponds: A still body of water, smaller than a lake, often of artificial construction.
  
- 202.129 Patio: A courtyard or inner area open to the sky, adjacent to a house or apartment.
  
- 202.130 Public Utility: Shall be defined the same as set forth in the Ohio Revised Code.
  
- 202.131 Porch: A covered entrance to a building usually with a roof that is held up by posts, or an open or enclosed room attached to the outside of a building.
  
- 202.132 Salvage Yard: Shall be defined the same as set forth in the Ohio Revised Code.
  
- 202.133 Greenbelt: An open landscaped area free of buildings and structures and maintained with permanent plant materials to provide a screen to abutting properties.

Article 3  
Establishment of  
District and Map

SECTION 301 ESTABLISHMENT OF DISTRICTS: In order to carry out the purposes and provisions of this Resolution, Clinton Township is hereby divided into the following zoning districts.

AGRICULTURAL DISTRICTS

- A-10 Prime Agricultural District
- A-5 General Agricultural District

RESIDENTIAL DISTRICTS:

- E-3 Rural Residential Estate District
- E-1 Suburban Residential Estate District
- RS-2 Low Density Single-Family Residential District
- RS-3 Medium-Low Density Single-Family Residential District
- RT-3 Medium-Low Density Two-Family Residential District
- RT-4 Medium Density Two-Family Residential District
- RM-8 Medium-High Density Multiple-Family Residential District
- RM-14 High-Density Multiple-Family Residential District
- R-MH Mobile Home Park District
- RC Rural Center District
- E-2 Planted and Recorded Lots Less Than  $\frac{3}{4}$  A Without Central Sewer

BUSINESS DISTRICTS:

- TB Township Business District
- OI Office and Institutional District
- NB Neighborhood Business District
- GB General Business District
- HB Highway Business District
- CR Commercial Recreation District

INDUSTRIAL DISTRICTS

- LI Light Industrial District
- HI Heavy Industrial District

FLOOD PLAN DISTRICT

- FP Flood Plain District

PLANNED UNIT DEVELOPMENT

- PUD-R Residential Planned Unit Development District
- PUD-B Business Planned Unit Development District
- PUD-I Industrial Planned Unit Development District

SECTION 302 OFFICIAL ZONING DISTRICT MAP: The zoning districts and their boundaries are shown on the Official Zoning District Map of Clinton Township. The Official Zoning District Map of Clinton Township shall be identified by the signature of the Chairman of the Township trustees, attested by the Township Clerk, and bearing the seal of the Township. The map, together with all explanatory data and changes, is hereby incorporated into and made part of this Resolution. The original and one copy of the official map are to be maintained and kept up-to-date by the Zoning Inspector. If a conflict occurs between the Official Zoning Map and the Text and Minutes of Zoning Meetings, the Text and Minutes shall be the Final Decision of the Zoning Law.

SECTION 303 INTERPRETATION OF DISTRICT BOUNDARIES: Where uncertainty exists with respect to the boundaries of the various districts as shown on the Official Zoning District Map, the following rules shall apply:

- 303.1 Boundaries indicated as approximately following the center lines or right-of-way lines of streets, highways, and/or alleys shall be construed to follow such center lines or their extensions;
- 303.2 Boundaries indicated as approximately following platted lot lines shall be construed as following such lines;
- 303.3 Boundaries indicated as approximately following municipal limits shall be construed as following municipal limits;
- 303.4 Boundaries indicated as following railroad lines shall be construed to be the midway between the main tracks;
- 303.5 Boundaries indicated as approximately following the center lines of streams, rivers, canals, lakes, or other bodies of water shall be construed to follow such center lines;
- 303.6 Boundaries indicated as parallel to or extensions of features or lines indicated in subsections 303.1 through 303.5 above shall be so construed. Distances not specifically indicated on the Official Zoning District Map shall be determined by the scale of the map;
- 303.7 Initial interpretations of the location and/or elevation of the flood plain shall be made by the Zoning Inspector. Should a dispute arise concerning the location and/or elevation of the flood plain, the Board of Zoning Appeals shall make the necessary determination using information provided in the



Flood Insurance Study For The Unincorporated Areas of Seneca County, Ohio prepared by the Federal Emergency Management Agency. The person questioning or contesting the location and/or elevation of the flood plain shall be given a reasonable opportunity to present his case to the Board of Zoning Appeals and to submit such technical evidence as the Board of Zoning Appeals requests; and

- 303.8 Where physical or cultural features existing on the ground are at a variance with those shown on the Official Zoning District Map, or in other circumstances not covered by the preceding subsections, the Board of Zoning Appeals shall interpret the district boundaries.

Article 4  
District Regulations

SECTION 401 USES NOT SPECIFICALLY MENTIONED

401.1 Uses Not Specifically Mentioned: Any use of land or buildings which is not specifically mentioned as a permitted principal, permitted accessory, or conditional use with any district shall be not permitted by the Zoning Inspector until it is determined by the Board of Appeals that such uses are similar and compatible to uses permitted within such district. In determining is such uses are similar and compatible, the process outlined under Article 10, Section 1003 for Appeals shall be followed.

401:1:2 Growth of Accessory Crop Permitted: Unless specifically limited or restricted, in any section, or prohibited herein after, an accessory. Agriculture crop shall be permitted in each District. An accessory agriculture crop is defined as the growth and harvesting of field crops.

SECTION 402 PRIME AGRICULTURE DISTRICT: This district is not pertinent at this time, but may be in the future.

SECTION 403 A-5 GENERAL AGRICULTURAL DISTRICT:

403.1 Intent and Purpose: The General Agricultural District is intended for application in outlying rural areas where urbanization and the extension of central water supply is not contemplated within the foreseeable activities are permitted to locate within the General Agricultural District at a maximum density of one dwelling unit per 1 acre.

403.2 Permitted Principal Uses:

- a. Agriculture.
- b. Churches.
- c. Essential services.
- d. Forests and wildlife preserves.
- e. Plant materials nurseries.
- f. Public buildings and/or uses which are supported in whole or in part by taxes or special public accessments, the location of which has been fixed through studies. Such uses include, but are not limited to: parks; playgrounds; libraries; schools; fire stations; community centers; water treatment, pumping, and storage facilities; wastewater treatment, pumping facilities; and sanitary landfills.

403.3 Permitted Accessory Uses:

- a. Bona fide accessory agricultural structures or buildings included, but not limited to, barns, stables, sheds, tool rooms, shops, bins, tanks, silos, and fences.
- b. Accessory off-street parking and loading spaces as regulated in Article 6.
- c. Accessory signs as regulated in Article 7.
- d. One private garage.
- e. Home occupations as regulated in Section 529.
- f. Accessory storage of recreational vehicles as regulated in Section 517.
- g. Roadside stands offering for sale agricultural products produced on the premises as regulated in Section 525.
- h. Temporary uses incidental to construction work regulated in Section 525.
- i. Private accessory swimming pools and game courts for the use of occupants and their guests as regulated in Section 513.
- j. Fences as regulated in Section 510.
- k. Private accessory landing strips as regulated in Section 532.
- l. Accessory structures necessary for domestic activities and storage, which does not include any business activity or other use not otherwise permitted within this Resolution.

403.4 Conditional Uses: The following uses shall be permitted only in accordance with Article 10, Section 1002:

- a. Commercial airports as regulated in Section 532.
- b. Cemeteries as regulated in Section 526.
- c. Horse care and riding operations as regulated in Section 520.
- d. Private recreation facilities including, but not limited to, fishing lakes, swimming pools, tennis courts, gun clubs, recreational vehicles parks and campgrounds, camping areas, and golf courses (excluding driving ranges and golf courses) as regulated in Section 514.
- e. Mineral extraction operations as regulated in Section 524.
- f. Radio, television, or other transmission towers or masts provided that such tower or mast and accessory building are located a distance equal to or greater than

the height of the tower or mast from any existing dwelling or residential district.

- g. Kennels provided that any building or outside enclosed area for animals is a minimum of five hundred (500) feet from an existing dwelling or residential district.
- h. Private schools and child care nurseries.
- i. Telephone exchanges, substations, or other similar public utility buildings, including garage and maintenance buildings.
- j. Billboards as regulated in Section 701.
- k. Private sanitary landfill operations as regulated in Section 523.
- l. Storage of construction equipment as regulated in Section 517.

403.5 Minimum Dimensional Requirements: As shown in Section 424.

SECTION 404 E-3 RURAL RESIDENTIAL ESTATE DISTRICT

404.1 Intent and Purpose: The intent of the Rural Residential Estate District is to recognize the existence of and the demand for residential lots of a relatively rural and spacious nature on which agricultural activities represent only a minor source of income for the occupants. Its purpose is to allow rural estate development to occur at an overall net residential density of three (3) acres per dwelling unit yet allow variable lot sizes within the development which recognize the physical characteristics of the site. This district is intended for application in outlying rural areas where urbanization and the extension or creation of central water supply and wastewater disposal systems are either not appropriate or not expected to occur for an extended period of time into the future. It is the intent of this district to encourage the proper placement of planned residential estate development within Clinton Township in coordination with the Seneca County Subdivision Regulations through flexible lot requirements in an effort to insure the following: (1) on-going adequacy of the underground water supply; (2) sufficient lot area for long term use of individual on-site leaching devices for wastewater disposal; and (3) the protection of agricultural soils and other irreplaceable natural resources.

404.2 Permitted Principal Uses:

- a. One single-family dwelling in accordance with Section 530.
- b. Churches and other places of worship as regulated in Section 531.
- c. Essential services.
- d. Forests and wildlife preserves.
- e. Public buildings and/or uses which are supported in whole or in part by taxes or special public assessments, the location of which has been fixed by studies. Such uses include, but are not limited to: parks, playgrounds, libraries, schools, fire stations, community centers, water pumping and storage facilities. No outside storage or stockpiling or materials shall be permitted.
- f. Community Based Residential Social Services Facilities: Family Care Homes as regulated in Section 518.

404.3 Permitted Accessory Uses:

- a. Accessory structures necessary for domestic activities and storage, which does not include any business activity.
- b. Accessory off-street parking and loading spaces as regulated in Article 6.
- c. Accessory signs as regulated in Article 7.
- d. One private garage.
- e. Home occupations as regulated in Section 529.
- f. Accessory storage of recreational vehicles as regulated in Section 517.
- g. Private accessory swimming pools and game courts for the use of occupants and their guests as regulated in Section 525.
- h. Fences as regulated in Section 510.
- i. Private accessory landing areas as regulated in Section 532.

404.4 Conditional Uses: The following uses shall be permitted only in accordance with Article 10, Section 1002:

- a. Horse care riding operations as regulated in Section 520.
- b. Private recreation facilities including, but not limited to, swimming pools, tennis courts, country clubs and

- golf courses (excluding driving ranges and miniature golf courses) as regulated in Section 514.
- c. Private landing areas as regulated in Section 532.
- d. Private schools and child care nurseries.
- e. Telephone exchanges, substations, or other maintenance buildings.
- f. Extensions of existing cemeteries as regulated in Section 526.

404.5 Minimum Dimensional Requirements: As shown in Section 424.

SECTION 405 E-1 SUBURBAN RESIDENTIAL ESTATE DISTRICT

405.1 Intent and Purpose: The intent of the Suburban Residential Estate District is to recognize the existence of and the demand for residential lots of a relatively spacious nature located both within and contiguous to urban areas. The density of residential development should be limited to a minimum of 1 acre per dwelling unit. Agricultural activities should be limited to minor accessory uses within this district.

405.2 Permitted Principal Uses:

- a. One single-family dwelling in accordance with Section 530.
- b. Churches and other places of worship as regulated in Section 531.
- c. Essential services.
- d. Forests and wildlife preserves.
- e. Public buildings and/or uses which are supported in whole or in part by taxes or special public assessments, the location of which has been fixed by studies. Such uses include, but are not limited to: parks, playgrounds, libraries, schools, fire stations, community centers, water pumping and storage facilities, and wastewater pumping facilities. No outside storage or stockpiling of materials shall be permitted.
- f. Community Based Residential Social Service Facilities: Family Care Homes as regulated in Section 518.

405.3 Permitted Accessory Uses:

- a. Accessory structures necessary for domestic activities and storage, which does not include any business activity.
- b. Accessory off-street parking and loading spaces as regulated in Article 6.
- c. Accessory signs as regulated in Article 7.
- d. One private garage.
- e. Home occupations as regulated in Section 529.
- f. Accessory storage of recreational vehicles as regulated in Section 517.
- g. Private accessory swimming pools and game courts for occupants and their guests as regulated in Section 513.
- h. Temporary uses incidental to construction work as regulated in Section 525.
- i. Fences as regulated in Section 510.

405.4 Conditional Uses: The following uses shall be permitted only in accordance with Article 10, Section 1002:

- a. Horse care and riding operations as regulated in Section 520.
- b. Private recreation facilities including, but not limited to, swimming pools, tennis courts, country clubs and golf courses (excluding driving ranges and miniature golf courses) as regulated in Section 514.
- c. Private accessory landing areas as regulated in Section 532.
- d. Private schools and child care nurseries.
- e. Telephone exchanges, substations, or other similar public utility building excluding garage and maintenance buildings.
- f. Extensions of existing cemeteries as regulated in Section 526.

405.5 Minimum Dimensional Requirements:

As shown in Section 424.



SECTION 406 RS-2 LOW DENSITY SINGLE-FAMILY RESIDENTIAL DISTRICT

406.1 Intent and Purpose: The intent of the Low Density Single-Family Residential District is to recognize the existence of and the demand for residential lots at a density of approximately two dwelling units per acre. Necessary services and accessory uses compatible with low density residential surroundings are encouraged to locate within this district. Central water supply and wastewater disposal facilities shall be required for land placed in this district.

406.2 Permitted Principal Uses:

- a. One single-family dwelling in accordance with Section 530.
- b. Churches and other places of worship as regulated in Section 531.
- c. Essential services.
- d. Forests and wildlife preserves.
- e. Public buildings and/or uses which are supported in whole or in part by taxes or special public assessments, the location of which has been fixed by studies. Such uses include, but are not limited to: parks, playgrounds, libraries, schools, fire stations, community centers, water pumping and storage facilities, waste water facilities. No outside storage or stockpiling or material shall be permitted.
- f. Community Based Residential Social Service Facilities: Family Care Homes as regulated in Section 518.

406.3 Permitted Accessory Uses:

- a. Accessory structures necessary for domestic activities and storage, which does not include any business activity.
- b. Accessory off-street parking and loading spaces as regulated in Article 6.
- c. Accessory signs as regulated in Article 7.
- d. One private garage.
- e. Home occupations as regulated in Section 529.
- f. Accessory storage of recreational vehicles as regulated in Section 517.
- g. Private accessory swimming pools and game courts for the use of occupants and their guests as regulated in Section 525.

- h. Fences as regulated in Section 510.
- i. Private accessory landing areas as regulated in Section 532.

406.4 Conditional Uses: The following uses shall be permitted only in accordance with Article 10, Section 1002:

- a. Private schools and child care nurseries.
- b. Extensions of existing cemeteries as regulated in Section 526.
- c. Private recreation facilities including, but not limited to, swimming pools, tennis courts, country clubs and golf courses (excluding driving ranges and miniature golf courses) as regulated in Section 514.

406.5 Minimum Dimensional Requirements:

As shown in Section 424.

SECTION 407 RS-3 MEDIUM DENSITY SINGLE-FAMILY RESIDENTIAL DISTRICT

407.1 Intent and Purpose: The intent of the Medium Density Single-Family Residential District is to recognize the existence of and the demand for residential lots at a density of approximately three dwelling units per acre. Necessary services and accessory uses compatible with medium density residential surroundings are encouraged to locate within this district. Central water supply and wastewater disposal facilities shall be required for land placed within this district. All platted and subdivided lots served by central sewer that are currently or may be in the future developed by made RS\_3.

407.2 Permitted Principal uses:

- a. One single-family dwelling in accordance with Section 530.
- b. Churches and other places of worship as regulated in Section 531.
- c. Essential services.
- d. Forests and wildlife preserves.
- e. Public buildings and/or uses which are supported in whole or in part by taxes or special public assessments, the location of which has been fixed by studies. Such uses include, but are not limited to: parks, playgrounds,

libraries, schools, fire stations, community centers, water pumping and storage facilities, waste water facilities. No outside storage or stockpiling or material shall be permitted.

- f. Community Based Residential Social Service Facilities: Family Care Homes as regulated in Section 518.

407.3 Permitted Accessory Uses:

- a. Accessory structures necessary for domestic activities and storage, which does not include any business activity.
- b. Accessory off-street parking and loading spaces as regulated in Article 6.
- c. Accessory signs as regulated in Article 7.
- d. One private garage.
- e. Home occupations as regulated in Section 529.
- f. Accessory storage of recreational vehicles as regulated in Section 517.
- g. Private accessory swimming pools and game courts for the use of occupants and their guests as regulated in Section 525.
- h. Temporary uses incidental to construction work as regulated in Section 525.
- i. Fences as regulated in Section 510.

407.4 Conditional Uses: The following uses shall be permitted only in accordance with Article 10, Section 1002:

- a. Private schools and child care nurseries.
- b. Extensions of existing cemeteries as regulated in Section 526.
- c. Private recreation facilities including, but not limited to, swimming pools, tennis courts, country clubs and golf courses (excluding driving ranges and miniature golf courses) as regulated in Section 514.

407.5 Minimum Dimensional Requirements:

As shown in Section 424.

SECTION 408 RT-3 MEDIUM-LOW DENSITY TWO-FAMILY RESIDENTIAL DISTRICT

408.1 Intent and Purpose: The intent of the Medium-Low Density Two-Family Residential District is to provide for residential

development at a density of approximately three dwelling units per acre. Necessary services and accessory uses compatible with single-family and two-family dwellings are encouraged to locate within this district. Central water supply and wastewater disposal facilities shall be required for land placed within this district.

408.2 Permitted Principal Uses:

- a. One single-family dwelling or two-family dwelling in accordance with Section 530.
- b. Churches and other places of worship as regulated in Section 531.
- c. Essential services.
- d. Forests and wildlife preserves.
- e. Public buildings and/or uses which are supported in whole or in part by taxes or special public assessments, the location of which has been fixed by studies. Such uses include, but are not limited to: parks, playgrounds, libraries, schools, fire stations, community centers, water pumping and storage facilities, waste water facilities. No outside storage or stockpiling or material shall be permitted.
- f. Community Based Residential Social Service Facilities: Family Care Homes as regulated in Section 518.

408.3 Permitted Accessory Uses:

- a. Accessory structures necessary for domestic activities and storage, which does not include any business activity.
- b. Accessory off-street parking and loading spaces as regulated in Article 6.
- c. Accessory signs as regulated in Article 7.
- d. One private garage.
- e. Home occupations as regulated in Section 529.
- f. Accessory storage of recreational vehicles as regulated in Section 517.
- g. Private accessory swimming pools and game courts for the use of occupants and their guests as regulated in Section 525.
- h. Fences as regulated in Section 510.

- 408.4 Conditional Uses: The following uses shall be permitted only accordance with Article 10, Section 1002:
- a. Private schools and child care nurseries.
  - b. Extensions of existing cemeteries as regulated in Section 526.
  - c. Private recreation facilities including, but not limited to, swimming pools, tennis courts, country clubs and golf courses (excluding driving ranges and miniature golf courses) as regulated in Section 514.

408.5 Minimum Dimensional Requirements:  
As shown in Section 424.

SECTION 409 MEDIUM DENSITY SINGLE-FAMILY RESIDENTIAL DISTRICT  
This District is not pertinent at this time, but may be in the future.

SECTION 410 MEDIUM DENSITY TWO-FAMILY DISTRICT:

410.1 Intent and Purpose: The intent of the Medium Density Two-Family Residential District is to provide for both single-family and two-family residential development at a density of approximately four dwelling units per acre at locations where adequate levels of public services can be provided. Necessary services and accessory uses compatible with medium density residential surroundings are encouraged to locate within this district. Central water and sewer facilities shall be required for land placed within this district.

- 410.2 Permitted Principal Uses:
- a. One single-family dwelling or two-family dwelling in accordance with Section 530.
  - b. Churches and other places of worship as regulated in Section 531.
  - c. Essential services.
  - d. Forests and wildlife preserves.
  - e. Public buildings and/or uses which are supported in whole or in part by taxes or special public assessments, the location of which has been fixed by studies. Such uses include, but are not limited to: parks, playgrounds, libraries, schools, fire stations, community centers, water pumping and storage facilities, waste water

facilities. No outside storage or stockpiling or material shall be permitted.

- f. Community Based Residential Social Service Facilities: Family Care Homes as regulated in Section 518.

410.3 Permitted Accessory Uses:

- a. Accessory structures necessary for domestic activities and storage, which does not include any business activity.
- b. Accessory off-street parking and loading spaces as regulated in Article 6.
- c. Accessory signs as regulated in Article 7.
- d. One private garage.
- e. Home occupations as regulated in Section 529.
- f. Accessory storage of recreational vehicles as regulated in Section 517.
- g. Private accessory swimming pools and game courts for the use of occupants and their guests as regulated in Section 525.
- h. Fences as regulated in Section 510.

410.4 Conditional Uses: The following uses shall be permitted only in accordance with Article 10, Section 1002:

- a. Private schools and child care nurseries.
- b. Extensions of existing cemeteries as regulated in Section 526.
- c. Private recreation facilities including, but not limited to, swimming pools, tennis courts, country clubs and golf courses (excluding driving ranges and miniature golf courses) as regulated in Section 514.

410.5 Minimum Dimensional Requirements:

As shown in Section 424.

SECTION 411 RM-8 MEDIUM-HIGH DENSITY MULTIPLE-FAMILY RESIDENTIAL DISTRICT

- 411.1 Intent and Purpose: The intent of this district is to provide for both two-family and multiple-family residential development at a density up to approximately eight units per acre. Necessary services and accessory uses compatible with medium-high density residential surroundings are encouraged. This district should only be encouraged at locations which possess adequate

access to schools, employment areas, shopping facilities, and to other community services via major streets without passage through areas of lower density. Central water and sewer facilities shall be required for Proper Health Permits land placed within this district.

411.2 Permitted Principal Uses:

- a. One-family dwelling or multiple-family dwelling structure in accordance with Section 530.
- b. Churches and other places of worship as regulated in Section 531.
- c. Essential services.
- d. Forests and wildlife preserves.
- e. Public buildings and/or uses which are supported in whole or in part by taxes or special public assessments, the location of which has been fixed by studies. Such uses include, but are not limited to: parks, playgrounds, libraries, schools, fire stations, community centers, water pumping and storage facilities, waste water facilities. No outside storage or stockpiling or material shall be permitted.
- f. One boarding house.
- g. Community Based Residential Social Service Facilities: Family Care Homes as regulated in Section 518.

411.3 Permitted Accessory Uses:

- a. Accessory structures necessary for domestic activities and storage, which does not include any business activity.
- b. Accessory off-street parking and loading spaces as regulated in Article 6.
- c. Accessory signs as regulated in Article 7.
- d. Home occupations as regulated in Section 529.
- e. Accessory storage of recreational vehicles as regulated in Section 517.
- f. Private accessory swimming pools and game courts for the use of occupants and their guests as regulated in Section 525.
- g. Temporary uses incidental to construction work as regulated in Section 525.
- h. Fences as regulated in Section 510.

411.4 Conditional Uses: The following uses shall be permitted only in accordance with Article 10, Section 1002.

- a. Private schools and child care nurseries.
- b. Extensions of existing cemeteries as regulated in Section 526.
- c. Private recreation facilities including, but not limited to, swimming pools, tennis courts, country clubs and golf courses (excluding driving ranges and miniature golf courses) as regulated in Section 514.
- d. Community Based Residential Social Services Facilities: Group Care Homes or Homes for Adjustment as regulated in Section 518.

411.5 Minimum Dimensional Requirements:

As shown in Section 424.

SECTION 412 RM-14 HIGH DENSITY MULTIPLE-FAMILY RESIDENTIAL DISTRICT

412.1 Intent and Purpose: The intent of the High Density Multiple-Family District is to provide for multiple-family residential development at a density of approximately fourteen dwelling units per acre. Necessary services and accessory uses compatible with a high density multiple-family environment are encouraged. This district should only be encouraged at locations which possess adequate access to schools, employment areas, shopping facilities, and other community services via major streets without passage through areas of lower density. Central water and sewer facilities shall be required for land placed within this district.

412.2 Permitted Principal Uses:

- a. One multiple-family dwelling structure in accordance with Section 530.
- b. Churches and other places of worship as regulated in Section 531.
- c. Essential services.
- d. Forests and wildlife preserves.
- e. Public buildings and/or uses which are supported in whole or in part by taxes or special public assessments, the location of which has been fixed by studies. Such



uses include, but are not limited to: parks, playgrounds, libraries, schools, fire stations, community centers, water pumping and storage facilities, waste water facilities. No outside storage or stockpiling or material shall be permitted.

- f. One boarding house.
- g. Community Based Residential Social Service Facilities: Family Care Homes as regulated in Section 518.

412.3 Permitted Accessory Uses:

- a. Accessory structures necessary for domestic activities and storage, which does not include any business activity.
- b. Accessory off-street parking and loading spaces as regulated in Article 6.
- c. Accessory signs as regulated in Article 7.
- d. Home occupations as regulated in Section 529.
- e. Accessory storage of recreational vehicles as regulated in Section 517.
- f. Private accessory swimming pools and game courts for the use of occupants and their guests as regulated in Section 525.
- g. Temporary uses incidental to construction work as regulated in Section 525.
- h. Fences as regulated in Section 510.

412.4 Conditional Uses: The following uses shall be permitted only in accordance with Article 10, Section 1002:

- a. Private schools and child care nurseries.
- b. Extensions of existing cemeteries as regulated in Section 526.
- c. Private recreation facilities including, but not limited to, swimming pools, tennis courts, country clubs and golf courses (excluding driving ranges and miniature golf courses) as regulated in Section 514.
- d. Community Based Residential Social Services Facilities: Group Care Homes or Homes for Adjustment as regulated in Section 518.
- e. Residential Condo's, residential housing units of two or more individual units under one roof.

412.5 Minimum Dimensional Requirements:

As shown in Section 424.

SECTION 413 MOBILE HOME PARK DISTRICT

413.1 Intent and Purpose: The purpose of the Mobile Home Park District is to provide sites for mobile homes at appropriate locations in relation to existing and potential development of the surroundings, other land uses, and community facilities. By realizing the special requirements of the mobile home and specifying the provisions under which mobile home parks may be established, this district is intended to provide a proper setting for such uses in relationship to other land uses.

413.2 Permitted Principal Uses: The following uses may be permitted provided all the requirements of the Mobile Home Park District are met:

- a. Mobile Homes.
- b. Essential services.
- c. Public parks, playgrounds, and other public recreation facilities including, but not limited to, community swimming pools, golf courses (excluding driving ranges and miniature golf), game courts, ball fields, and country clubs.

413.3 Accessory Uses:

- a. Those uses required for the direct servicing and well being of mobile home park residents, and for the management and maintenance of the mobile home park including, but not limited to, offices, storage facilities, laundry facilities, and recreation areas.
- b. Structural additions to mobile homes which include awnings, cabanas, carports, Florida rooms, porches, armadas, storage cabinets, and similar accessory structures. All such additions shall be considered as part of the mobile home for the purpose of determining compliance with the minimum design standards of this Section.

413.4 Conditional Uses: The following uses shall be permitted only in accordance with Article 10, Section 1002:

- a. Home occupations as regulated in Section 529.

413.5 General Provisions: The design, location, and operation of all mobile home parks shall be in accordance with the following provisions:

- a. It shall be unlawful for any person, firm, and/or corporation to open, operate, or administer any mobile home park within Clinton Township unless a valid license is obtained from the proper health authorities in the name of such person, firm, or corporation for the specific mobile home park.
- b. Any mobile home not located within a licensed mobile home park and not used for agricultural tenants on or after the effective date of this Resolution is privileged to remain at its present location, but may not be relocated within the Township except by meeting the requirements of this Section.
- c. No existing mobile home park may be expanded or altered without first obtaining the licenses required in this Section, meeting the requirements of this Section, and obtaining a Mobile Home Park Permit.
- d. At least forty percent (40%) of the mobile home park lots shall be completed and ready for occupancy before the owner may initiate rental of any space within the development. Such completion shall include installation of roadways, sidewalks, lighting, public utilities, and service and management buildings.
- e. Every mobile home dwelling shall have a total ground floor area of not less than seven hundred twenty (720) square feet, measured from the outside of exterior walls, including utility rooms, but excluding open porches, breezeways, and garages.
- f. Conditions of soil, ground water level, drainage, and topography shall not create hazards to the property or the health or safety of the occupants. The site shall not be exposed to objectionable smoke, dust, noise, odors, or other adverse influences. No portion subject to predictable sudden flooding or erosion shall be used for any purpose which would expose persons or property to hazards.
- g. Mobile home parks shall be served adequately by essential public facilities and services such as water supply, wastewater disposal, highways, streets, police and fire protection, drainage, refuse disposal, and schools. Persons or agencies responsible for the establishment of Mobile Home Parks shall be able to adequately provide any such services.

- h. Mobile home parks shall have vehicular approaches to the property, which shall be so designed as not to create an interference with or hazard to traffic on surrounding public streets or roads.
- i. Development of a mobile home park shall not result in the destruction, loss, or damage of natural, scenic, or historic features of major importance.
- j. Mobile home parks shall meet those requirements of the Ohio Revised Code and Sanitary Codes of the regulations of the Seneca County Health Department which are more restrictive than the requirements of this Resolution.

413.6 Specific Minimum Design Standards: All mobile home parks created, altered, or expanded after the effective date of this Resolution shall meet the following minimum design standards:

- a. Every mobile home park shall not contain less than ten (10) acres of land and a minimum of twenty (20) lots.
- b. The maximum density shall be regulated by separation requirements, as set forth in this Resolution. However, in no instance shall the gross density of mobile homes exceed eight (8) per acre.
- c. All mobile home parks shall have a frontage of not less than two hundred fifty (250) feet along a public thoroughfare.
- d. Every mobile home hereafter placed in a mobile home park shall be on a lot having an area equal to or greater than four thousand (4,000) square feet.
- e. Each mobile home dwelling, including accessory buildings, garages, and covered porches, shall not cover more than fifty (50%) percent of each mobile home park lot.
- f. The maximum height of any service building, laundry or other accessory building shall not exceed thirty-five (35) feet.
- g. The following minimum yard requirements shall not be required for every lot within the mobile home park:
  1. Front Yard: No mobile home or projection thereof shall be placed closer than fifteen (15) feet from a front line.
  2. Side Yard: No mobile home or projection thereof shall be placed closer than ten (10) feet from any side lot line.

3. Rear Yard: No mobile home or projection thereof shall be placed closer than fifteen (15) feet from a rear lot line, nor closer than twenty-five (25) feet from any perimeter property line.
- h. All mobile home lots shall be at least fifty (50) feet in width.
- i. No mobile home lot shall front upon a major public thoroughfare, including but not limited to roads maintained by the State of Ohio or Seneca County.
- j. Each mobile home shall be skirted, entirely enclosing the bottom section, within sixty (60) days after its placement.
- k. All corners of each mobile home lot shall be marked by an iron pin. The location of lot lines on the ground shall correspond to those shown on the approved application plan.
- l. There shall be a minimum clearance of twenty (20) feet between individual mobile homes.
- m. Each mobile home within the mobile home lot shall be secured with tiedowns for securing the stability of the mobile home during periods of high wind velocity.
- n. Each mobile home lot shall be provided with a paved patio area at least one hundred (100) square feet in area. The patio should be located on the entrance side of the mobile home.
- o. Each mobile home park shall provide a buffer area of at least forty (40) feet between the right-of-way line of adjacent public roads and highways and any portion of a mobile home lot. The buffer area shall be clear of obstruction with the exception of approved trees and landscaping materials. No mobile home lot shall extend into any required buffer strip.
- p. On each mobile home lot at least on (1) deciduous hardwood tree a minimum of one and one-half (1 ½) inch caliper shall be planted in the front yard.
- q. No less than ten percent (10%) of the gross site area of the mobile home park shall be devoted to a recreation and open space site, generally provided in a central location. This figure shall be in addition to any other open areas required by yard requirements or other sections of this Resolution.
- r. The recreation area may include space for community buildings, indoor and outdoor recreation facilities such as swimming pools, hobby and repair shops, and service buildings.

- s. Walkways not less than three (3) feet in width shall be provided from the mobile home lots to service buildings in order to facilitate safe and convenient pedestrian traffic throughout the park.
- t. All streets within the Mobile Home Park shall meet the following requirements at a minimum:
  - 1. All mobile home lots shall abut upon an interior hard paved surfaced street which shall have unobstructed access to a public street.
  - 2. All drives shall be protected at the edges by curb and gutter, or other suitable edging approved prior to the approval of the Mobile Home Park District, where necessary for the stabilization of the pavement, and for adequate drainage.
  - 3. Pavements of interior streets and drives shall be in accordance with the following minimum specifications:
    - a. Collector streets with guest parking shall not be less than thirty-six (36) feet wide.
    - b. Collector streets without parking shall not be less than twenty-four (24) feet wide.
    - c. Local streets without parking shall not be less than twenty (20) feet wide.
    - d. Local streets with guest parking on one side shall not be less than twenty-seven (27) feet wide.
  - 4. One way streets shall not be permitted in any mobile home park.
- u. No mobile home park shall be placed in any mobile home park, not any mobile home within any mobile home park be occupied unless adequately maintained parking spaces are provided in accordance with the following provisions:
  - 1. Two (2) parking spaces shall be provided for each mobile home lot.

2. Each mobile home lot shall be provided with a paved driveway to accommodate off-street parking for two (2) vehicles.
  3. Auxiliary paved parking areas or parking along streets shall be provided and maintained within each mobile home park for the use of guests. The number of spaces required in such areas shall be equal to one (1) space for every five (5) mobile home lots. The location and layout of guess parking areas shall be subject to approval prior to approval of the Mobile Home Park District.
- v. Signs shall be permitted only in accordance with the provisions of Article 7, unless otherwise approved by the Board of Zoning Appeals.
- w. The following facilities shall be provided within each mobile home park and available to residents:
1. Management and maintenance offices, including storage facilities for grounds-keeping equipment.
  2. Coin-operated laundry and drying facilities in a permanent structure which shall be accessible to all residents of the mobile home park.
  3. Safe usable recreation areas as regulated in this Section.
  4. A conveniently located public telephone available for use of residents of the mobile home park at all times, day and night.
- x. The following utilities shall be provided within each mobile home park in accordance with the following specifications:
1. Water Supply: Within each mobile home park a water supply and distribution system shall be installed in conformance with the requirements of the appropriate agencies. Each mobile home lot shall be connected to this system.
  2. Wastewater Disposal: Within each mobile home park a wastewater collection system shall be installed which shall be connected with a municipal sewer where available. Where a municipal sewer system is not available, a central treatment plant may be located, constructed, and maintained in accordance with the regulations of the Ohio Environmental Protection Agency and

any appropriate local authorities. Each mobile home and mobile home lot shall be connected to this system.

3. Storm Drainage: All areas of a mobile home park shall be graded in a manner to insure there will be no poorly drained areas. Grading shall not obstruct the natural drainage of surrounding properties, and all drainage systems shall be subject to approval by the County Engineer.
4. Garbage and Refuse Storage: The storage and collection of garbage and refuse within each mobile home park shall be conducted so as to create no health hazards, rodent harborage, insect breeding areas, fire hazards, or air pollution. All garbage shall be stored in fly tight, rodent-proof containers can be placed shall also be provided and so designed as to prevent containers from being tipped, to minimize spillage and container deterioration, and to facilitate cleaning around them. These containers shall be located no more than two hundred (200) feet from each lot unless otherwise approved prior to the approval of the Mobile Home Park District. Collection shall be provided at least once a week.
5. Liquefied Petroleum Gas or Fuel: When liquefied petroleum gas is used, the containers fro such gas shall be the liquefied petroleum gas container approved by the Interstate Commerce Commission for its intended purpose and shall be integrally attached to the mobile home in a manner as approved by the appropriate authority.
6. Fuel Oil Supply: Fuel oil supply systems shall be installed and maintained in accordance with applicable state and local codes and regulations. All fuel oil storage containers, barrels, tanks, or cylinders and piping to the mobile homes shall be securely fastened in place and protected against physical damage.
7. Electrical System: Each mobile home shall be provided with suitable electrical equipment in accordance with the National Electrical Code.
8. Underground Utilities: Within each mobile home park, all utility lines including those for electricity and telephone service shall be located underground.



9. Lighting: All interior streets and walkways shall be lighted in a manner approved prior to the approval of the Mobile Home Park District.
10. Fire Protection: Within each mobile home park there shall be provided a fire protection system approved by the appropriate agencies and the local fire authority. The fire protection system shall be in accordance with standards of the National Board of Fire Underwriters.
11. Supplementary Conditions and Safeguards: Any appropriate additional conditions and safeguards may be prescribed prior to the approval of a Mobile Home Park District in order to insure the proper development of such a mobile home park. Violation of such conditions and safeguards, when made a part of the approval of the Mobile Home Park District, shall be deemed a violation of this Resolution and punishable under Article 10, Section 1005.

- 413.7 Application For District Change: An application for a Mobile Home Park District shall follow the procedures in Article 10, Section 1004. The application shall contain the following text and map information in addition to the information required in Article 10, Section 1004:
- a. A vicinity map at a scale approved by the Zoning Commission including property lines, streets, existing and proposed zoning, and such other items as the Zoning Commission may require.
  - b. Proposed topography for the site including final pad elevations showing contour levels at intervals approved by the County Engineer.
  - c. Proposed location, site size and total number of mobile home sites.
  - d. Proposed location and width of vehicular and pedestrian circulation systems.
  - e. Proposed size and location of parking areas.
  - f. Proposed size, location, and use of non-residential portions of the tract, including recreation areas and usable open spaces.
  - g. Proposed provisions for fire protection, water supply, sanitary sewage disposal, and surface drainage facilities, including engineering feasibility studies or other evidence of reasonableness.
  - h. Proposed provisions for refuse disposal.
  - i. Proposed accessory buildings and uses within the tract.

- j. Proposed location of street lighting system.
- k. Proposed buffer areas and/or screening.
- l. Deed restrictions, covenants, easements, encumbrances, or other devices to be used to control the use, development, and maintenance of the land.
- m. A fee as established by the Township Trustees.

SECTION 414 RC RURAL CENTER DISTRICT

414.1 Intent and Purpose: The RC Rural Center District recognizes the existence of small rural settlements where the residents of the more isolated agricultural and rural areas of Clinton Township beyond the limits of service of existing municipalities can receive certain convenience commercial, professional, and public services. This district is intended to be a flexible zone which is necessary in a rural center. It is designed to allow for change and growth within these areas, but also to prevent this mixture of land uses from unnecessarily spreading into the adjacent country-side.

414.2 Permitted Principal Uses:

- a. One single-family dwelling in accordance with Section 530.
- b. Essential services.
- c. Churches and other places of worship as regulated in Section 531.
- d. Medical or dental offices or clinics.
- e. Individual retail or service establishment less than 4,000 square feet in floor area, without drive-through facilities, providing for the convenience of the surrounding rural area, including but not limited to groceries, carry-outs, drug stores, barber shops, beauty shops, and professional offices. No outside storage or stockpiling of materials shall be permitted.
- f. Automobile service stations with incidental repair services.
- g. Public buildings and/or uses which are supported in whole or in part by taxes or special public assessments, the location of which has been fixed by studies. Such uses include, but are not limited to: parks, playgrounds, libraries, schools, fire stations, water and wastewater pumping stations, water storage facilities and community centers. No outside storage or stockpiling of material shall be permitted.
- h. Child care nurseries.

- i. Community Based Residential Social Facilities: Family Care Homes as regulated in Section 518.

414.3 Permitted Accessory Uses:

- a. Accessory structures necessary for domestic activities and storage.
- b. Accessory off-street parking and loading spaces as regulated in Article 6.
- c. Accessory signs as regulated in Article 7.
- d. One private garage.
- e. Accessory storage of recreational vehicles as regulated in Section 513.
- f. Private swimming pools and game courts for the use of occupants and their guests as regulated in Section 513.
- g. Temporary uses incidental to construction work as regulated in Section 525.
- h. Fences as regulated in Section 510.

414.4 Conditional Uses: The following uses shall be permitted only in accordance with Article 10, Section 1002:

- a. Airports and/or landing strips as regulated in Section 532.
- b. Automobile repair stations.
- c. One boarding house.
- d. Veterinary or animal hospitals.
- e. Drive-in commercial establishments.
- f. Home occupations as regulated in Section 529.
- g. Community Based Residential Social Service Facilities: Group Care Homes as regulated in Section 518.

414.5 Minimum Dimensional Requirements:

As shown in Section 424.

SECTION 414.A E-2 All Plated and Recorded Lots less than  $\frac{3}{4}$  Acre, without central sewer, created prior to Feb 1989.

414.A1 Intent and Purpose: The intent of the E-1 Residential District is to recognize the need to protect those areas established prior to the development of the new zoning requiring  $\frac{3}{4}$  Acre per dwelling unit. Agricultural activities should be limited to minor accessory uses within this district.

414.A2 Permitted Principal Uses:

- a. One single-family dwelling in accordance with Section 530.
- b. Churches and other places of worship as required in Section 531.
- c. Essential services.
- d. Forests and wildlife preserves.
- e. Public buildings and/or uses which are supported in whole or in part by taxes or special public assessments, the location of which has been fixed by studies. Such uses include, but are not limited to: parks, playgrounds, libraries, schools, fire stations, community centers, water pumping facilities. No outside storage or stockpiling or materials shall be permitted.
- f. Community Based Residential Social Service Facilities: Family Care Homes as regulated in Section 518.

414.A3 Permitted Accessory Uses:

- a. Accessory structures necessary for domestic activities and storage, which does not include any business activity.
- b. Accessory off-street parking and loading spaces as regulated in Article 6.
- c. Accessory signs as regulated in Article 7.
- d. One private garage.
- e. Home occupations as regulated in Section 529.
- f. Accessory storage of recreational vehicles as regulated in Section 517.
- g. Private accessory swimming pools and game courts for occupants and their guests as regulated in Section 513.
- h. Temporary uses incidental to construction work as regulated in Section 525.
- i. Fences as regulated in Section 510.

414.A4 Conditional Uses: The following uses shall be permitted only in accordance with Article 10, Section 1002:

- a. Horse care and riding operations as regulated in Section 520.
- b. Private recreation facilities including, but not limited to, swimming pools, tennis courts, country clubs and golf courses (excluding driving range and miniature golf courses) as regulated in Section 514.

- c. Private accessory landing areas as regulated in Section 532.
- d. Private schools and child care nurseries.
- e. Telephone exchanges, substations, or other similar public utility building excluding garage and maintenance buildings.
- f. Extensions of existing cemeteries as regulated in Section 526.

414.A5 Minimum Dimensional Requirements:

As shown in Section 424.

SECTION 414A E-2 All planted and recorded lots less than ¾ of an Acre, without central sewer, created prior to Feb 1989

SECTION 415 TB TOWNSHIP BUSINESS DISTRICT

415.1 Intent and Purpose: The purpose of the Township Business District is to provide for the establishment of areas devoted for the use of those retail and personal service business that operate as a response to the daily needs of the residents of Clinton Township. Uses in this district are intended to be located on major streets at strategic access points to surrounding areas minimizing the potential adverse effects on surrounding residential property. It is the intent of this District to encourage clustering of businesses in order to discourage “strip” development, provide for a minimum of traffic interference, and encourage pedestrian access.

415.2 Permitted Principal Uses: Public water supply and sanitary sewer service shall be available to the site, or the owner shall present proof that proposed on-site water and/or sewage disposal facilities have been approved by the Seneca County Health Department and/or the Ohio Environmental Protection Agency before any Zoning Permit shall be issued to such use.

- a. Antique shops.
- b. Automobile parts and accessory sales.
- c. Automobile service stations.
- d. Bakeries.
- e. Banks.
- f. Book and stationary shops.
- g. Business services.
- h. Candy and ice cream stores.
- i. Convenience carry-out stores.
- j. Clothing and apparel stores.
- k. Delicatessens.

- l. Department and/or discount stores.
- m. Drug stores.
- n. Farm supply stores.
- o. Food stores and groceries.
- p. Furniture repair and upholstery facilities.
- q. Hardware stores.
- r. Ice sales.
- s. Indoor commercial entertainment facilities.
- t. Laundry and dry cleaning, self-service or pick-up.
- u. Medical clinics.
- v. Personal services.
- w. Post offices.
- x. Professional offices.
- y. Restaurants, sit-down services.
- z. Variety stores.
- aa. Veterinary services, without kennels or the outside keeping of animals.
- bb. Public buildings and/or uses which are supported in whole or in part by taxes or special public assessments, the location of which has been fixed by studies. Such uses include, but are not limited to: parks, playgrounds, libraries, schools, fire stations, police stations, public administrative offices, public maintenance garages, and community centers.
- cc. Essential services.
- dd. Add Single and Multi-Family Residences to the following Zone Districts as a permitted use in accordance with Section 530: Section 415 Township Business District, Section 416 Office and Institutional Districts, Section 417 Neighborhood Business District, Section 418 General Business District, Section 419 Highway Business District.

415.3 Permitted Accessory Uses:

- a. Off-street parking and loading spaces as regulated in Article 6.
- b. Signs as regulated in Article 7.
- c. Storage within an enclosed building of supplies or merchandise, which are normally carried in stock in connection with a permitted use.
- d. Temporary buildings or uses as regulated in Section 525.

415.4 Conditional Uses: The following uses shall be permitted only in accordance with Article 10, Section 1002:

- a. Accessory living quarters for persons employed on the premises.
- b. Auction houses.
- c. Automobile repair stations.
- d. Automobile sales or rentals.
- e. Automobile washing facilities.
- f. Billboards as regulated in Article 7.
- g. Clubs, lodges, civic or fraternal organizations.
- h. Contract construction services, including offices, and outdoor storage within screened areas.
- i. Lumber and building materials sales.
- j. The creation or making of goods for sale at retail on premises which have a high value-to-bulk ratio and not involving extensive mechanization.
- k. Motels or hotels.
- l. Off-street parking lots.
- m. Outdoor commercial recreation facilities.
- n. Restaurants, drive-in.
- o. Retail nursery.
- p. Veterinary services with kennels, or outside keeping of animals.

415.5 Minimum Dimensional Requirements:

As shown in Section 424.

## SECTION 416 OI OFFICE AND INSTITUTIONAL DISTRICT

416.1 Intent and Purpose: The purpose of the Office and Institutional District is to recognize the demand for and encourage the establishment of groupings of professional, research, business office and significant generators of traffic, this district is best suited at locations along major thoroughfares. Because of the greater compatibility between office and institutional uses and residential uses, this district can also be used as a buffer or transitional, use between other more intense non-residential land uses and medium to high-density residential uses. It may also be applied to areas where the conversion of large older homes to office or institutional uses appears feasible without creating an adverse impact on surrounding residential uses.

416.2 Permitted Principal Uses:

- a. Offices of surgeons, physicians, dentists, and other similar professional persons concerned with the community health and medical treatment of persons, including medical clinics.
- b. Offices of architects, engineers, urban planners, artists, and other similar professions.
- c. Offices in which the personnel will be employed for work in executive, administrative, legal, writing, clerical, stenographic, accounting, insurance, or similar enterprises.
- d. Child care nurseries.
- e. Churches.
- f. Dental laboratories.
- g. Art or antique shops, photographic studios, interior decorating studios.
- h. Essential services.
- i. Public buildings and/or uses which are supported in whole or in part by taxes or special public assessments, the location of which has been fixed by studies. Such uses include but are not limited to: parks, playgrounds, libraries, schools, fire stations, police stations, water storage facilities, public administrative offices and community centers. No outside storage or stockpiling of materials shall be permitted.
- j. Banks, and savings and loan offices.
- k. Private schools such as art, dancing, music, business, driver training, etc.
- l. Veterinary offices, without kennels.
- m. Universities.
- n. Essential services.
- o. Add Single and Multi-Family Residences to the following Zone Districts as a permitted use in accordance with Section 530: Section 415 Township Business District, Section 416 Office and Institutional District, Section 417 Neighborhood Business District, Section 418 General Business District, Section 419 Highway Business District.

416.3 Permitted Accessory Uses:

- a. Accessory off-street parking and loading spaces as regulated in Article 6.
- b. Accessory signs as regulated in Article 7.



- c. Accessory storage of supplies within an enclosed building which are normally carried in stock in connection with a permitted use.
- d. Temporary buildings or uses as regulated in Section 525.

416.3 Conditional Uses: The following uses shall be permitted only in accordance with Article 10, Section 1002:

- a. Hospitals.
- b. Off-site parking lots.
- c. Veterinary offices with kennels.
- d. Sit-down or drive-in restaurants.
- e. Community-Based Residential Social Service Facilities: Group care homes, homes for adjustment, or institutions as regulate din Section 518.

416.4 Minimum Dimensional Requirements:

As shown in Section 424.

## SECTION 417 NB NEIGHBORHOOD BUSINESS DISTRICT

417.1 Intent and Purpose: The purpose of the Neighborhood Business District is to provide for the establishment of areas devoted for the use of those small retail and personal service businesses that operate as a response to the daily needs of the residents of the immediate surrounding residential area. Uses in this district are intended to be minor traffic generators located on major streets at access points to residential areas with minimum depreciation effect on surrounding residential property. It is the intent of this Resolution to encourage clustering of such businesses in order to discourage “strip” development, provide for a minimum of traffic interference, and encourage pedestrian access.

417.2 Permitted Principal Uses:

- a. Bakery and doughnut shops.
- b. Book and stationary shops.
- c. Candy and ice-cream shops.
- d. Convenience carry-out stores, without drive-through facilities.
- e. Delicatessens.
- f. Drug stores.
- g. Groceries up to 10,000 square feet in floor area.

- h. Ice sales.
- i. Laundry and dry cleaning establishments.
- j. Child care nurseries.
- k. Party supply stores.
- l. Personal service shops such as barbers, beauty salons, shoe repair, tobacco shops, and news-stands.
- m. Public buildings and/or uses which are supported in whole or in part by taxes or special public assessments, the location of which has been fixed by studies. Such uses include but are not limited to parks, libraries, schools, fire stations, police stations, water and wastewater pumping stations, water storage facilities and community offices. No outside storage or stockpiling of materials shall be permitted.
- n. Churches.
- o. Essential services.
- p. Add Single and Multi-Family Residences to the following Zone Districts as a permitted use in accordance with Section 530: Section 415 Township Business District, Section 416 Office and Institutional District, Section 417 Neighborhood Business District, Section 418 General Business District, Section 419 Highway Business District.

417.3 Permitted Accessory Uses:

- a. Accessory off-street parking and loading spaces as regulated in Article 6.
- b. Accessory signs as regulated in Article 7.
- c. Accessory storage of supplies within an enclosed building which are normally carried in stock in connection with a permitted use.
- d. Temporary buildings or uses regulated in Section 525.

417.4 Conditional Uses: The following uses shall be permitted only in accordance with Article 10, Section 1002:

- a. Manufacturing of goods for sale at retail on the premises, which have a high value-to-bulk ratio, do not involve extensive mechanization, and are normally associated with a permitted use.
- b. Accessory living quarters for persons employed on the premises.
- c. Banks and savings and loan offices.
- d. Furniture repair and upholstery shops.
- e. Hardware stores up to 10,000 square feet in floor area.

- f. Off-site parking lots.
- g. Automobile service stations.

417.5 Minimum Dimensional Requirements:

As shown in Section 424.

SECTION 418 GB GENERAL BUSINESS DISTRICT

418.1 Intent and Purpose: The purpose of the General Business District is to provide areas for the location of businesses and their related uses which serve the needs of consumers beyond the immediate neighborhood and generate a fair amount of traffic. Businesses permitted within this district shall be conducted primarily within an enclosed building. It is intended that this district be placed at intervals along arterial streets especially near intersections with major crossroads. The practice of “strip” zoning is not intended for this district.

418.2 Permitted Principal Uses:

- a. Permitted principal uses with the NB Neighborhood Business District.
- b. Antique shops.
- c. Art and school supplies stores.
- d. Automobile parts and accessories, sales.
- e. Automobile repair stations.
- f. Banks and savings and loan offices.
- g. Bicycle sales and service.
- h. Blueprint and photocopy establishment.
- i. Business machine sales and service.
- j. Camera and photography sales and service.
- k. Carpet and rug sales.
- l. Catering services.
- m. Convenience carry-out stores with drive-through facilities.
- n. Clothing and apparel sales.
- o. Clothing and costume rental.
- p. Clubs.
- q. Electrical and appliance sales and service.
- r. Office supply sales.
- s. Indoor commercial recreation facilities.
- t. Department stores.
- u. Employment services.
- v. Florist.
- w. Grocery stores and specialty food stores.

- x. Furniture and home furnishing sales.
- y. Furniture repair and upholstery shops.
- z. Gift and novelty shops.
- aa. Health and athletic clubs.
- bb. Hardware stores.
- cc. Heating and air conditioning sales and service.
- dd. Jewelry sales, service, and repair.
- ee. Lawn maintenance equipment sales and service.
- ff. Motels.
- gg. Musical instrument sales.
- hh. Retail nurseries.
- ii. Paint, glass, and wallpaper sales.
- jj. Pets and pet supply sales.
- kk. Plumbing, electrical, and similar supply sales.
- ll. Printing services.
- mm. Professional offices.
- nn. Radio and television sales and service.
- oo. Restaurants.
- pp. Shoe sales.
- qq. Sporting goods sales.
- rr. Swimming pool sales.
- ss. Veterinary services with or without kennels provided that any outside animal area is located a minimum of five hundred (500) feet from any residential district.
- tt. Public buildings and/or uses which are supported in part by taxes or special public assessments, the location of which has been fixed by ordinance. Such uses include but are not limited to: parks, libraries, schools, fire stations, police stations, water and wastewater pumping stations, water storage facilities, public administrative offices, and community centers.
- uu. Essential services.
- vv. Churches.
- ww. Add Single and Multi-Family Residences to the following Zone Districts as a permitted use in accordance with Section 530: Section 415 Township Business District, Section 416 Office and Institutional District, Section 417 Neighborhood Business District, Section 418 General Business District, Section 419 Highway Business District.

418.3 Permitted Accessory Uses:

- a. Off-street parking and loading spaces as regulated in Article 6.
- b. Signs as regulated in Article 7.

- c. Storage of supplies or merchandise within an enclosed building which are normally carried in stock in connection with a permitted use.
- d. Temporary buildings or uses as regulated in Section 525.

418.4 Conditional Uses:

- a. Manufacturing of good for sale at retail on the premises which have a high value-to-bulk ratio, do not involve extensive mechanization's, and are normally associated with a permitted use.
- b. Funeral services.
- c. Automobile washing facilities.
- d. Auction houses.
- e. Off-site parking lots.
- f. Billboards as regulated in Article 7.

418.5 Minimum Dimensional Requirements:

As shown in Section 424.

SECTION 419 HB HIGHWAY BUSINESS DISTRICT

419.1 Intent and Purpose: The purpose of the Highway Business District is to isolate and provide areas for automobile-oriented businesses and commercial-recreation types of uses which serve a large regional market as well as the traveling motorist. It is also intended for uses which require outdoor storage. In addition, it is intended that this district be placed at strategic points along major thoroughfares several miles apart with immediate access to regional transportation arteries. It is not intended that strips along major roads be placed in this district.

419.2 Permitted Principal Uses:

- a. Permitted principal uses with GB General Business District.
- b. Agricultural implement sales and service.
- c. Auction houses.
- d. Automobile and truck sales and rentals.
- e. Automobile washing facilities.
- f. Boat and marine equipment sales, rental, and repair.
- g. Contract construction enterprises.
- h. Funeral services.

- i. Lumber and buildings materials sales.
- j. Mobile home and recreational vehicles sales.
- k. Monument sales.
- l. Motorcycle sales and service.
- m. Public buildings and/or uses which are supported in whole or in part by taxes or special public assessments, the location of which has been fixed by studies. Such facilities include but are not limited to: parks, water storage facilities, water and wastewater pumping stations, fire stations, police stations, public administrative offices, public maintenance garages, and community centers.
- n. Essential services.
- o. Churches.
- p. Automobile gasoline and/or service stations.
- q. Single family, and two family dwellings, subject to Article 410.
- r. Multi-family dwellings subject to Article 411.
- s. Motels and other overnight accommodations, boarding and rooming houses.
- t. Accessory buildings, etc.
- u. Restaurants, drive-in restaurants.
- v. Taverns, bars, clubs, with or without entertainment.
- w. Bowling lanes, skating rinks, miniature golf.
- x. Drive-in theaters, indoor theaters.
- y. Veterinary hospitals and/or kennels.
- z. Hospital, sanitariums, convalescent home, nursing home, child day care center.
- aa. Add Single and Multi-Family Residences to the following Zone Districts as a permitted use in accordance with Section 530: Section 415 Township Business District, Section 416 Office and Institutional District, Section 417 Neighborhood Business District, Section 418 General Business District, Section 419 Highway Business District.

419.3 Permitted Accessory Uses:

- a. Accessory off-street parking and loading spaces as regulated in Article 6.
- b. Accessory signs as regulated in Article 7.
- c. Accessory storage of supplies or merchandise normally carried in stock in connection with a permitted use subject to applicable screening regulations.

- d. Temporary buildings or uses as regulated in Section 525.

419.4 Conditional Uses:

- a. Manufacturing of goods for sale at retail on the premises, which have a high value-to-bulk ratio, do not involve extensive mechanization, and are normally associated with a permitted use.
- b. Outdoor commercial recreational facilities.
- c. Billboards as regulated in Article 7.

419.5 Minimum Dimensional Requirements:

As shown in Section 424.

SECTION 420 LI LIGHT INDUSTRIAL DISTRICT

420.1 Intent and Purpose: The purpose of the Light Industrial District is to provide space for those industrial uses which operate in a clean and quiet manner and generate only light to moderate amounts of traffic. This district is not intended for the use of industries which deal with hazardous elements or emit noise, glare, dust, odor, smoke, or possess other offensive characteristics detrimental to surrounding land uses such as large traffic generators. The intent is to create and protect efficient light industrial areas by insuring careful design, placement, and grouping of industries which will promote the protection of any adjacent residential or business activities. Land to be placed in this district is intended to have level topography, public utilities, and major transportation facilities readily available.

420.2 Permitted Principal Uses: Manufacturing or industrial uses including, but not limited to the following uses, provided that by the nature of the materials, equipment, or processes utilized, such use is not objectionable by reason of odor, radiation, noise, vibration, cinders, gas, fumes, dust, smoke, refuse matter, or wastewater generation. Public water supply and a public sanitary sewer system shall be available to the site, or the owner shall present proof that proposed on-site water and/or the Ohio Environmental Protection Agency before any Zoning Permit shall be issued to such use.

- a. Fabrication, processing, packaging and/or assembly of articles or merchandise from the following previously prepared materials: bone, canvas, cellophane, cloth, cork, feathers, felt, fiber, horn, leather, paint, paper, plastics, precious or semiprecious metals or stones, textiles, tobacco, wax, wood, and yarn.
- b. Fabrication, processing, packaging and/or manufacturing of food products and condiments, excluding slaughter houses and rendering and refining of fats, oils, fish, vinegar, yeast, and sauerkraut.
- c. Manufacturing, assembling, or repairing of electrical and electronic products, components, and equipment.
- d. Machine shops and tool and die shops.
- e. Lumber yards including incidental millwork, coal, brick, and stone.
- f. Recycling center collection points, provided materials are kept in an enclosed building.
- g. Warehouses and warehouse distribution centers.
- h. Research and engineering laboratories.
- i. Cold storage and frozen food lockers.
- j. Publishing and printing.
- k. Automobile repair and painting, but no commercial wrecking, dismantling, or salvage yard.
- l. Auto service station.
- m. Parcel post delivery stations.
- n. Radio and television stations.
- o. Public buildings and/or uses which are supported in whole or in part by taxes or special public assessments, the location of which has been fixed by studies. Such uses include but are not limited to: wastewater pumping and storage facilities, sanitary landfills as regulated in Section 523, fire stations, police stations, parks, and public maintenance facilities.

420.3 Permitted Accessory Uses:

- a. Off-street parking and loading spaces regulated in Article 6.
- b. Signs as regulated in Article 7.
- c. Temporary buildings as regulated in Section 525.
- d. Storage of materials within an enclosed building normally utilized in connection with a permitted use.
- e. Accessory landing areas as regulated in Section 532.



- 420.3 Conditional Uses: The following uses shall be permitted only in accordance with Article 10, Section 1002:
- a. Mineral extraction operations as regulated in Section 524.
  - b. Manufacturing or industrial enterprises operations, or processes similar to any permitted principal use provided that any resulting cinders, dust, flashing, fumes, gas, noise, odor, refuse matter, smoke, vapor or vibration is no greater or more detrimental to the neighborhood than the above specified uses, that no extra fire hazard is created, and that the proposed use is determined by the Board of Zoning Appeals to be of the same general character as the above uses.
  - c. Billboards as regulated in Article 7.
  - d. Private sanitary landfills in accordance with Section 523.

420.4 Minimum Dimensional Requirements:

As shown in Section 424.

SECTION 421 HI HEAVY INDUSTRIAL DISTRICT

- 421.1 Intent and Purpose: The purpose of the Heavy Industrial District is to create and protect areas for industries which require large sites and should be isolated from other land uses by virtue of their external effects such as heavy traffic generation, open storage materials, and possible emission of noise, glare, dust, odor, smoke, or other offensive characteristics. This district is intended to insure proper design, placement, and grouping of all types of industries of this nature within the Township so as not to create a nuisance to other surrounding land uses. Land to be placed in this district is intended to have level topography, sufficient public utilities, and major transportation facilities readily available.
- 421.2 Permitted Principal Uses: Manufacturing or industrial uses including but not limited to the following uses: Public water supply and a public sanitary sewer system shall be available to the site or the owner shall present proof that proposed on-site water and/or sewage disposal facilities have been approved by the Seneca County Health Department and/or the Ohio Environmental Protection

Agency before any Zoning Permit shall be issued to such use.

- a. Any principal use permitted in the LI Light Industrial District.
- b. Automotive, tractor, trailer, farm implement assembly or manufacture.
- c. Boiler shops, machine shops, structural steel fabricating shops, or metal working shops.
- d. Manufacturing or cement products, including ready-mix concrete batching plants.
- e. Contractor sales, storage, and equipment yards.
- f. Flour or grain mills.
- g. Manufacture of glass products, pottery, figurines, or similar products using previously pulverized clay.
- h. Truck terminals provided that truck entrances and exits are on to streets where pavement width is at least thirty (30) feet.
- i. Mobile home and recreational vehicle storage.
- j. Manufacture and storage of building materials.
- k. Private sanitary landfills as regulated in Section 523.
- l. Public buildings and/or uses which are supported in whole or in part by taxes or special public assessments, the location of which has been fixed by studies. Such uses include but are not limited to: water treatment, pumping, and storage facilities, wastewater treatment and pumping facilities, sanitary landfills in accordance with Section 523, fire stations, police stations, parks, and public maintenance facilities.
- m. Essential services.

421.3 Permitted Accessory Uses:

- a. Indoor or outdoor storage of materials normally utilized in connection with a permitted use.
- b. Off-street parking and loading spaces as regulated in Article 6.
- c. Signs as regulated in Article 7.
- d. Temporary buildings or uses as regulated in Section 525.
- e. Accessory landing areas as regulated in Section 532.

421.4 Conditional Uses: The following uses shall be permitted only in accordance with Article 10, Section 1002:

- a. Mineral extraction operations as regulated in Section 524.
- b. Storage facilities for fuels, coal, chemicals, or other flammable or toxic materials.
- c. Manufacture of asphalt and asphalt products.
- d. Manufacture and storage of fertilizer and compost.
- e. Solid waste reduction and/or recycling facilities.
- f. Junk yards as regulated in Section 522.
- g. Manufacturing or industrial enterprises, operations, or processes similar to any permitted principal use provided that any resulting cinders, dust, flashing, fumes, gas, noise, odor, refuse matter, smoke, vapor or vibration shall not be greater or more detrimental to the neighborhood than the above specified uses and that no extra fire hazards be created.

421.5 Minimum Dimensional Requirements:

As shown in Section 424.

SECTION 422 FP FLOOD PLAIN DISTRICT

422.1 Intent and Purpose: The purpose of the Flood Plain District is to prevent the loss of property and life, to prevent the creation of health and safety hazards, to prevent the disruption of commerce and governmental services, to prevent the extraordinary and unnecessary expenditure of public funds for flood protection and relief, and to prevent the impairment of the tax base by:

- a. Regulating uses, activities, and developments which, acting alone or in combination with other existing or future uses, activities, and developments, will cause unacceptable increases in flood heights, velocities and frequencies;
- b. Restricting or prohibiting certain uses, activities, and developments from locating within areas subject to flooding;
- c. Requiring all those uses, activities, and developments that occur in flood-prone areas to be protected and/or flood-proofed against flooding and flood damage; and
- d. Protecting individuals from buying lands and structures which are unsuited for intended purposes because of flood hazards.

The degree of flood protection required by this Resolution is considered reasonable for regulatory purposes and is

based upon the Flood Insurance Study for the Unincorporated Areas of Seneca County, Ohio prepared by the Federal Emergency Management Agency. The Flood Insurance Study, with accompanying maps and any revisions thereto, is adopted by reference and declared to be a part of this Resolution. Where detailed studies of the Floodway and Floodway Fringe have not been made available within the Flood Insurance Study, the following sources of data may be used to determine the necessary elevations for the purposes of this Resolution:

- a. Corps of Engineers – Flood Plain Information Reports.
- b. U.S. Geological Survey – Flood Prone Quadrangles.
- c. U.S.D.A., Soil Conservation Service – Flood Hazard Analyses Studies and County Soil Surveys (Alluvial Soils).
- d. Ohio Department of Natural Resources – Flood Hazard Reports and Flood Profile Charts.
- e. Known highwater marks from past floods.
- f. Other sources acceptable to the Board of Zoning Appeals.

This Resolution does not imply that areas outside of the Flood Plain District as designated on the Official Zoning District Map or land uses permitted within such district will be free from flooding damages. This Resolution shall not create liability on the part of Clinton Township or any official or employee thereof for any flood damages that result from reliance on this Resolution.

422.2 Permitted Principal Uses: The following open space uses shall be permitted provided that they do not require the open storage of materials and equipment, or any fill material or permanent structures which project above the existing ground elevation, except as provided for under Conditional Uses in this section.

- a. Agriculture, not including the spreading, accumulation, feeding, or use of garbage in any manner on the open surface of the ground.
- b. Forests and wildlife preserves.
- c. Private and public outdoor recreational activities, including such uses as golf courses, tennis courts, driving ranges, archery ranges, picnic grounds, boat and canoe launching ramps, swimming areas, parks,

- fishing areas, hiking trails, horseback riding trails and open amphitheaters.
- d. Residential open space uses such as lawns, gardens, woodlands, and play areas.
  - e. Plant material nurseries.
  - f. Public uses which are supported in whole or in the location of which has been fixed by studies. Such uses include but are not limited to: parks, playgrounds, water treatment, pumping and storage facilities, and wastewater treatment and pumping facilities.
  - g. Open parking and loading areas as regulated in Article 6.
  - h. Airport approach zones and landing strips as regulated in Section 532.
  - i. Essential services.
  - j. Temporary, transient, and portable activities such as religious services, bazaars, carnivals, or circuses provide the requirements of Section 525 are met.

422.3 Permitted Accessory Uses:

- a. Accessory off-street parking and loading spaces as regulated in Article 6.
- b. Accessory signs as regulated in Article 7, provided that they do not impair the efficiency or the capacity of the flood plain to store and discharge flood waters.
- c. Accessory fences as regulated in Section 510 provided that they do not impair the efficiency or the capacity of the flood plain to store and discharge flood waters.
- d. Other uses customarily incidental to the above permitted principal uses, provided that they do not require structures, fill, or the storage of materials and equipment.

422.4 Conditional Uses: The following uses may be permitted provided they meet the requirements set forth both in this section and Article 10, Section 1002, of this Resolution.

- a. Structures accessory to permitted agricultural uses.
- b. Structures accessory to permitted private and public outdoor recreational activities.
- c. Structures required in the provision of essential services.

- d. Mineral extraction operations as regulated in Section 524.
- e. Fill material required to elevate permitted structures above the 100-year regional flood elevation as regulated by the U.S. Army Corps of Engineers under Section 404 of the Federal Water Pollution Control Act (PL 92-500, 86 Stat. 86)
- f. The alteration or extension of any non-residential structure presently located outside of the Flood Plain District into the Flood Plain District.
- g. Horse care and riding operations as regulated in Section 520.
- h. Private recreation facilities as regulated in Section 514.
- i. Billboards as regulated in Article 7.

422.5 Prohibited Uses: The following uses shall be expressly prohibited from locating within the Flood Plain District.

- a. Structures for human habitation.
- b. The location of structures or fill material which will raise the elevation of the 100-year flood level more than one (1) foot at any point calculated by the engineering principle “equal reduction of conveyance.”

422.6 Minimum Dimensional Requirements:

As shown in Section 424.

422.7 Required Conditions:

- a. All applications for a Conditional Use Permit within the Flood Plain District shall be accompanied by a report and recommendation bearing the seal of a professional surveyor registered in the State of Ohio certifying the elevation of the 100-year regional flood on the property, the location and elevation of existing and proposed fill and/or structures not elevated above the 100-year regional flood elevation.
- b. Upon consideration of the application for a Conditional Use Permit, the Board of Zoning Appeals may attach conditions to such uses as it deems necessary to further the purposes of this section. Such conditions may include but not be limited to the following:

1. Requirements for the elevation of structures of a minimum of eighteen (18) inches above the 100-year flood elevation;
2. Modification of waste disposal and water supply facilities to the satisfaction of the Seneca County Health Department and/or the Seneca County Sanitary Engineer;
3. Limitations on periods so use and operations;
4. Imposition of operational controls, sureties, and deed restrictions;
5. Requirements for construction of channel modifications, dikes, levees, and other protective measures; and/or
6. Flood proofing measures such as the following may be required and shall be designed consistent with the regional flood protection elevation for the particular area, flood velocities, durations, rate of rise, hydrostatic and hydrodynamic forces, and other factors associated with the regional flood. The Board of Zoning Appeals shall require that the applicant submit a plan or document certified by a registered professional engineer that the flood proofing measures are consistent with the regional flood protection elevation and associated flood factors for the particular area. The following flood proofing measures may be required:
  - a. Anchorage to resist flotation and lateral movement;
  - b. Installation of watertight doors, bulkheads, and shutters, or similar methods of construction;
  - c. Reinforcement of walls to resist water pressures;
  - d. Use of paints, membranes, or mortars to reduce seepage of water through walls;
  - e. Addition of mass or weight to structures to resist flotation;
  - f. Installation of pumps to lower water levels in structures;
  - g. Construction of water supply and waste treatment systems so as to prevent the entrance of flood waters;

- h. Pumping facilities or comparable practices for sub-surface drainage systems for buildings to relieve external foundation wall and basement flood pressures;
  - i. Construction to resist rupture or collapse caused by water pressure or floating debris;
  - j. Installation of valves or controls on sanitary and storm drains which will permit the drains to be closed to prevent back up of sewage and storm waters into the buildings or structures. Gravity drainage of basements may be eliminated by mechanical devices;
  - k. Location of all electrical equipment, circuits, and installed electrical appliances in a manner which will assure they are not from inundation by the regional flood; and/or
  - l. Location of any structural storage facilities for chemicals, explosives, buoyant materials, which could be hazardous to public health, safety, and welfare in a manner which will assure that the facilities are situated at elevations above the height associated with the regional flood protection elevation or are adequately flood proofed to prevent flotation of storage containers which could result in the escape of toxic materials into floodwaters.
- c. In passing upon such applications, the Board of Zoning Appeals shall consider the following relevant factors:
  - 1. The danger of life and property due to increased flood heights or velocities caused by encroachments.
  - 2. The danger that materials may be swept on to other lands or downstream to the injury of others.
  - 3. The proposed water supply and sanitation systems and the ability of these systems to prevent disease, contamination and unsanitary conditions.



4. The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the owner.
5. The importance of the services provided by the proposed facility to the community.
6. The requirements of the facility for a waterfront location.
7. The availability of alternative locations not subjects to flooding for the proposed use.
8. The compatibility of the proposed use with existing development and development anticipated in the foreseeable future.
9. The relationship of the proposed use to Perspectives: A Future Land Use Plan for Seneca County, Ohio.
10. The safety of access to the property in times of flood for ordinary and emergency vehicles.
11. The expected heights, velocity, duration, rate of rise, and sediment transport of the floodwaters expected at the site.
12. Other factors which are relevant to the purposes of this Resolution

SECTION 423 CR COMMERCIAL RECREATION AREAS

423.1 Purpose: The purpose of this district is to provide for commercially operated outdoor recreation areas. Conditional use permits for commercial recreation facilities shall be approved by the Board of Zoning Appeals. Tracks or competitive courses for motorized vehicles shall not be permitted.

423.2 Permitted Uses:

Archery Courses  
 Driving Ranges  
 Fishing Ponds  
 Ranches  
 Vacation Farms and Ranches  
 Golf Courses, including Miniature Golf Courses  
 Accessory uses pertinent to the main permitted use

423.3 Conditionally Permitted Uses:

Picnic Areas

Riding Stables and Bridal Paths

Ski Slope

Swimming Areas

Shooting Preserves

Vacation Campgrounds and Camping Trailer Parks

**SECTION 424 MINIMUM DIMENSIONAL REQUIREMENTS: Minimum dimensional requirements for each District apply as shown in the following table:**

		Minimum Lot Area Per Family Or Principal Structure		Frontage		Minimum Yard Requirements					
Zoning District	Permitted Principal Uses	On-Site Water & Sewer	Central Sewer	Minimum Lot Frontage	Minimum Corner Lot Frontage	Front	SIDE		Rear	Maximum Height	Maximum Lot Coverage
							One	Total Both			
A-5	Article 4 Sect. 405.2	1 Acre	¾ Acre	At Building line 125 Feet	125 Feet	50 Feet	20 Feet	40 Feet	50 Feet	35 Feet	10 %
E-1	Article 4 Sect. 405.2	1 Acre	¾ Acre	125 Feet	125 Feet	50 Feet	20 Feet	40 Feet	50 Feet	35 Feet	10 %
E-2	Article 4 Sect. 414.A	Less than ¾ Acre	Less than ¾ Acre	100 Feet	126 Feet	50 Feet	10 Feet	20 Feet	50 Feet	35 Feet	20 %
E-3	Single Family Dwellings	Planned Subdivision Lots Average Net Density Must Equal Three Acre		250 Feet	250 Feet	50 Feet	20 Feet	40 Feet	50 Feet	35 Feet	10 %
		5+ Acres 4 Acres 3 Acres 2 Acres 1 Acre	5+ Acres 4 Acres 3 Acres 2 Acres ¾ Acre	225 Feet 200 Feet 175 Feet 125 Feet	225 Feet 200 Feet 175 Feet 125 Feet						
	Other Permitted Uses Article 4 Sect. 404.2	1 Acre	¾ Acre	125 Feet	125 Feet						
RS-2	Article 4 Sect. 406.2	Not Permitted	½ Acre	100 Feet	125 Feet	50 Feet	10 Feet	20 Feet	50 Feet	35 Feet	20 %
RS-3	Article 4 Sect. 407.2	Not Permitted	1/3 Acre	100 Feet	125 Feet	50 Feet	10 Feet	20 Feet	50 Feet	35 Feet	20 %
RT-3	One or Two Family Dwelling	Not Permitted	1/3 Acre per Sect. 408.2	125 Feet	125 Feet	50 Feet	10 Feet	20 Feet	50 Feet	35 Feet	20 %
	Other Permitted Uses Article 4 Sect. 408.2	1 Acre	¾ Acre	150 Feet	150 Feet						
RT-4	Single Family Dwelling	Not Permitted	¼ Acre	80 Feet	125 Feet	50 Feet	10 Feet	20 Feet	40 Feet	35 Feet	30 %
	Two Family Dwelling	Not Permitted	¼ Acre Per Unit	110 Feet	125 Feet						
	Other Permitted Uses Article 4 Sect. 410.2	1 Acre	¾ Acre	150 Feet	150 Feet						

RM-8	Two Family Dwelling	Not Permitted	1/8 Acre Per Unit	100 Feet	125 Feet	50 Feet	10 Feet	20 Feet	40 Feet	35 Feet	30 %
	Multiple Family Dwelling	Not Permitted	1/8 Acre Per Unit	130 Feet	130 Feet	50 Feet	10 Feet	20 Feet	40 Feet	35 Feet	30 %
	Other Permitted Uses Article 4 Sect. 411.2	Not Permitted	¾ Acre Per Unit	150 Feet	150 Feet	50 Feet	10 Feet	20 Feet	30 Feet	35 Feet	30 %
RM-14	Multiple Family Dwelling	Not Permitted	3000 Sq. Feet Per Unit	100 Feet	125 Feet	50 Feet	10 Feet	20 Feet	30 Feet	35 Feet	30 %
	Other Permitted Uses Article 4 Sect. 412.2	Not Permitted	¾ Acre	150 Feet	150 Feet						
	Condo's	Not Permitted	¾ Acre	150 feet	150 feet	45 feet	10 feet	20 feet	35 feet	35feet	35%
AR-MH	As Regulated in Article 4, Section 413										
RC	Single Family Dwelling	1 Acre	½ Acre Per Unit	150 Feet	150 Feet	50 Feet	10 Feet	25 Feet	50 Feet	35 Feet	25 %
	Other Permitted Uses Article 4 Sect. 414.2	1 Acre	½ Acre Per Unit	150 Feet	150 Feet	50 Feet	15 Feet	30 Feet	50 Feet	35 Feet	35 %
TB	Article 4 Sect. 415.2	2 Acres	¾ Acre	200 Feet	200 Feet	50 Feet	15 Feet	30 Feet	50 Feet	35 Feet	Buildings 30 % Total -75 %
OI	Article 4 Sect. 416.2	1 Acre	¾ Acre	200 Feet	200 Feet	50 Feet	15 Feet	30 Feet	50 Feet	35 Feet	Buildings 30 % Total -75%
NB	Article 4 Sect. 417.2	1 Acre	¾ Acre	200 Feet	200 Feet	50 Feet	15 Feet	30 Feet	50 Feet	35 Feet	Buildings 30 % Total -85 %
GB	Article 4 Sect. 418.2	1 Acre	¾ Acre	200 Feet	200 Feet	50 Feet	15 Feet	30 Feet	50 Feet	35 Feet	Buildings 30 % Total -85%
HB	Article 4 Sect. 419.2	2 Acres	2 Acres	200 Feet	200 Feet	50 Feet	15 Feet	30 Feet	50 Feet	35 Feet	Buildings 30 % Total -85%
LI	Article 4 Sect. 420.2	2 Acres	2 Acres	200 Feet	200 Feet	50 Feet	15 Feet	30 Feet	50 Feet	35 Feet	Buildings 30 % Total -75%
HI	Article 4 Sect. 421.2	5 Acres	5 Acres	300 Feet	300 Feet	70 Feet	30 Feet	60 Feet	100 Feet	35 Feet	Buildings 40% Total -85%
FP	Article 4	3 Acres	3 Acres	200 Feet	200 Feet	50 Feet	20 Feet	50 Feet	50 Feet	35 Feet	Subject to Approval by the Board of Zoning Appeals

SECTION 424 Small Wind Farms less than 5MW:

424.1 Intent and Purpose: Wind Farms less than 5MW used solely for the purpose of generating electric for residential usage shall fall under the following regulations. Wind Farms of 5 MW or more shall be required to submit an application with the Ohio Power Siting (OPSB) at the Public Utilities Commission of Ohio (PUCO) and are required to meet OPSB Regulations. Small Wind Farms less than 5MW and used solely for Agriculture will be exempt from these zoning regulations as an Agriculture Use. Any proposed construction, erection, or siting of a small wind farm less than 5 MW including the wind turbine generator or anemometer or any parts thereof shall be a Permitted Use in the following districts Sections 403 A-5, Section 405 E-1, Section 414 RC, Section 415 TB, Section 416 OT, Section 417 NB, Section 418 GB Section 419 HB, Section 420 LI and Section 421 HI, and by issuance of a Conditional Use Permit only if the following conditions are met.

a. The maximum height of any turbine shall be 125 ft. For the purpose of this resolution, maximum height shall be considered the total height of the turbine system including the tower, and the maximum vertical height of the turbine of the turbine's blade. Maximum height therefore shall be calculated by measuring the length of the prop at maximum vertical rotation to the base of the tower.

b. Setback: Any turbine erected on a parcel of land shall be setback 1.1 times the height of the tower, or established "clear fall zone", from all road right-of-way lines, neighboring property lines, structures, as well as any inhabited structures on the parcel intended for the turbine. A turbine will need to be erected and placed in such a manner that if it were to fall, whatever direction

c. The fall occurs would be contained solely on the property where the turbine is located at and would not strike any structures including the primary dwelling and any inhabited structures.

d. Maintenance: Wind turbines must be maintained in good working order. The owner shall within thirty (30) days of permanently ceasing operation of a tower, provide written notice of abandonment to the Zoning Inspector. An unused tower or small wind farm may stand no longer than 12 months following abandonment. All costs associated with the demolition of the tower and associated equipment shall be borne by the property owner. A tower is considered abandoned when it ceases transmission for sixty (60) consecutive days. Turbines that become inoperable for more than 12 months must be removed by the owner within thirty (30) days of issuance of zoning supports and other hardware associated with the existing turbine.

- e. Decibel Levels: All units shall operate not more than 10 decibels above the established ambient decibel levels at the property lines. This information shall be included in the engineering report described below under “Permits” of this document. This information shall be obtained from the manufacturer of the turbine, and all decibel readings, if necessary, shall be taken from the nearest property lines. Those turbines not meeting this requirement will be issued a zoning violation and be required to shut down immediately until the required decibel levels are met.
- f. Wiring and Electrical Apparatuses: All wire and electrical apparatuses associated with the operation of a wind turbine shall be located underground and meet all applicable local, state and federal codes including the Township and County Building Regulations and Residential Building Codes of Ohio. No grid-interconnected wind energy system shall be installed until evidence has been given that the utility company has been informed of the customer’s intent to install a grid-connected customer owned generator. Off-grid systems shall be exempt from this requirement.
- g. Warning Signs: Appropriate warning signs to address voltage shall be posted (where and meeting sign requirements).
- h. Building Permits: All Small Wind Farms and parts thereof shall obtain all applicable Building Permits for the State of Ohio, Township and County Building Regulations where required.
- i. Permits: A permit shall be required before construction can commence on an individual wind turbine system. As part of the permit process, the applicant shall inquire with the County Building Regulations as to whether or not additional height restrictions are applicable due to the unit’s location in relation to any local airports.
- j. Additional Information Required: Location of all public and private airports in relation to the location of the turbine.
- k. The wind energy system, including the prop blades, turbine cowling and tower shall be painted or coated either white, gray, or sky blue. Logo’s or other identification marker other than those of the manufacturer and model type shall not be permitted anywhere on the turbine.

Article 5  
Supplementary  
District Regulations

- SECTION 501     GENERAL PROVISIONS: The following supplementary regulations are applicable to all Zoning Districts within Clinton Township unless otherwise modified by the requirements of a specific Zoning District.
- SECTION 502     PUBLIC STREET FRONTAGE REQUIRED: No new lot shall be created nor shall any building be erected upon a lot which does not possess the required minimum frontage upon a public street established for the district in which such lot is located.
- SECTION 503     PRINCIPAL BUILDINGS PER LOT: No more than one principal building or structure may be constructed upon any one lot for the purposes of this Resolution. The construction of more than one principal building or structure upon any one lot shall require the approval of a variance from the Board of Zoning Appeals.
- SECTION 504     REDUCTION OF AREA OR SPACE: No lot, yard, court, parking area, or other space shall be reduced in area or dimension, thus making said area or dimension less than the minimum required by this Resolution and, if said area or dimension is already less than the minimum required by this Resolution, it shall not be further reduced.
- SECTION 505     ARCHITECTURAL PROJECTIONS INTO REQUIRED YARDS:  
All architectural projections shall be in accordance with the following provisions:
- 505.1     Chimneys, flues, sills, pilasters, cornices, eaves, gutters, and other similar architectural features may project into any required yard a maximum of twenty-four inches.
  - 505.2     Unroofed porches and steps may extend from the dwelling into the required front yard a maximum of ten (10) feet. Open structures such as roofed porches, canopies, balconies, decks, platforms, and carports, shall be considered parts of the building to which attached and shall not project into any required yard.
  - 505.3     No structure may project into a required side yard except in the case of a single non-conforming lot of record which is of insufficient width to meet the side yard requirements of this Resolution. The Board of Zoning Appeals may grant a minimum specified variance to permit the construction of a one-family residence in such a case.



SECTION 506      EXCEPTIONS TO HEIGHT REGULATIONS: The height limitations contained in the District Regulations do not apply to spires, belfries, cupolas, antennas, water tanks, ventilators, chimneys, or other appurtenances usually required to be placed above the roof level and not intended for human occupancy, except where the height of such structures will constitute a hazard to the safe landing and take-off of aircraft at an established airport.

SECTION 507      ACCESSORY BUILDINGS: All accessory buildings shall be in conformity with the following provisions:

- 507.1      No garage or other accessory building shall be erected closer than ten (10) feet to rear and side property lines within any Agricultural District or any Residential District.
- 507.1(a)      On any lot greater than 1/3 acre, no garage or other accessory building shall be erected closer than ten (10) feet to the rear and side property lines within any district used for residential purpose.
- 507.1(b)      On any lot less than or equal to 1/3 acre, no garage or other accessory building shall be erected closer than five (5) feet to rear and side property lines within any district used for residential purpose
- 507.3      When located at least sixty (60) feet from the front property line and completely to the rear of the main dwelling, the accessory buildings may be erected not less than ten (10) feet from the main building.
- 507.4      No detached accessory building in any Residential District shall exceed fifteen (15) feet in height.
- 507.5      Any building construction erected, attached to, on or in the ground including those on skids.

SECTION 508      CONVERSION OR DWELLINGS TO MORE UNITS: A structure may not be converted to accommodate an increased number of dwelling units the following requirements are met:

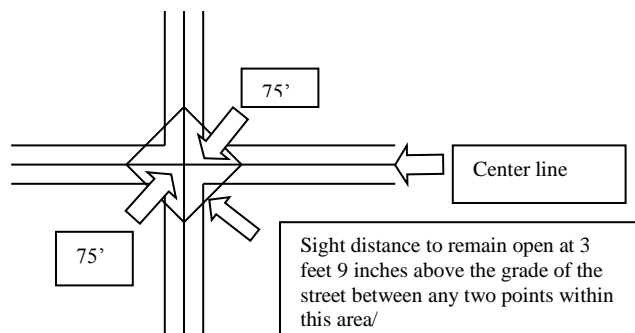
- 508.1      The district is properly zoned for an increase in dwelling units.
- 508.2      The yard dimensions still meet the yard dimensions required by the Resolution for new comparable structures in such district.
- 508.3      The lot area shall be adequate to accommodate the required off-street parking for the converted unit as provided within Article 6.

- 508.4 The lot area per family equals the lots area requirements for new structures in such district.
- 508.5 The floor area per dwelling unit is not reduced to less than that which is required for new construction in such district.
- 508.6 The conversion is in compliance with all other applicable Federal, State, and local codes.

SECTION 509 SETBACK REQUIREMENTS FOR CORNER LOTS OR THROUGH LOTS: On a corner lot or through lot, the principal building and all accessory structures shall be required to have the same setback distance from all street right-of-way lines as required for the front yard in the district in which such structures are located.

SECTION 510 FENCES, WALLS, AND VEGETATION: The location and height of all fences, walls, and vegetation shall be in accordance with the following provisions:

- 510.1 Partition Fences and Livestock Fences in Agricultural Districts: Partition fences and livestock fences may be permitted within any required yard within any Agricultural District and within any required side or rear yard in any other district, provided that adequate sight distance is maintained at all intersections and driveway entrances. All such partition fences and livestock fences shall be constructed and maintained in accordance with Chapter 971 of the Ohio Revised Code.
- 510.2 Fences, Walls, and Vegetation in Front Yards: No fence, wall or hedge shall be permitted within any required front yard above the height of two and one-half (2 ½) feet.
- 510.3 Visibility at intersection: No structure, fill or vegetation shall be erected, placed, planted, or allowed to grow on any corner lot so as to create a sight impediment within seventy-five (75) feet of the intersecting counterlines of any two or more streets. In determining if any sight distance between the centerlines of such streets at a height of three feet, nine inches (3'9") above the actual grades of the streets. (See Illustration)



- 510.4 Fences, Walls, and Vegetation in Side and Rear Yards: No fence wall shall be permitted within any side or rear yard which exceeds six (6) feet in height. Dense evergreen plantings, deciduous trees, shrubs, or hedges, or other vegetation may exceed six (6) feet in height within any side or rear yard.
- 510.5 Screening: Fences, walls, or vegetation used for required screening, as outlined in Article 5, Section 515, may exceed six (6) feet in height upon approval by the Zoning Inspector or Board of Zoning Appeals.
- 510.6 Security Fences: Security fences for uses within non-residential districts may exceed six (6) feet in height.
- 510.7 Barbed Wire and Electric Fences: Barbed wire and electric fences shall be prohibited within any residential district; barbed wire and electrified sections of fences when used for security purposes within any non-residential district, shall be a minimum of eight (8) feet above the ground.
- 510.8 Fences Prohibited Within Right-of-Way: Fences and walls shall not be permitted within any right-of-way.

SECTION 511 REQUIRED TRASH AREAS: All commercial, industrial, and multi-family residential uses that provide trash and/or garbage collection areas shall have such areas enclosed on at least three sides by a solid wall or fence adequate in height to screen the containers, if such area is not within an enclosed building or structure. Provisions for adequate vehicular access to and from such area or areas for collection of trash and/or garbage as determined by the Zoning Inspector shall be required.

SECTION 512 OUTDOOR STORAGE AND WASTE DISPOSAL: Outdoor storage and waste disposal shall be in accordance with the following provisions, except for Residential Consumer Siting of Liquefied Gas Storage Containers, See Section 533:

- 512.1 Highly flammable or explosive liquids, solids, or gases shall not be stored in bulk above ground except within a HI Heavy Industrial District or as otherwise approved by the appropriate fire officials. The storage areas of such materials shall be completely enclosed by a solid wall or fence adequate to ensure the safety of surrounding land

uses. Fuel products stored for use on bona-fide farms are excluded from this provision.

- 512.2 The storage of hazardous or toxic materials shall not be permitted without documented approval by the Ohio Environmental Protection Agency.
- 512.3 All outdoor storage areas shall be adequately screened from view from any residential district by an appropriate wall, fence, or vegetative planting in accordance with Section 515.
- 512.4 Materials or wastes which might cause fumes, dust, which constitute a fire hazard, or which may be edible or attractive to rodents or insects shall be stored outdoors only in closed containers constructed of impervious material.
- 512.5 No materials or wastes shall be deposited upon a lot in such form or manner that they may be transferred off the lot by wind, flood, or natural causes or forces.

SECTION 513 PRIVATE ACCESSORY SWIMMING POOLS: Private accessory swimming pools may be permitted in any district, provided the following provisions are met:

- 513.1 The pool is intended solely for the enjoyment of the occupants and guests of the principal use of the property on which it is located.
- 513.2 It may not be located closer than ten (10) feet to any property line and may not encroach upon any required front yard, side yard, or any required on-site wastewater leaching areas or replacement areas designated by the Seneca County Health Department.
- 513.3 In-ground swimming pool shall be walled or fenced in order to prevent uncontrolled access by children from any street or adjacent property. Any such fence shall not be less than 4 feet above grade with the actual fence being no less than three (3) feet in height and maintained in good condition with a lockable gate.
- 513.4 Exterior lighting shall be shaded wherever necessary in order to avoid casting direct light upon any other property or any public street.

SECTION 514

PRIVATE RECREATION FACILITIES: All private recreation facilities shall be in accordance with the following provisions in addition to any conditions required by the Board of Zoning Appeals.

- 514.1 Community swimming pools may be permitted provided the following conditions are met:
- a. The pool and accessory structures, including the areas used by the bathes and the required parking areas, shall not be located closer than fifty (50) feet to any residential district and must be screened in accordance with Section 515.
  - b. The swimming pool and all of the areas used by bathers shall be walled or fenced in order to prevent uncontrolled access by children from the streets or adjacent properties. Said fence or wall shall not be less than six (6) feet in height and maintained in good condition.
  - c. Loudspeakers, juke boxes, public address systems, and electric amplifiers shall be permitted insofar as they do not create a nuisance and/or disturb the peace of persons on any other properties with any district.
  - d. Exterior lighting shall be shaded wherever necessary in order to avoid casting direct light upon any other property or a public street.
- 514.2 Recreational vehicle parks and campgrounds may be permitted as a conditional use within any designated district in accordance with the following minimum provisions:
- a. The minimum total area of the park or campground shall be five (5) acres. The maximum density of the park or campground shall be established by the Board of Zoning Appeals, but in no case shall the overall density exceed twelve (12) campsites per acre. In determining the overall density limit, the capability of the land to accommodate adequate campsites with a minimum of 1,500 square feet of nearly level and well drained area shall be considered.
  - b. The thoroughfare upon which the park or campground is located shall be of adequate width and base to accommodate the type of traffic generated by such park or campground, as determined by the Board of Zoning Appeals. No entrance or exit from the park or campground shall require movement of traffic through a residential district.

- c. Each campsite within the park or campground shall be provided with a minimum of one adequately sized parking space for the type of vehicle intended to use the site. In order guarantee stability, the parking pad shall be composed of concrete, gravel, or other approved material.
- d. All recreational vehicles sites, other camping sites, and all off-street parking spaces shall be located a minimum of twenty (20) feet from any side or rear property line, and the minimum front yard setback from any public street. The minimum side or rear setbacks shall be fifty (50) feet when adjacent to any residential district.
- e. The Board of Zoning Appeals may require fencing, walls, landscaping, earth mounds, or other suitable efforts in accordance with Section 515 where it is determined that buffering or screening is necessary to minimize land use conflicts and/or protect the public safety.
- f. Management structures, recreational facilities, toilets, showers, dumping stations, or other similar uses shall be located within the park or campground in such a manner that they will not attract customers other than occupants of the park or campground.
- g. The park or campground shall provide water supply and wastewater disposal facilities which meet the needs of the intended clientele, either independent recreational vehicles or dependent campers and primitive campsites. At a minimum, a service building with showers and toilets shall be required where not provided separately. All water supply, wastewater disposal, and refuse disposal facilities shall be located and designed subject to the approval of the Seneca County Health Department.
- h. No recreational vehicle shall be used as a permanent place of residence or business within the park or campground. Continuous occupancy for longer than any ninety (90) day period within any twelve (12) month period shall be deemed permanent occupancy.
- i. All traffic into and out of the park or campground shall be through entrances and exits designed for safe and convenient movement of traffic. No entrance or exit shall require an acute angle turn for vehicles moving into or out of the park. The radii or curbs and pavement at intersections shall facilitate easy turning movements. No material impediments to visibility

shall be created or maintained which violates the requirements of Section 510.3.

- 514.3 Other private recreation facilities shall be in accordance with the following:
- a. Loudspeakers, juke boxes, public address systems, and electric amplifiers shall be permitted insofar as they do not create a nuisance within any district.
  - b. Exterior lighting shall be shaded wherever necessary in order to avoid casting direct light upon any other property or a public street.
  - c. Firing lines used by gun clubs shall be located a minimum of five hundred (500) feet from the nearest property line. All target areas shall be protected by natural or artificial embankments approved by the Board of Zoning Appeals.
  - d. All water activities shall be adequately protected by fences, walls, or other suitable barriers in order to prevent uncontrolled access by unauthorized persons.

## SECTION 515

SCREENING: No buildings or structures shall be erected, altered, or enlarged, nor shall land for any non-residential use on a lot that adjoins or faces any residential district be used, nor shall any multiple-family use be established adjoining any single-family development, until a plan for screening has been submitted, approved by the Zoning Inspector, or the Board of Zoning Appeals in case of conditional uses, except in accordance with the following provisions:

- 515.1 Screening shall be provided for one or more of the following purposes:
- a. A visual barrier to partially or completely obstruct the view of structures or activities.
  - b. As an acoustic screen to aid in absorbing or deflecting noise.
  - c. For the containment of debris and litter.
- 515.2 Screening may be one of the following or a combination of two or more, as determined by the Zoning Inspector:
- a. A solid masonry wall.
  - b. A solidly constructed decorative fence.
  - c. Louvered fence.
  - d. Dense evergreen plantings.

e. Landscaped mounding.

515.3 Whenever any non-residential use abuts a residential district, a visual screening wall, fence, planting, and/or a landscaped mound shall be erected or placed beside such mutual boundary lines, except where the Zoning Inspector has determined that a traffic hazard will be created.

515.4 Height of screening shall be in accordance with the following:

- a. Visual screening walls, fences, plantings, or mounds shall be a minimum of five and one-half (5 ½) feet high in order to accomplish the desired screening effect, except in required front yards when maximum height shall be no greater than two and one-half (2 ½) feet. Exception to the height of screening in the front yard may be provided for by the Board of Zoning Appeals.
- b. A dense evergreen planting with a minimum height of four (4) feet at planting and a mature height of at least five and one-half (5 ½) feet or greater or solidly constructed decorative fence shall be permanently maintained along the mutual boundary of an accessory parking area and adjacent land zoned for residential uses except for the portion of such boundary located within a required front yard.

515.5 Screening for purposes of absorbing or deflecting noise shall have depth of at least fifteen (15) feet of dense planting or a solid masonry wall in combination with decorative plantings.

515.6 Whenever required screening is adjacent to parking areas or driveways, such screening is adjacent to parking areas or driveways, such screening shall be protected by bumper blocks, post, or curbing to avoid damage by vehicles. All screening shall be trimmed, maintained in good condition, and free of advertising or other signs.

SECTION 516 DRIVE-IN SERVICE: Establishments, which by their nature create lines of customers waiting to be served within automobiles, shall have off-street storage areas in accordance with the following requirements:



- 516.1 Photo pick-ups, restaurants, drive-thru beverage docks, and other similar commercial establishments that can normally serve customers in three minutes or less shall provide no less than five (5) storage spaces per window. Drive-in restaurants and other similar uses which require an additional stopping point for ordering shall provide a minimum of five (5) storage spaces for each such stopping point.
- 516.2 Commercial establishments which require a transaction time in excess of three (3) minutes such as banks, savings and loan offices, or other similar money windows shall provide no less than seven (7) storage spaces per window.
- 516.3 Self-serve automobile washing facilities shall provide no less than five (5) storage spaces per stall. All other automobile washing facilities shall provide a minimum of ten (10) storage spaces per entrance.
- 516.4 Automobile service stations shall provide no less than two (2) storage spaces for each accessible side of a gasoline pump island. Gasoline pumps shall not be located closer than fifteen (15) feet to any street right-of-way line, nor within fifteen (15) feet of a reserved sight distance area as required in Article 5, Section 510.

SECTION 517 PARKING AND STORAGE OF MOBILE HOME AND VEHICLES OTHER THAN PASSENGER CARS: The parking and/or storage of mobile homes, recreational vehicles, or other vehicles other than passenger cars upon any lot shall be in accordance with the following provision:

- 517.1 Mobile Homes: Mobile homes shall not be stored or parked outside of any mobile home park unless the storage of mobile homes is a permitted or a conditional use within such a district. No living quarters shall be maintained or any business conducted within any mobile home located outside of any Mobile Home Park District.
- 517.2 Recreational Vehicles: The outdoor storage or parking of any recreational vehicle shall be permitted within any district in which residential dwellings are permitted, provided the vehicle: (1) has a current license, (2) is used for its intended purpose once per calendar year, and (3) is not parked in the road or highway right-a-way.

- 517.3 Construction Equipment Within Residential Districts: Outdoor storage or parking of backhoes, bulldozers, well rigs, and other similar construction equipment, other than equipment temporarily used for construction upon the site, shall not be permitted within any residential district.
- 517.4 Construction Equipment Within Agricultural Districts: The outdoor storage or parking of backhoes, bulldozers, well rigs, and other similar construction equipment may be permitted as a conditional use within any Agricultural District. In considering such requests, the Board of Zoning Appeals shall consider the size of the lot, location, topography, screening, road condition, and surrounding land uses, and may limit the number of equipment pieces and where they are stored.
- 517.5 Other Vehicles: The storage or parking of any vehicle having a gross vehicle weight rating greater than 10,000 pounds or an overall vehicle length greater than 21 feet shall not be permitted within any Residential District, excluding vehicles making temporary service or delivery calls.

SECTION 518

COMMUNITY BASED RESIDENTIAL SOCIAL SERVICE FACILITIES: Residential facilities providing resident services for the care and/or rehabilitation of groups of individuals who require protective supervision within a residential environment shall be permitted only in accordance with the following provisions:

- 518.1 Foster homes may be permitted within and district in which residential dwellings are permitted, provided such homes possess a valid, appropriate license.
- 518.2 Care homes may be permitted within an adequately sized unattached residential dwelling within designated residential districts subject to the Board of Zoning Appeals. The Board of Zoning Appeals shall determine whether to permit such requests and any condition which it feels may be necessary to insure compatibility with the neighborhood, using the following criteria as a minimum:
- a. No group care home may be permitted unless the agency supervising such facility satisfies the board of Zoning Appeals that the home complies with all licensing requirements of the State of Ohio.

- b. The home shall not be located closer than 200 feet to another care home, group care home, home for adjustment, or institution. Variances of more than ten percent of this requirement may not be considered.
- c. The home shall be reasonably accessible, be reasons of location or transportation provided by the operator, to necessary medical, psychiatric, recreational, or other serves required by the residents.
- d. Every room occupied for the sleeping purposes within the home shall contain a minimum of eighty (80) square feet of habitable floor area for each occupant.
- e. The operator or agency applying for a conditional use permit to operate such facility shall provide the Board of Zoning Appeals with a plan which documents the need for the home in relation to the specific clientele served, describes the program objectives and nature of the facility, identifies the location and type of other community based residential social service facilities operated by such operator or agency, and lists the standards of the State of Ohio, and the sponsoring agency for the operation of the desired facility.
- f. The home shall provide adequate off-street parking area for each resident and/or resident supervisor who is permitted to own or operate an automobile.
- g. The proposed use of the site as group care home shall be compatible with the present character of the neighborhood, considering noise, traffic, lights, exterior alterations of the structure, or other potentially offensive characteristics.
- h. The conditional use permit shall be limited to the operator to whom it is originally issues and is not transferable to any subsequent operator.

518.3 Homes for adjustment may be conditionally permitted within an adequately sized unattached residential structure subject to the approval of the Board of Zoning Appeals. The Board of Zoning Appeals shall determine whether to permit such request and any conditions which it feels may be necessary insure compatibility with the neighborhood, using the following criteria as a minimum:

- a. No home for adjustment may be permitted unless the court or agency supervising such a facility satisfies the Board of Zoning Appeals that the home complies with all licensing requirements of the State of Ohio.

- b. The home shall not be located closer than 200 feet to another family care home, group care home, home for adjustment, or institution. Variances of more than ten percent (10%) of this requirement may not be considered.
- c. The home shall be reasonably accessible, by means of location or transportation provided by the operator, to necessary medical, psychiatric, recreational, or other services required by the residents.
- d. Every room occupied for sleeping purposes within the home shall contain a minimum of eighty (80) square feet of habitable floor area of each occupant.
- e. The operator or agency applying for a conditional use permit to operate such a facility shall provide the Board of Zoning Appeals with a plan which documents the need for the home in relation to the specific clientele served, describes the program objectives and nature of the facility, identifies the location and type of other community-based residential social service facilities operated by such operator or agency, and lists the standards of the State of Ohio, and the sponsoring agency for the operation of the desired facility.
- f. The home shall provide adequate off-street parking area for each resident and/or resident supervisor who is permitted to own or operate an automobile.
- g. The proposed use of the site as a group care home shall be compatible with the present character of the neighborhood, considering noise, traffic, lights, exterior alterations of the structure, or other potentially offensive characteristics.
- h. The conditional use permit shall be limited to the operator to whom it is originally issued and is not transferable to any subsequent operator.

SECTION 519 AGRIBUSINESS OPERATIONS: No conditional use permit shall be issued for any agribusiness operation unless the following conditions have been satisfied:

- 519.1 The agribusiness establishment shall be incidental and necessary to the conduct of agriculture within the agricultural district and shall not be a business which is not dependent upon the surrounding agricultural community.

- 519.2 The minimum distance permitted between the agribusiness establishment and any existing dwelling unit or existing residential district shall be established by the Board of Zoning Appeals based upon the character of the agribusiness.
- 519.3 The agribusiness establishment shall have approval from the Ohio Environmental Protection Agency for any on-site water supply and/or wastewater disposal system.
- 519.4 The agribusiness shall not emit noise, odor, dust, or chemical residues which result in the creation of a nuisance or trespass to surrounding properties.
- 519.5 The agribusiness shall be located upon a thoroughfare which the Board of Zoning Appeals determines is adequate to accommodate any traffic which is generated by the agribusiness establishment.

SECTION 520 HORSE CARE AND RIDING OPERATIONS: Private or commercial horse care and riding operations may be permitted as a conditional use within any designated district subject to the following conditions at a minimum:

- 520.1 The Board of Zoning Appeals may place a limit on the number of stock after consultation with the Seneca County Extension Agent and the Seneca County Health Department. The limit shall be based upon the ratio of total acreage to the grazing requirements of horses, the method of feeding, and upon the method and frequency of waste disposal. The location of all structures shall be subject to approval by the Board of Zoning Appeals.
- 520.2 The owner or operator shall construct and maintain adequate fencing to contain the stock within the premises.
- 520.3 The owner or operator shall utilize every reasonable means to minimize the number of insects, rodents or other vermin which may naturally be propagated as a result of operating the facility.
- 520.4 Animal wastes shall be handled in such a manner as to eliminate or minimize the detection of offensive odors by surrounding property owners.

520.5 The areas around buildings and in horse grooming and exercise areas shall be graded so that water does not stand in pools. The owner or operator shall employ every reasonable means of reducing the encroachment of dust upon surrounding properties.

520.6 In order to avoid unreasonable disturbance of the neighborhood, all shows, exhibitions, or other similar special events shall be required to obtain advanced approval from the Zoning Inspector. The owner shall furnish the Zoning Inspector with information on hours of operation, traffic control, off-street parking, hygiene, noise control, and other similar characteristics of the event before any Temporary Zoning Permit is used.

SECTION 521 JUNK: The accumulation of trash, junk vehicles, vehicle parts, rags, or any other debris in any district shall be an nuisance per se and shall be prohibited outside of an approved junk yard. The purpose of this section is to promote the health, safety, and welfare of Clinton Township by eliminating environments for breeding of vermin, rodents, insects, and infestations.

SECTION 522 JUNK YARDS: Junk yards may be permitted as a conditional use within specified districts upon the submission of satisfactory proof that such operations will not be detrimental to the neighborhood or surrounding properties. No junk yard shall be located, operated, or maintained within Clinton Township unless it is located within the proper district and the following conditions have been guaranteed by the applicant:

522.1 The operator of the junk yard shall possess a license from the Seneca County Auditor.

522.2 The junk yard operation shall possess a plan for the control of insects, rodents, and other disease vectors.

522.3 The area of the site used for the storage of junk shall be completely enclosed by a fence or other suitable means to prevent any uncontrolled access by unauthorized persons.

522.4 The site shall contain mounding, screening, or natural vegetation adequate to obscure the view of junk from any public street or surrounding property as determined by the Board of Zoning Appeals.

- 522.5 Any fence required for screening purposes shall be in accordance with the following requirements:
- a. It shall be neatly constructed of opaque material.
  - b. It shall not be less than six (6) feet in height.
  - c. It shall be maintained in a condition so as to insure its opaqueness.
  - d. It shall contain no advertising.
- 522.6 All motor vehicles stored or kept in such yards shall be so kept that they will not constitute a place or places in which mice or other vermin may be harbored, reared or propagated.
- 522.7 Because of the tendency for junk yards to promote the breeding of mosquitoes and vermin and the potential volatile nature of certain materials, no operation shall be permitted closer than five hundred (500) feet from any established residential or rural center district.

## SECTION 523

**SANITARY LANDFILLS:** Sanitary landfills may be permitted as a conditional use within specified districts upon submission of satisfactory proof that such operations will not be detrimental to surrounding properties or to the environment. The following conditions shall be guaranteed by the applicant:

- 523.1 All zoning permit applications for sanitary landfills within Clinton Township shall be accompanied by the following information, at a minimum:
- a. Vicinity maps, drawn at a scale of one (1) inch equal to one thousand (1,000) feet, illustrating the proposed site in relation to surrounding existing and proposed land uses, existing and proposed roads, surrounding zoning districts, and Perspectives: A Future Land Use Plan for Seneca County, Ohio;
  - b. Topographic maps, drawn at a scale no greater than one (1) inch equal to two hundred (200) feet with five (5) foot contour intervals, showing the existing and the proposed final physiographic layout of the site;
  - c. A hydrogeologic and surface drainage study of the site conducted by a qualified professional engineer registered in the State of Ohio, illustrating the various depths, thicknesses, and hydrologic characteristics of underlying geologic deposits and the depth, direction

- of flow, and potential for contamination of the underground water supply;
- d. A transportation plan for the site illustrating any proposed external routes or access to the landfill site and any proposed internal circulation routes within the landfill site;
  - e. Proposed methods of control for insects, rodents, and other diseases vectors/
  - f. Proposed methods of controlling odor, dust, and/or blowing debris such as paper;
  - g. Proposed methods for screening;
  - h. Proposed hours of operation;
  - i. The location and size of proposed shelters for landfill personnel and equipment; and
  - j. A proposed plan for future use of the site.
- 523.2 All proposed sanitary landfill operations shall be required to secure a "Permit to Install" from the Ohio Environmental Protection Agency prior to the issuance of a conditional use permit.
- 523.3 The site shall contain mounding or screening adequate to obscure the view of the landfill operation from any public street, existing dwelling unit, or any residentially zoned property.
- 523.4 The site shall be limited to areas where surface or underground water pollution will not occur.
- 523.5 The site shall not be accessible from any established residential area.
- 523.6 The site shall be so located as to minimize the effects of winds carrying objectionable odors to urbanized or urbanizing areas.
- 523.7 An attendant shall be on duty during the time the sanitary landfill site is open to supervise the unloading of refuse.
- 523.8 Blowing paper shall be controlled by providing a portable fence near the working area. The fence and area shall be policed regularly.
- 523.9 There shall be no open storage or burning of refuse or garbage.



- 523.10 Conditions unfavorable for the production of insects, rodents, and other disease vectors shall be maintained by carrying out routine landfill operations promptly in a systematic manner.
- 523.11 Domestic animals shall be excluded from the site.
- 523.12 A compacted layer of at least six (6) inches of suitable cover materials shall be placed on all exposed refuse by the end of each working day.
- 523.13 Other conditions which the Board of Zoning Appeals deems necessary to insure that the sanitary landfill operation will not be detrimental to surrounding properties or to the environment.

SECTION 524

MINERAL EXTRACTION OPERATION: The purpose of this section is to insure that the mineral resources of Clinton Township are properly managed, and that all land used for mineral extraction be properly located, screened, and reclaimed so as not to create a hazard or nuisance which may adversely affect the health, safety, or general welfare of the community, either immediately or in the future. Quarries, sand and gravel operations, or other mineral extraction operations may be permitted as a conditional use within specified districts upon submission of satisfactory proof that such operations will not be detrimental to the neighborhood or surrounding properties. The following conditions shall be guaranteed by the applicant:

- 524.1 All conditional use applications for mineral extraction operations within Clinton Township shall be accompanied by the following information, at a minimum:
  - a. Vicinity maps, drawn at a scale of one (1) inch equal to one thousand (1,000) feet, illustrating the extraction in relation to surrounding existing and proposed land uses, existing and proposed roads, surrounding zoning districts, and Perspectives: A Future Land Use Plan For Seneca County, Ohio;
  - b. A map at a scale of at least one (1) inch equals one hundred (100) feet showing existing contours at intervals of five (5) feet or less, any existing building structures, and any public utilities or easements on the property;
  - c. Name and address of the applicant, including all partners and officers of the corporation;

- d. Name and address of the owner of the surface rights of the property;
- e. The location, description, and size of the areas to be excavated during the first year as well as an estimate of the total anticipated area of excavating;
- f. A list of the types of resources or minerals to be extracted;
- g. The proposed method of removal of such resources and whether or not blasting or other use of explosives will be required;
- h. A study of the anticipated depth of excavations and the probable effect to the existing water table conducted by a qualified professional engineer registered in the State of Ohio. If the water table is to be affected, the operator shall provide proof, before permission for excavation is given, that the source of any public or private water supply shall not be adversely affected due to a lowering of the water table or contamination of the supply;
- i. The location of any processing plant to be used, and any accessory or kindred operations that may be utilized in connection with the operation of a processing plant by the mining processor or any other firm, person, or corporation;
- j. A general description of the equipment to be used for excavating, processing, and/or transporting excavated mineral resources;
- k. A transportation plan for the site illustrating any proposed internal circulation routes within the sites;
- l. A plan for the rehabilitation and reclamation of the excavated area as specified in this section; and
- m. Any other information the Board of Zoning Appeals may deem necessary in order to determine if the proposed extraction operation will not be detrimental to surrounding land uses and the community in general.

524.2 All proposed mineral extraction operations shall be required to secure a permit for such activities from the Chief of the Division of Reclamation, Ohio Department of Natural Resources prior to the issuance of a conditional use permit.

524.3 Adequate operational controls shall be used to minimize the creation of detrimental ground vibrations, sound, pressure,

smoke, noise, odors, or dust which would injure or be a nuisance to any persons living or working in the vicinity.

- 524.4 The location of any storage or processing activities upon the site shall be subject to approval by the Board of Zoning Appeals because of possible detrimental external effects such as air or water contamination. All such activities shall be naturally or artificially screened from any public street, existing dwelling unit, or any residentially zoned property.
- 524.5 Mineral extraction to a depth not exceeding six (6) feet may be conducted up to one-hundred (100) feet of any residential district, provided the operation is conducted over a temporary period not to exceed twelve (12) months and the operation of equipment is limited to the extraction process. All other mineral operations shall not be conducted closer than five hundred (500) feet from an existing residential district.
- 524.6 Temporary operational roads shall not be located closer than two hundred (200) feet from any Residential District or any existing dwelling.
- 524.7 Buildings and structures designed and constructed exclusively for mineral extraction, storage, or processing, for which no future use is contemplated and no other use is practical or feasible, shall be demolished and removed at expiration of the conditional use permit.
- 524.8 The operator shall maintain complete records on a daily basis of all blasting operations including records of the time, the date, the location, and complete description of weather conditions relating to each such blast. Such records shall be available to the Zoning Inspector upon request. At the request of the Board of Zoning Appeals, the operator shall fully cooperate in any investigation by the Board of Zoning Appeals of the conditions of the operation. In the event that it is established as a matter of fact that there has been a failure to adequately comply with the provisions of this section, said operator shall take immediate steps to provide full compliance herewith.
- 524.9 In order to insure adequate later support for public roads in the vicinity of mineral extraction operations:

- a. All sand and gravel excavations shall be located at least 100 feet and backfilled to at least 150 feet from a street right-of-way line.
- b. All quarrying or blasting shall be located at least 100 feet from the right-of-way line of any existing or platted street, road, highway, or railway.
- c. Such excavation or quarrying may be permitted within these limits to the point of reducing the ground elevation to the grade of the existing or platted street, road, or highway where officially approved by the authority charged with maintenance of such platted street, road, or highway.

524.10 All excavations of gravel or sand shall either be (1) made to a depth not less than five (5) feet below a water-producing level, or (2) graded and/or backfilled with non-noxious and non-flammable solids, to assure that the excavated area will not collect and retain stagnant water. The graded or backfilled surface shall create an adequate finished topography to minimize erosion by wind or rain and substantially conform with the contours of the surrounding area.

524.11 The underwater banks of all excavations which are not backfilled shall be sloped at a grade of not less than 3 feet horizontal to 1 foot vertical a minimum of six (6) feet below the water line. Spoil banks shall be graded to a level of suiting the existing terrain and planted with trees, shrubs, legumes, or grasses where revegetation is possible.

524.12 Whenever the floor of a quarry is greater than 5 feet below the average grade of an adjacent public street or any adjacent property, the property containing such quarry shall be completely enclosed by a mound of earth not less than six (6) feet in height, and planted with suitable landscaping, or a fence not less than six (6) feet in height. All plantings or fences shall be sufficient in either case to prevent persons from trespassing upon the property and shall be subject to approval by the Board of Zoning Appeals. Such mound shall be located not less than twenty-five (25) feet from any street right-of-way or boundary of the quarry property. Such barriers may be excluded where deemed unnecessary by the Board of Zoning Appeals because of the presence of a lake, stream, or other existing natural barrier.

- 524.13 When any quarrying has been completed, such excavated area shall either be left as a permanent spring-fed lake, or the bottom floor thereof shall be leveled to prevent the collection and stagnation of water and to provide proper drainage without excessive soil erosion. Said floor shall be covered with the soil of adequate thickness for the growing of turf or other ground cover.
- 524.14 To guarantee the restoration, rehabilitation, and reclamation of mined-out areas, every applicant granted permission by the Board of Zoning Appeals to conduct a mineral extraction operation as herein provided shall furnish a reclamation plan and a performance bond running to the Clerk of Clinton Township, Seneca County, Ohio. The amount of the performance bond shall be based upon an estimate of costs to meet the aforementioned requirements prepared by a professional civil engineer registered in the State of Ohio, and submitted by the applicant. The amount of the performance bond shall be established by Resolution of the Township action required. The performance bond shall be a guarantee that such applicant, in restoring, reclaiming, and rehabilitating such land, shall within a reasonable time and to the satisfaction of the Board of Zoning Appeals meet the requirements of this Section.
- 524.15 The reclamation plan for the extracted area shall contain, at a minimum, the following information:
- a. A map at a scale of one (1) inch equals one hundred (100) feet showing the existing contours at intervals of five (5) feet or less, any existing buildings or structures, and any public utilities or easements on the property.
  - b. The depth of the proposed cover which shall be at least as great as the depth of the unusable overburden which existed at the commencement of operations, but which in no event need be more than 18 inches.
  - c. The angle of slope of all earthen banks, which shall be no greater than one (1) foot vertical to three (3) feet horizontal. In areas where at the commencement of excavation a greater angle existed, the angle of slope shall be no greater than that which existed at the commencement of excavation.
  - d. The angle of slope of all banks consisting of rock and the required cover.

- e. The location of fences or effective plantings in those locations where the Board of Zoning Appeals determines that such angles of slope are not physically or economically feasible to reduce.
- f. The number of trees and shrubs, and the type ground cover to be provided. The type and number per acre of trees, shrubs ground cover, or legume to plant shall be determined in consultation with the Seneca County Agricultural extension Agent.
- g. The location of proposed ultimate land uses, and physical improvements such as roads, drives, drainage courses, utilities and other improvements as determined in consultation with the Regional Planning and Coordinating Commission, the County Engineer, the Sanitary Engineer, and the Zoning Commission.
- h. A statement that vegetation shall be restored by the spreading of sufficient soil and by appropriate seeding of grasses or planting of shrubs and trees in all parts of said reclamation area where the same is not submerged under water.
- i. A grading plan showing the proposed final topography of the area indicated by contour lines of no greater interval than five (5) feet.

SECTION 525

TEMPORARY USES: The following regulations are necessary to govern the operation of certain uses which are non-permanent in nature. Application for a Temporary Zoning Permit shall be made to the Zoning Inspector, containing a graphic description of the property to be utilized and a site plan, a description of the proposed use, and sufficient information to determine yard requirements, setbacks, sanitary facilities, and parking space for the proposed temporary use. The following uses are deemed to be temporary uses and shall be subject to the specific regulations and time limits which follow and to the regulations of any district in which such use is located:

- 525.1 Carnivals, circuses, tent meetings, bazaars, festivals, art shows, or other similar public events may be permitted within any non-residential district and upon church, school or other similar sites within any residential district. No permit shall be issued unless the written consent of fifty-one percent (51 %) of the owners of all residentially used property within four-hundred (400) feet of the temporary use site is first filed with the Zoning Inspector at least forty-eight (48) hours prior to commencement of the event.

Such uses shall only be permitted on lots where adequate off-street parking can be provided and shall not be permitted for a period longer than fifteen (15) days.

- 525.2 Christmas tree sales may be permitted within any non-residential district for a period not exceeding thirty-five (35) days.
- 525.3 Real estate sales offices may be permitted within any district for any new subdivision, which has been approved by the Regional Planning and Coordinating Commission under the Subdivision Regulations for Seneca County. Such office shall contain no living accommodations. The permit shall be valid for one (1) year, but may be granted two (2) six-month extensions if conditions warrant such renewal. Such office shall be removed upon completion of sales of the lots therein, or upon expirations of the temporary zoning permit, whichever occurs sooner.
- 525.4 Temporary offices for contractors and equipment, sheds incidental to a construction project may be permitted within any district. The permit shall not be valid for more than one (1) year but may be renewed for six-month extensions if construction is substantially underway. Such uses shall be removed immediately upon completion of the construction project, or upon expiration of the temporary zoning permit, whichever occurs sooner.
- 525.5 The seasonal sale of agricultural produce employing use of temporary structure may be permitted within any district upon the issuance of a temporary zoning permit. Structures utilized for such sales shall be removed upon expiration of the permit, which shall be issued for a five-month period. All structures must be set back from the roadway pavement a minimum of thirty-five (35) feet and the site shall contain adequate off-street parking area so as not to create a traffic hazard.
- 525.6 The temporary placement of a mobile home upon a lot which already contains a residential structure may be permitted where the Board of Zoning Appeals finds that special circumstances or conditions such as fires, windstorms, or other similar events which are fully described in the findings of the Board exist, such that the use of a temporary residential structure is necessary in order to prevent an exceptional hardship on the applicant,

provided that such a temporary structure does not represent a hazard to the safety, health, or welfare of the community.

An applicant for a temporary zoning permit under 525.6 must produce a written statement for the Seneca County Health Department approving the water supply and wastewater disposal system of the temporary mobile home location. Such permit may be initially issued for nine (9) months; renewable for up to three (3) months time for all permits, not exceeding a total of twelve (12) months.

525.7 Temporary sales may be permitted within parking lots within any business district. A temporary zoning permit for such sales shall only be issued once within any four (4) month period and shall not exceed a period of seven (7) consecutive days unless otherwise approved by the Board of Zoning Appeals. A temporary use permit shall not be issued if it is determined by the Zoning Inspector that encroachment of more than twenty-five percent (25%) of the required storage or parking areas will take place.

SECTION 526 CEMETERIES: The following standards shall apply to the development and construction of cemeteries within Clinton Township:

526.1 The site proposed for a cemetery shall not interfere with the development of a system of collector and larger streets in the vicinity of such site. In addition, such site shall have direct access to a thoroughfare which the Board of Zoning Appeals determines is adequate to serve the size of the facility proposed.

526.2 Any new cemetery shall be located on a site containing not less than twenty (20) acres.

526.3 All buildings, including but not limited to musoleums and maintenance buildings, shall respect the required yards setback of the district in which it is located.

526.4 All graves or burial lots shall be landscaped and maintained in good order in accordance with state and local regulations. A plan for perpetual care of the grounds shall be required.



SECTION 527

EXISTING FARM DWELLING ON NON-CONFORMING LOTS:

In order to permit the transfer of existing dwellings which are no longer useful to a farming operation and to conserve prime farm soils for their best use, lots which do not conform to the minimum lot area and frontage requirements of the A-10 Prime Agricultural District may be permitted within such district provided the following conditions are met:

- 527.1 The lot is being created for the transfer of a farm dwelling, which was issued a building permit and/or constructed prior to the effective date of this amendment.
- 527.2 The lot size and configuration has been approved by the Seneca County Health Department for the location of on-site water supply and wastewater disposal systems.
- 527.3 The minimum lot area and lot width shall conform to the sliding-scale area and width requirements for the E-3 Rural Residential Estate District.

SECTION 528

TENANT FARM DWELLINGS: A conditional use permit may be issued for the erection of one (1) tenant farm dwelling upon any lot which already contains a principal farm dwelling and meets the acreage and width requirements of the A-5 Agricultural District. The granting of such conditional use permit shall be the purpose of providing housing for a tenant farmer and his family who are engaged in assisting the owner in the practice of agriculture. Such conditional use shall not be granted unless the following conditions have been satisfied:

- 528.1 The lot meets the minimum acreage and width requirements of the A-5 Agricultural District.
- 528.2 A principal farm dwelling already occupies the lot under consideration.
- 528.3 The occupant of the proposed tenant farm dwelling is a bona-fide tenant farmer or family member who assists the owner in the practice of agriculture and the maintenance of the farm.
- 528.4 The proposed tenant farm dwelling site has been approved by the Seneca County Health Department for on-site water supply and wastewater disposal and will not encroach upon any such approved areas for the principal farm dwelling.

- 528.5 The proposed tenant farm dwelling shall be so located upon the lot as to meet the minimum lot area, frontage, and setback requirements for the A-5 Agricultural District in the event that the house is transferred at a later date. If the proposed tenant farm dwelling is to be located on a lot which cannot meet such requirements for two dwellings, then further division of the lot shall be prohibited until the lot is placed within a residential district.
- 528.6 The proposed tenant farm dwelling and the principal farm dwelling shall be located on the lot in such a manner that one dwelling shall be located on the lot in such a manner that one dwelling shall not obscure the front façade of the other dwelling when viewed at a perpendicular angle to the centerline of the road.

SECTION 529

HOME OCCUPATIONS: All home occupations shall be in accordance with the following provisions:

- 529.1 No person or persons shall operate a home occupation or be employed thereunder other than a resident of the premises;
- 529.2 All home occupations shall be conducted entirely within the dwelling's unit, and the use of the dwelling unit for the home occupation shall be clearly incidental and subordinate to its use for residential purposes by its occupants;
- 529.3 Not more than twenty-five percent (25%) of the gross floor area of any dwelling unit shall be used for a home occupation;
- 529.4 Home occupations shall not be permitted in any accessory building within any district except the A-5 Agricultural District. Where permitted within the A-5 Agricultural District, the home occupation shall not be located within an accessory building exceeding 600 square feet in floor area;
- 529.5 There shall be not change in the outside appearance of the building or premises, or other visible evidence of the conduct of such home occupations other than one sign, and mounted flat against the wall of the building in which the home occupation is located;
- 529.6 There shall be no sale on the premises of commodities not produced as the result of the home occupation;

529.7 No traffic shall be generated by such home occupation in greater volume than would normally be expected in a residential neighborhood, and any need for parking generated by the conduct of such home occupation shall meet the off-street parking requirements as specified in this Resolution, and shall not be located in a required front yard; and

Equipment or processes shall not be used in such home occupations which create noise, vibrations, glare, fumes, odors, or electrical interference detectable off the lot if the occupation is conducted in a single-family residence, or outside the dwelling unit if conducted in other than a single-family residence. In the case of electrical interference, no equipment or process shall be used which creates visual or audible interference in any radio or television receiver off the premises, or cause fluctuations in voltage off the premises.

SECTION 530 MINIMUM FLOOR AREA PER DWELLING UNIT: The minimum residential floor area dwelling unit within Clinton Township shall be in accordance with the following table. These requirements shall be applicable to all districts.

	Single-Family and Two-Family Dwellings	Multiple-Family Dwellings
0 Bedroom	750 sq. ft.	750 sq. ft.
1 Bedroom	750 sq. ft.	750 sq. ft.
2 Bedroom	900 sq. ft.	900 sq. ft.
3 Bedroom	1,050 sq. ft.	1,050 sq. ft.
4 Bedroom	1,400 sq. ft.	1,200 sq. ft.
5 Bedroom	1,550 sq. ft.	1,350 sq. ft. plus 150 sq. ft. for each additional bedroom over 5
6 Bedroom	1,700 sq. ft. plus 150 sq. ft. for each bedroom over 6	

SECTION 531 CHURCHES WITHIN RESIDENTIAL DISTRICTS: Churches and their accessory uses shall be permitted within the residential districts only under the following requirements:

- 531.1 The minimum lot area shall be two (2) acres and the minimum lot width shall be two hundred (200) feet. The lot required off-street parking requirements of the church.
- 531.2 The church building shall be set back from any adjacent residential property line a distance equal to or greater than the height of the structure exclusive of the steeple or spire.
- 531.3 The church lot shall be accessible to a major thoroughfare in a manner that does not require the passage of traffic through local residential streets.
- 531.4 Accessory living quarters may be provided on the church lot as a conditional use. The location, density, and the additional lot area required for such uses shall be subject to approval by the Board of Zoning Appeals.

SECTION 532

AIRPORTS AND LANDING STRIPS: All airports and landing strips shall be in accordance with the following requirements:

- 532.1 In order to maintain the safety of the occupants of surrounding properties, all private helicopter landing areas shall be located a minimum of five hundred (500) feet from any adjacent property or shall be screened by a wall, solid fence, mound, or evergreen planting a minimum of six (6) feet in height. In order to maintain the safety of the occupants of surrounding properties, all such sites shall be approved by the Ohio Department of Transportation, Division of Aviation.
- 532.2 All private landing strips shall be approved by the Ohio Department of Transportation, Division of Aviation and shall be situated so as to not create a nuisance or hazard to residential dwellings or other structures within the vicinity.
- 532.3 Commercial airports may be permitted as conditional uses within specified districts subject to the following conditions:
  - a. The applicant shall present sufficient evidence to the Board of Zoning Appeals that the design and location of the airport satisfies all of the applicable requirements of the Federal Aviation Administration and the Ohio Department of Transportation, Division of Aviation.
  - b. The applicant shall provide proof to the Board of Zoning Appeals that all appropriate air rights and/or

easements have been secured from surrounding property owners.

- c. The location of buildings, hangars, or other structures shall meet or exceed the minimum setback requirements of the district in which the airport is located.
- d. The location and capacity of all off-street parking and loading areas and the location of vehicular access to public streets shall be subject to approval by the Board of Zoning Appeals.
- e. All airports shall have water supply and wastewater disposal facilities approved by the Ohio EPA.
- f. Appropriate visual and noise screening of the hangar and terminal areas from existing surrounding developments shall be provided. Such screening shall be subject to the approval by the Board of Zoning Appeals.

**SECTION 533 RESIDENTIAL CONSUMER SITING OF LIQUEFIED GAS STORAGE CONTAINERS**

533.1 Liquefied Gas storage containers are considered structures as they require a foundation, blocks or other materials to maintain the container level and in serviceable condition without causing a safety hazard to the user.

533.2 The installation of the container shall be by a qualified Liquid Petroleum Gas (LPG) or Liquid Natural Gas (LNG) Service Agency. The minimum distance from an adjacent building or structure or residential property line shall be in accordance with the following table. Variations to this table for combinations of different sizes shall be approved by the Clinton Township Board of Zoning Appeals.

Water Capacity Per Container Gallons	Minimum Distances *		
	Mounded or Underground Containers	Above Ground Containers	Between Containers
Less than 125	10 Ft	None	None
125 to 250	10 Ft	10 Ft	None
251 to 500	10 Ft	10 Ft	3 Ft
501 to 2,000	10 Ft	25 Ft	3 Ft
2,001 to 30,000	50 Ft	50 Ft	5 Ft
30,001 to 70,000	50 Ft	75 Ft	
70,001 to 90,000	50 Ft	100 Ft	

90,001 to 120,00	50 Ft	125 Ft	
120,001 to 200,000		200 Ft	
200,001 to 1,000,000		300 Ft	
Over 1,000,000		400 Ft	

\* Adapted from National Fire Protection Association, Chapter 58.

Article 6  
Off-Street Parking  
& Loading Regulations

SECTION 601

**OFF-STREET PARKING AND LOADING REQUIRED:** No building or structure shall be erected, substantially altered, changed in use, or any land used or changed in use unless adequately maintained off-street parking spaces, either in garages or open parking areas, and off-street loading spaces have been provided in accordance with the provisions of this Article. The provisions of the Article shall not apply to any building, structure, or land use existing before the effective date of this Resolution or any amendment thereto unless such building, structure, or use is altered or changed. However, the number of off-street parking or loading spaces shall not be reduced to an amount less than required for a new land use as specified in this Article.

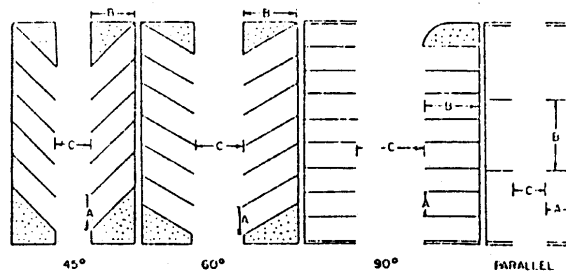
SECTION 602

**REQUIRED PARKING AND LOADING PLAN:** A parking and loading plan shall not be required for single-family or two-family residential uses. All other land uses shall submit a parking and loading plan to the Zoning Inspector as a part of the application for a zoning permit. The parking and loading plan shall show boundaries of the property, parking spaces, loading areas, circulation patterns, drainage plans, construction plans for any boundary walls or fences, a screening plan, and the location of adjacent houses or buildings.

SECTION 603

**OFF-STREET PARKING DESIGN STANDARDS:** All parking facilities including entrances, exits, maneuvering areas, and parking spaces shall be in accordance with the following specifications.

603.1 **Parking Space Dimensions:** All parking spaces shall be in accordance with the following design requirements:



	45°	60°	90°	Parallel
A Width of Parking Space	14'	11'5"	10'	9'
B Length of Parking Space	21'6"	22'	20'	23'
C Width of Driveway Aisle	13'	17'6"	25'	12'



- 603.2 Access: All parking spaces, except those required for single-family or two-family uses not fronting upon an arterial or collector street, shall have access to a public street in such a manner that any vehicle leaving or entering the parking area any vehicle leaving or entering the parking area from or into a public street or private interior drive shall be traveling in a forward motion.
- 603.3 Paving: All required parking spaces other than for single-family dwellings, together with driveways, and other circulation areas, shall be hard-surfaced with a pavement having an asphalt or concrete binder.
- 603.4 Drainage: All parking spaces, together with driveways, aisles, and other circulation areas shall be graded and drained so as to dispose of surface water which might accumulate within or upon such area, and shall be designed to prevent the excess drainage of surface water on to adjacent properties or walkways and damage to public streets.
- 603.5 Barriers: Wherever a parking lot extends to a property line, fencing, wheel stops, curbs, or other suitable barriers shall be provided in order to prevent any part of a parked vehicle from extending beyond the property line.
- 603.6 Screening: Screening shall be required as provided in Article 5, Section 515.
- 603.7 Access to Required Trash Areas: Trash and/or garbage collection areas for commercial, industrial, and multi-family residential uses that provide such services, shall be enclosed on at least three (3) sides by a solid wall or fence of at least four(4) feet in height if such area is not within an enclosed building or structure. Provisions for adequate vehicular access to an from such areas for collection of trash and/or garbage shall be required.
- 603.8 Other Uses Within Required Parkiung Areas: No motor vehicle repair work or service of any kind, except emergency repairs, shall be permitted in or associated with any off-street parking area. Display or sales of any merchandise within any parking area shall be permitted only by the Zoning Inspector in accordance with Article 5, Section 525.

- 603.9 Landscaping: All parts of open off-street parking areas which are unusable, either for parking or for traffic, shall be landscaped with plantings of grass, flowers, shrubs, and/or trees, which shall be continuously maintained.
- 603.10 Visibility: Access of driveways for parking areas shall be located in such a way that any vehicle entering or leaving such parking area shall be clearly visible for a reasonable distance by any pedestrian or motorist approaching the access or driveway from a public or private street.
- 603.11 Marking: All parking spaces shall be marked with paint lines, curb stones, or in any other manner approved by the Board of Zoning Appeals and maintained in clearly visible condition.
- 603.12 Maintenance: The owner of property used for parking areas shall maintain such areas in good condition without holes and free of all dust, trash, or other debris.
- 603.13 Lighting: Any parking area that is intended to be used during non-day hours shall be properly illuminated as to avoid accidents. Any lights used to illuminate a parking lot shall be so arranged as to reflect the light away from the adjoining property.
- 603.14 Separation From Right-of Way: All parking facilities located within required front or side yards shall be separated from sidewalks and streets in public right-of-ways by a strip of land which shall be at least five (5) feet in width and which shall be reserved as open space and planted in grass.
- 603.15 Signs: Where necessary due to multiple curb cuts, the entrances, exits, and the intended circulation pattern of the parking area shall be clearly marked.
- 603.16 Joint Use of Facilities: Two or more non-residential uses may collectively provide the required off-street parking area, provided the required number of parking spaces shall not be less than the sum of the requirements for the individual uses computed separately.

SECTION 604      PARKING SPACE REQUIREMENTS: For the purposes of this Resolution the following parking space requirements shall apply. The number of parking spaces required for uses not specifically mentioned shall be determined by the Board of Zoning Appeals:

RESIDENTIAL

<u>TYPE OF USE</u>	<u>PARKING SPACES REQUIRED</u>
Single family to two family	Two for each unit which may include the driveway
Apartment hotels, apartments, or multi-family	Two for each unit
Mobile homes	Two for each unit
Boarding houses, rooming houses, dormitories, and fraternity houses which have sleeping rooms	Two for each sleeping room or two for each permanent occupant

## COMMERCIAL AND INSTITUTIONAL

<u>TYPE OF USE</u>	<u>PARKING SPACES REQUIRED</u>
Animal hospitals and kennels	One for each 400 square feet of floor area and one for each two employees
Automobile repair station	One for each 800 square feet of floor area and one for each employee
Automobile salesrooms, wholesale stores, machinery or other large item sales, and similar uses	One for each 400 square feet of floor area and one for each employee
Automobile service stations	Two for each service stall and two for each service bay
Automobile washing stations	One for each employee
Banks, financial institutions, post offices, and similar uses	One for each 200 square feet of floor area and one for each employee
Barber and beauty shops	Three for each barber or beauty operator
Carry-out restaurants	One for each 200 square feet of floor area and one for each two employees, with a minimum total of eight (8) spaces
Churches and other places of religious assembly	One for each 300 square feet of floor area
Drive-in restaurants	One for each 125 square feet of floor area and one per each two employees
Funeral parlors, mortuaries, and similar uses	One for each 50 square feet of floor area in slumber rooms, parlors, or service room
Hospitals	One for each two beds, and one for each staff doctor, and one for each two employees

## COMMERCIAL AND INSTITUTIONAL (CONTINUED)

Hotels, motels	One per each sleeping room, one for each employee, and one for each 100 square feet used for restaurant, cocktail lounge, or similar purpose
Laundromats	One for each washing or dry cleaning machine
Libraries, museums, and art galleries	One for each 400 square feet of floor area
Medical and dental offices and clinics	Three for every examination or treatment room and one for each employee
Offices, public or professional administration, or service building	One for each 300 square feet of floor area
Restaurants, taverns, night clubs and similar uses	One for each three persons capacity, and one for each three employees

Retail stores	One for each 250 square feet of floor area
Sanitariums, homes for the aged, nursing homes, children's' homes, and similar uses	One for each two beds

INDUSTRIAL

<u>TYPE OF USE</u>	<u>PARKING SPACES REQUIRED</u>
Manufacturing, storage uses, warehouse and wholesale uses, parcel delivery, freight terminals, and similar uses	Two for every three employees on the largest shift for which the building is designed and one for each motor vehicle used in the business and maintained on the premises

SCHOOLS

<u>TYPE OF USE</u>	<u>PARKING SPACES REQUIRED</u>
Business, technical, and trade schools	One for each two students and one for each teacher
Colleges and universities	One for each four students
Elementary and junior high schools	Two for each classroom and one for every eight seats in auditorium or assembly halls
High schools	One for each two persons capacity of the largest assemble area, including: one for every ten students, one for every teacher, and one for every other employee or administrator
Kindergartens, child care centers, nursery schools and similar uses	One for each 400 square feet of floor area and one for each employee, but not less than six (6) for the building

RECREATIONAL

<u>TYPE OF USE</u>	<u>PARKING SPACES REQUIRED</u>
Bowling alleys	Six (6) for each alley or lane plus one additional space for each 100 square feet used for restaurant, cocktail lounge, or similar use
Dance halls, skating rinks	One for each two persons capacity
Swimming pools	One for each two-member families or one for each five (5) persons capacity, whichever is greater
Auditoriums, sports arenas, theaters, and similar uses	One for each four (4) persons capacity

Golf courses open to the general public	Five fore each hole, one for each employee, and one space fore each 100 square feet of area used for restaurant, cocktail lounge, or similar purpose
Miniature golf courses	Two for each hole and one for each employee
Private clubs and lodges	One for each three persons capacity
Tennis facilities, racquetball facilities, or similar uses	Two for each three playing areas and one for each employee

SECTION 605 OFF-STREET LOADING DESIGN STANDARDS: A permanently maintained area for standing, loading, and unloading services shall be provided for on the same lot with every building, structure, or part thereof erected and occupied for commercial, institutional, and/or distribution of materials or merchandise by vehicles. These off-street loading areas shall be required in order to avoid undue interference with public use of streets and alleys. All loading facilities shall be in accordance with the following specifications:

- 605.1 Loading Spaces Dimensions: Each loading space shall have minimum dimensions not less than twelve (12) feet in width, fifty (50) feet in length, and a vertical clearance of not less than fifteen (15) feet.
- 605.2 Projections Into Yards: Off-street loading spaces may occupy any part of a required rear or side yard, but shall not project into any front yard.
- 605.3 Access: All required off-street loading spaces shall have access to public street or alley in such a manner that any vehicle leaving or entering the premises shall be traveling in a forward motion. This requirement may be waived upon approval by the Board of Appeals.
- 605.4 Paving: All required loading spaces, together with driveways, aisles, and other circulation areas, shall be surfaced with an asphalt or portland cement binder pavement in order to provide a durable or dust-free surface.
- 605.5 Drainage: All loading spaces, together with driveways, aisles, and other circulation areas, shall be designed to prevent the drainage of surface water on to adjacent properties or walkways and damage to public streets.

- 605.6 Screening: Screening shall be required as provided in Article 5, Section 515.
- 605.7 Lighting: Any loading area that is intended to be used during non-daylight hours shall be properly illuminated to avoid accidents. Any lights used to illuminate a loading area shall be so arranged as to reflect the light away from adjoining property.
- 605.8 Distance From Residential Districts: No loading ramp, dock, door, or space, nor any portion there of, shall be located closer than fifty (50) feet from any lot zoned for any residential use unless located completely within an enclosed building.

SECTION 606

OFF-STREET LOADING SPACE REQUIREMENTS: The minimum number of off-street loading spaces shall be provided in accordance with this section unless otherwise approved by the Board of Zoning Appeals. An area adequate for maneuvering, ingress, and egress shall be provided in addition to the following required loading spaces:

<u>TYPES OF USE</u>	<u>REQUIRED LOADING SPACES</u>
Retail operations, including restaurant and dining facilities within hotels and office buildings, with a total usable floor area of 20,000 square feet or more devoted to such purposes	1 loading berth for every 40,000 square feet of floor area or fraction thereof; 1 loading space for every 20,000 square feet of floor area or fraction thereof
Retail operations, and all first floor non-residential uses, with a gross floor area of less than 20,000 square feet, and all wholesale and light industrial operations with a gross floor area of less than 10,000 square feet	1 loading space
Office buildings and hotels with total usable floor area of 100,000 square feet or more devoted to such purposes	1 loading berth for every 100,000 square feet of floor area or fraction thereof
Industrial and wholesale operations with a gross floor area of 10,000 square feet or over as follows:	Minimum number of loading berths required
10,000 to 39,999	square feet.....1
40,000 to 99,999	square feet.....2
100,000 to 159,999	square feet.....3
160,000 to 239,999	square feet.....4

240,000 to 319,999 square feet.....5  
320,000 to 399,999 square feet.....6  
Each 90,000 square feet above  
399,999 square feet.....1



Article 7

Signs

SECTION 701 INTENT AND PURPOSE: The intent of this Article is to provide a comprehensive system of sign regulation for Clinton Township that recognizes the necessity and desirability of communication by outdoor signs while promoting an order to signage which eliminates visual clutter and confusion within the physical environment. The purpose of this article is to protect the safety and general welfare of the public within Clinton Township by encouraging compatibility between the design and functional nature of the sign and its location within the physical environment, thus reducing the propensity for traffic accidents and personal hazards caused by distractions, sight obstructions, and unsafe structures.

SECTION 702 ZONING PERMIT REQUIRED: The erection or location of any sign within Clinton Township shall require a permit unless otherwise specified within this article. Signs erected for the purpose of traffic control, civil defense, or other similar public functions, signs which cannot be viewed or are not intended to be viewed from any street or other property, and signs required by any law, ordinance or governmental regulation shall be exempt from the provisions of this article.

SECTION 703 GENERAL LOCATION AND SAFETY REQUIREMENTS: All signs erected or located within Clinton Township shall be in conformance with the following requirements:

- 703.1 Signs shall not prevent free ingress to or free egress from any door, window, or fire escape.
- 703.2 Signs shall not obstruct free and clear visibility at any intersection in accordance with Article 5, Section 510.
- 703.3 Signs shall not be located or designed so as to interfere with, obstruct the view of, or be confused with any authorized traffic control sign, signal, or device.
- 703.4 Signs shall not make use of colors, rotating lights, the words "STOP," "LOOK," "DANGER," or other similar words, devices, or symbols which may mislead or confuse traffic.
- 703.5 Signs shall not be erected within nor project into any public right-of-way unless otherwise specified, and shall not be posted in any manner that is destructive to public property.
- 703.6 Signs shall not be erected or located upon any property or building without the consent of the owner(s) or an authorized representative.
- 703.7 Any illuminated sign which is clearly visible from any residential district shall not be illuminated between the

hours of 11 P.M. and 7 A.M. unless it is an accessory to a business or commercial use open for business during such hours and located upon the same lot.

- 703.8 Streamers, spinners, banners, strings of lights, and other similar devices, which do not serve the function of a sign, shall not be permitted.
- 703.9 All lighting, indirect or internal, shall consist of constant illumination, which is uniform in intensity except for time and temperature displays. All lighting shall be properly directed so as to not create a nuisance to surrounding properties because of glare.
- 703.10 Changeable copy shall not be permitted on any signs unless specifically permitted in this article.
- 703.11 The bottom of all freestanding signs shall maintain a minimum clearance of eight (8) feet above any pedestrian area and twelve (12) feet above any parking or loading area.
- 703.12 Wall signs shall not extend above the junction of any roof and wall.
- 703.13 Projecting signs shall not project into any right-of-way and not more than thirty-six (36) inches over any setback line.

SECTION 704 REAL ESTATE SIGNS: Signs identifying a property for sale, for rent, or for lease may be placed on-site until ten (10) days after the property has been closed, sold, rented, or leased. Real estate signs shall not exceed six (6) square feet in area per side within any residential district and shall not exceed twenty (20) square feet within any other district. All such signs shall be set back from the street right-of-way a minimum of ten (10) feet or the equivalent to the number of square feet of sign area, whichever is greater. No zoning permit shall be required for any real estate sign six (6) square feet or less in area.

SECTION 705 SUBDIVISION SALE SIGNS: Signs providing information on the sale of lots within an approved and recorded subdivision may be placed upon the property until such time as seventy-five percent (75%) of the lots within the subdivision are sold. Subdivision sale signs shall contain only the name of the subdivision, the name of the owner, the name of the developer, and information regarding the price, terms, and the location and phone number of the sales office. All such signs shall be set back a minimum of ten (10) feet or the total number of square feet of sign area, whichever is greater. The maximum sign areas shall be twenty (20) square feet.

SECTION 706 POLITICAL SIGNS: Signs involving any issue or candidate for public elective office may be temporarily erected for a period not to

exceed sixty (60) days before or seven (7) days after an election. Political signs shall be permitted as freestanding signs in all districts, and shall not be attached to any structures providing essential services or located in any manner destructive to public property. The maximum sign area shall be six (6) square feet within any residential district or public right-of-way and thirty-two (32) square feet upon private property in any other district. No zoning permit shall be required for political signs.

SECTION 707 CONSTRUCTION SITES: Signs identifying a construction project may be temporarily erected upon the same lot as the project. Such signs shall be permitted only for the length of the construction project or for one year, whichever is shorter. Any extension past the one-year time shall be subject to approval by the Board of Zoning Appeals. Construction signs shall contain only the name of the construction project, the construction firm(s), the engineer, the architect, and/or the subcontractors involved in the project. Only one (1) construction sign shall be permitted per street frontage. Maximum sign area permitted shall be three (3) square feet for each dwelling unit for residential structures up to a maximum of twenty (20) square feet for all principal structures. All signs shall be set back from the street right-of-way a minimum number of feet equal to the square feet of sign area of the sign.

SECTION 708 AGRICULTURAL PRODUCT SIGNS: Signs identifying the sale of agricultural products such as vegetables, eggs, straw, hay, and seeds grown or produce upon the premises may be temporarily erected upon any lot during the season in which they are available. The maximum sign area permitted for an agricultural product sign shall be six (6) square feet. All signs shall be set back from the street right-of-way a minimum of ten (10) feet.

SECTION 709 SPECIAL EVENT SIGNS: Information signs advertising a grand opening, a seasonal event, a special sale, or any other similar special event may be temporarily erected for a period not to exceed twenty-one (21) days within any thirteen (13) week period. The maximum sign area permitted for special event signs shall be thirty-two (32) square feet. All signs shall be set back from the street right-of-way a minimum of ten (10) feet.

SECTION 710 BILLBOARDS: Billboards may be erected on free-standing structures only in Agricultural or Industrial Districts and on any side or rear building wall in Agricultural, Business, and Industrial Districts. All billboards shall be subject to the following provisions:

- 710.1 The billboards can be double-faced and each side shall be considered as facing traffic flowing in the opposite direction;
- 710.2 Billboards on the same street facing the same traffic flow shall not be placed closer together than 1,000 feet;
- 710.3 No billboard structure shall be located closer than 1,000 feet to another billboard structure facing traffic flowing in the same direction in the vicinity of an intersection;
- 710.4 The maximum permitted area of a billboard shall not exceed two hundred (250) square feet of total area at the required setback as designated in Section 710.7. Larger signs may be permitted provided that for each additional square foot the required set back shall be increased by three (3) feet;
- 710.5 Structures for billboards shall be of vertical (cantilever) construction and where the back of the sign is visible it shall be suitably painted or otherwise covered to present a neat and clean appearance;
- 710.6 All lighting used in the illumination of billboards shall be adequately shielded or shaded, and properly directed so as to not be objectionable to adjacent and surrounding properties;
- 710.7 All billboards shall be set back from the right-of-way lines a minimum distance of one hundred (100) feet along all state highways designated as such on the Official Zoning District Map, and the required front yard setback along all other streets; and
- 710.8 No billboards shall be located closer than one hundred (100) feet to any residential district.

SECTION 711 IDENTIFICATION SIGNS: Signs which identify any residential subdivision, any multiple-family development, and/or any nonresidential use may be erected upon the same property as such use in accordance with the following provisions:

- 711.1 Identification signs shall pertain only to the use or uses conducted upon the same property and shall not contain any advertising of products or changeable copy.
- 711.2 Identification signs shall be considered permanent installations and shall be either freestanding or attached to the structure which houses the use or uses identified on the sign.

- 711.3 Recorded residential subdivisions or multiple-family developments may be permitted freestanding identification signs as a conditional use subject to the following:
- a. Such signs shall be limited to one (1) or two (2) entrances along major thoroughfares and shall not obstruct the visibility at any intersection as regulated in Article 5, Section 510.
  - b. Such signs shall contain only the name of the subdivision or multiple-family development, which they identify, shall not exceed six (6) feet in height, and shall be landscaped.
  - c. The Board of Zoning Appeals may limit the size of such signs so as to insure the scale of such signs is compatible with the residential character of the area.
- 711.4 Identification signs for non-residential uses within any residential district shall be attached and shall not project more than fifteen (15) inches from the structure. Such signs shall be non-illuminated and shall not exceed five percent (5%) of the total area of the building elevation upon which the sign is placed.
- 711.5 Identification signs for non-residential uses within any business or industrial district shall be in accordance with the following:
- a. Each principal structure shall be entitled to two (2) identification signs in the following combinations: one (1) freestanding sign and one (1) wall sign; one (1) projecting sign and one (1) wall sign; or two (2) wall signs. Two (2) freestanding signs, two (2) projecting signs, or both a projecting sign and a freestanding sign shall not be permitted upon the same property unless otherwise specified in this article.
  - b. The maximum sign area for a freestanding sign or a projecting sign shall be one hundred (100) square feet.
  - c. The maximum sign area for a wall sign shall be one (1) square foot per linear foot of building frontage up to a maximum of one hundred (100) square feet.
  - d. Freestanding signs shall not exceed sixteen (16) feet in height and shall be set back a minimum of ten (10) feet from any street right-of-way line.

711.6 Identification signs for non-residential uses within any agricultural or flood plain district shall be in accordance with the provisions of Section 711.5 except that each principal structure shall be entitled to only one (1) identification sign.

SECTION 712 REMOVAL OF SIGNS BY THE ZONING INSPECTOR: The Zoning Inspector shall cause to be removed any sign that endangers the public safety by reason of its location and placement; an abandoned sign that no longer applies to the property on which it is situated; a dangerous or materially, electrically or structurally defective sign; or a sign for which no required permit has been issued. The Zoning Inspector shall prepare a notice which shall describe the sign and specify the violation involved and which shall state that if the sign is not removed or the violation is not corrected within ten (10) days, the sign shall be removed in accordance with the provisions of this section.

- a. All notices mailed by the Zoning Inspector shall be sent by certified mail. Any time period shall be deemed to commence on the date of the receipt of the certified mail.
- b. The notice shall be mailed to the owner of the property on which the sign is located as shown on the last tax assessment roll if known, or with reasonable care should be known, and shall be mailed to or delivered to the occupant of the property.
- c. Any person having an interest in the sign or the property may appeal the determination of the Zoning Inspector ordering removal or compliance by filing a written notice of appeal with the Board of Zoning Appeals within 30 days after the date of mailing the notice, or 30 days after receipt of the notice if the notice was not mailed.

Article 8  
Nonconformities



SECTION 801 INTENT: Within the districts established by this Resolution or amendments that may later be adopted, there exist lots, structures, or uses of land and structures which were lawful before this Resolution was passed or amended, but which would be prohibited or more restricted under the terms of this Resolution or amendment thereto. It is the intent of this Resolution to permit these non-conformities to continue until they are removed, but not to encourage their continuances. It is further the intent of this Resolution that non-conformities shall not be enlarged upon, expanded, or extended, nor be used as grounds for adding other structures or uses prohibited elsewhere in the same district.

SECTION 802 NON-CONFORMING LOTS OF RECORD: In any district in which single-family dwellings are permitted, a single-family dwelling may be erected on any single lot of record at the effective date of adoption of this amendment, notwithstanding limitations imposed by other provisions of this Resolution. Such lot must be in separate ownership and not on continuous frontage with other lots in the same ownership. This provision shall apply even though such lot fails to meet the vision shall apply even though such lot fails to meet the requirements for area or width, or both, that are generally applicable in the district. Yard dimensions and requirements other than those applying to area or width, or both, or the lot shall conform to the regulations for the district in which such lot is located. Variance of yard requirements from the required standards shall be obtained only through action of the Board of Zoning Appeals.

SECTION 803 NON-CONFORMING USES OF LAND: Where, at the time of adoption or amendments of this Resolution, lawful uses of land which would not be permitted by the regulations imposed by this Resolution, the uses may be continued so long as they remain otherwise lawful, provided:

- 803.1 No such non-conforming uses shall be enlarged or increased or extended to occupy a greater area of land than was occupied at the effective date of adoption or amendment of this Resolution;
- 803.2 Any non-conforming use may be extended throughout any parts of a building which were manifestly arranged or designed for such use at the time of adoption of amendment of this Resolution, but no use shall be extended to occupy any land outside such building.
- 803.3 No such non-conforming uses shall be moved in whole or in part to any portion of the lot or parcel other than that occupies by such uses at the effective date of adoption or

amendment of this Resolution unless it increases conformity with these regulations;

- 803.4 If any such non-conforming uses of land are voluntarily discontinued for a period of more than two (2) years, any subsequent use of such land shall conform to the regulations specified by this Resolution for the district in which such land is located.
- 803.5 Additional structures not conforming to the requirements of this Resolution shall be erected in connection with such non-conforming use of land.
- 803.6 Landlocked lots used as non-conforming land uses are acreage, ten acres or less, within any district defined by this Resolution, that are accessed by a driveway or private lane. Minimum dimensions for locating buildings are: 80 foot front yard, 20-foot side yards, and 50-foot rear yard. Maximum building height is 35 feet. On landlocked lots, buildings will be located with a minimum 100-foot lot width.
- 803.7 Flag Lots are acreage, ten acres or less, within any zoning district defined by this resolution, that are accessed by a road right-of-way 60 feet in width. Single and multiple residences or buildings will meet the minimum dimensional requirements for the district as set forth in Section 424 of this resolution.

SECTION 804

NON-CONFORMING STRUCTURES: Where a lawful structure exists at the effective date of adoption of this Resolution that could not be built under the terms of this Resolution by reason of restrictions on area, height, yards, its location on the lot, bulk, or other requirements concerning the structure, such structure may be continued so long as it remains otherwise lawful, subject to the following regulations:

- 804.1 No such non-conforming structures may be enlarged or altered in a way which increased its non-conformity, but any structures or portion thereof may be altered to decrease its non-conformity;
- 804.2 Should such non-conforming structure be destroyed by any means, for two hundred percent (200%) or more of its most current assessed value as recorded in the Office of the Seneca County Auditor, it shall not be reconstructed except in conformity with the provisions of this Resolution;
- 804.3 Should such non-conforming structure be destroyed, by any means, for less than two hundred percent (200%) of its most current assessed value as recorded in the Office of the Seneca County Auditor, the destroyed portion may be

- reconstructed provided that the bulk, height, and area requirements shall not be in the excess of those which existed prior to said damage;
- 804.4 Should such structure be moved for any reason for any distance whatsoever, it shall thereafter conform to the regulations for the district in which it is located after it is moved;
- 804.5 To avoid undue hardship, nothing in this Resolution shall be deemed to require a change in the plans, construction, or designated use of any building on which actual construction was lawfully begun prior to the effective date of adoption or amendment of this Resolution and upon which actual building construction has been carried on diligently;
- 804.6 On any non-conforming structure or portion of a structure containing a non-conforming use, work may be done on ordinary repairs, or on repair or replacement of non-bearing walls, fixtures, wiring, or plumbing provided that the cubic content existing when it became non-conforming shall not be increased. Upon the order of any official charged with protecting the public safety, nothing in this section shall be deemed to prevent the strengthening or restoring to a safe condition any building or part thereof declared to be unsafe by such official;
- 804.7 When a non-conforming use of a structure, or structure and premises in combination, is voluntarily discontinued or abandoned for more than two (2) years, except when government action impedes access to the premises, the structure or structures and premises in combination shall not thereafter be used except in conformity with the regulation of the district in which it is located and all other applicable provisions of this Resolutions.
- 804.8 Mobile homes used as non-conforming structures and used as living facilities, within any district defines by this Resolution, may be issued a conditional use permit with time and other such limitations as are established by the Clinton Township Board of Zoning Appeals.

Article 9  
Administrative Bodies  
And Their Duties

SECTION 901 TOWNSHIP ZONING INSPECTOR: The Township Trustees shall appoint a Township Zoning Inspector, together with such assistants as the Trustees deem necessary, and designate him as the enforcing officer of this Resolution. Any official or employee of the Township may assist the Zoning Inspector by reporting to him any new construction, reconstruction, land use changes, or suspected violation.

901.1 Duties: The Township Zoning Inspector shall be responsible for the following duties:

- a. The Zoning Inspector shall review all applications within the Township for Zoning Permits as outlined in Section 1001 within the Township to insure they conform to all applicable provisions of this Resolution are met, then a zoning permit shall be issued.
- b. The Zoning Inspector may periodically conduct on-site inspections to insure the actual construction will conform to the zoning permit;
- c. The Zoning Inspector, upon finding that any of the provisions of this Resolution are being violated, shall notify, in writing, the person responsible for such violation and order the action necessary to correct the violation within 30 days of receipt of written notice;
- d. The Zoning Inspector may order discontinuance of illegal uses of land, building, or structures;
- e. The Zoning Inspector may order removal of illegal buildings or structures or illegal additions or structural alterations;
- f. The Zoning Inspector shall review all applicable subdivision plats and lot splits which are submitted to the Regional Planning and Coordinating Commission of Seneca County in order to determine in the plat or lot split conforms to all applicable provisions of this Resolution.

SECTION 902 TOWNSHIP ZONING COMMISSION: The Township Trustees shall establish a Township Zoning Commission, consisting of five citizens of the Township to be appointed by the Township Trustees. None of the members shall concurrently serve as a member of the Board of Zoning Appeals.

The terms of the members shall be of such length and so arranged that the term of one member will expire each year. Each member

shall serve until his successor is appointed and qualified. Members of the Zoning Commission may be removable for nonperformance of duty, misconduct in office, or other cause by the Township Trustees, upon written charges being filed with the Township Trustees, after a public hearing has been held regarding such charges, and after a copy of the charges has been served upon the member so charged at least ten days prior to the hearing, either personally, by registered mail, or by leaving such copy 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 Township Trustees and shall be fore the unexpired term.

902.1 Meetings: The Zoning Commission shall elect its own officers annually and shall adopt the rules necessary for the conduct of its affairs in keeping with the provisions of this Resolution. Meetings shall be held at the call of the Chairman and at such other times as the Zoning Commission may determine. The Chairman or in his absence the Acting Chairman, may administer oaths and compel the attendance of witnesses. All meetings shall be open to the public.

The Zoning Commission shall keep minutes of its proceedings, and shall keep records of its examinations and other official actions, all of which shall be a public record.

902.2 Actions: The Zoning Commission shall act by resolution or motion. The concurring vote of a majority of the Zoning Commission present shall be necessary to pass any motion to recommend the approval, disapproval, or modification of any proposed amendment to this resolution. The results of such resolution of motion shall be forwarded to the Township Trustees for their action, except as may otherwise be provided herein.

902.3 Duties: The Township Zoning Commission shall initiate or review all proposed amendments to this Resolution and make recommendations to the Township Trustees in accordance with Section 1004.

## SECTION 903

BOARD OF ZONING APPEALS: The Township Trustees shall appoint five (5) residents of the Township to the Board of Zoning Appeals. The terms of all members shall be so arranged that the term of one member shall expire every year. Each member shall serve until his successor is appointed and qualified. Members of the Board of Zoning Appeals may be removable for nonperformance of

duty, misconduct in office, or other cause by the Township Trustees, upon written charges being filed with the Township Trustees, after a public hearing has been held regarding such charges, and after a copy of the charges has been served either personally, by registered mail, or by leaving such copy 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 resolution of the Township Trustees and shall before the unexpired term.

903.1 Meetings: The Board of Zoning Appeals shall adopt rules necessary to conduct of its affairs in keeping with the provisions of this Resolution. Meetings shall be held at the call of the Chairman and at such other times as the Board of Zoning Appeals may determine. The Chairman, or in his absence the Acting Chairman, may administer oaths and compel the attendance of witnesses. All meetings shall be open to the public. The Board of Zoning Appeals shall keep minutes of its proceedings, showing the vote of each member upon question or if absent or failing to vote, indicating such fact, and shall keep records of its examinations and other official actions, all of which shall be a public record and be immediately filed in the office of the Board of Zoning Appeals.

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

903.3 Duties: For the purpose of this Resolution, the Board of Zoning Appeals has the following specific responsibilities:

- a. To hear and decide appeals in accordance with Article 10, Section 1003 where it is alleged there is an error in any order, requirements, decision, or determination made by the Zoning Inspector;

- b. Where the applicant has provided sufficient evidence to warrant the granting of a variance, to authorize such variances from the terms of this Resolution as will not be contrary to the public interest, where owing to special conditions, a literal enforcement of this Resolution will result in unnecessary hardship, and so that the spirit of this Resolution shall be observed and substantial justice done. The consideration of such variances shall be in accordance with Article 10, Section 1003;
- c. To grant conditional use permits as specified in Article 10, Section 1002, and such additional safeguards as will uphold the intent of the Resolution;
- d. To determine if uses not specifically mentioned in this Resolution are similar uses permitted within a district in accordance with Section 401;
- e. To determine the exact location of any district boundary in accordance with Article 3, Section 303 if there is uncertainty as to the exact location involved.

SECTION 904 TOWNSHIP TRUSTEES: It is the intent of this Resolution that all questions of the interpretation and enforcement shall be first presented to the Zoning Inspector, and that such questions shall be presented to the Board of Appeals only on appeal from the decision of the Zoning Inspector, and that recourse from the decisions of the Board of Appeals shall be to the courts as provided by law. It is further the intent of this Resolution that the duties of the Township Trustees, in connection with this Resolution, shall not include hearing and deciding questions of interpretations and enforcement that may arise. The procedure for deciding such questions shall be as stated in Article 10, Section 1003.

904.1 Duties: The Township Trustees shall be responsible for the following duties:

- a. To appoint a Zoning Inspector, members of the Township Zoning Commission, and members of the Board of Appeals;
- b. To establish a schedule of fees for issuing zoning permits, appeals, variances, conditional use permits, processing amendments, and any other zoning actions requiring postage, local advertising, inspections, or general process of applications;
- c. To consider and adopt, reject or modify all proposed amendments to this Resolution as provided in Article 10, Section 1004.



Article 10

Administrative Procedures

SECTION 1001 ZONING PERMIT REQUIRED: No person shall change any use of land, locate, erect, construct, reconstruct, enlarge or structurally alter any building or structure within Clinton Township without first obtaining a zoning permit. No zoning permit shall be issued unless the plan for the proposed building or structure or use of land fully comply with the provisions of this Resolution, unless the Zoning Inspector receives a written order from the Board of Zoning Appeals deciding an appeal, a variance, or conditional use. A zoning permit shall be required for all dwellings, all principal structures and uses, all accessory structures unless otherwise specified, all specified accessory uses, and all temporary uses. A zoning permit shall not be required for the use of land for agricultural purposes, for buildings or structures exclusively used for agricultural purposes, or for structures, not including buildings, required in the provision of essential services.

1001.1 Accompanying Information: A written application and site plan for a zoning permit shall be submitted to the Zoning Inspector of Clinton Township on forms provided by the Zoning Inspector. The following information shall be required:

- a. Name, address, and phone number of applicant;
- b. Date;
- c. The name of the subdivision and the lot number or other information necessary to establish the location of the lot;
- d. The actual dimensions of the lot based on actual survey, including square footage and/or acreage; the yard and other open space dimensions thereof, and the location and size of any existing structures thereon;
- e. The location on the lot and size of any proposed structure and/or the proposed alteration of any existing structure, indication dimensions, including building height;
- f. The number or proposed dwelling units, and the total residential floor area and the number of bedrooms to be included in each dwelling unit;
- g. A permit from the Seneca County Health Department or Ohio Environmental Protection Agency for on-site wastewater disposal, where applicable, illustrating the location of primary and secondary leaching field locations;
- h. The proposed parking plan and number and location of proposed off-street parking or loading spaces;

- i. A plan for screening when applicable;
- j. A statement by the applicant attesting to the truth and exactness of all information supplied on the application;
- k. A statement that the permit shall expire and shall be revoked if exterior finish work has not been completed in 24 months from the issue date. At the discretion of the Zoning Inspector, a six (6) month extension may be granted if application is made prior to expiration of the 24 month period. Expiration or revocation of said permit shall be a violation of this resolution and subject to Section 1005 of this resolution.”
- l. A fee as established by the Township Trustees.

1001.2 Processing of Permit: Within thirty (30) days after the receipt of an application, the Zoning Inspector shall either approve or disapprove the application in conformance with the provisions of this Resolution. If the application is approved, the Zoning Inspector shall issue a zoning permit. One copy of the application shall be returned to the applicant by the Zoning Inspector after he shall have marked such copy either as approved or disapproved and attested to same by his signature on such copy. One copy of the application similarly marked shall be retained by the Zoning Inspector and filed. After the Zoning Inspector issues a zoning permit, he shall issue a placard to be posted in a conspicuous place on the property in question, attesting to the fact that the use or alteration is in conformance with the provisions of this Resolution.

In the event an application involves land within three hundred (300) feet of the centerline of a proposed new highway or a highway for which changes are proposed as described in the certification of local officials by the Director of the Ohio Department of Transportation or any land within a radius of five hundred (500) feet from the point of intersection of said centerline with any public road or highway, the Zoning Inspector shall require a third application for a zoning permit and send it to the Director of the Ohio Department of Transportation by registered mail for review. If the Director of the Ohio Department of Transportation notifies the Zoning Inspector that he shall proceed to acquire the land needed, then the Zoning Inspector shall refuse to issue the zoning permit. If the Director of the Ohio Department of Transportation notifies

the Zoning Inspector that acquisition at this is not in the public interest or upon the expiration of the one hundred twenty (120) day period or any extension thereof agreed upon by the Director of the Ohio Department of Transportation and the property owner, the Zoning Inspector shall, if the application is in conformance with all provisions of this Resolution, issue the zoning permit.

- 1001,3 In the instance of an Act of God, where structures are damaged beyond 50% of their market value, the Zoning Inspector is permitted to issue building permits for reconstruction in conformance with zoning requirements existing at the time of initial construction, it being the intent of the Zoning Board to relieve the property owner of any restrictions which would otherwise apply to the parcel by having to come into being between the time of initial construction and subsequent reconstruction. The provision will only apply to reconstruction of structures initially built in compliance with Clinton Township Zoning Resolution.

SECTION 1002 CONDITIONAL USE PERMITS: Conditional uses shall be permitted only upon issuance of a conditional use permit by the Board of Zoning Appeals submitted by at least one owner of the property. At a minimum, the application shall contain the following information:

- 1002.1 Application: An application for a conditional use permit by at least one owner of the property is required prior to any authorization by the Board of Zoning Appeals. At a minimum, the application shall contain the following information:
- a. Name, address, and telephone number of applicant;
  - b. Date;
  - c. The lot, name, and number or legal description of the property;
  - d. Description of existing zoning district;
  - e. Description of the proposed conditional use;
  - f. A site plan of the proposed site for the conditional use showing the scale, north arrow, location of all buildings, parking and loading areas, traffic access and traffic circulation, sidewalks, curbs, open spaces, landscaping, refuse and service areas, fire hydrants, utilities, rights-of-way, signs, yards, and other such information as the Board of Zoning Appeals may

- require to determine if the proposed conditional use meets the intent and requirements of this Resolution;
- g. A plan for screening when applicable;
- h. A narrative statement discussing the merits of the proposal;
- i. Such other information as may be required by the Board of Zoning Appeals; and
- j. A fee as established by the Township Trustees.

1002.2 Conditional Use Standards: Conditional uses may be permitted provided that such uses shall be found to comply with the following requirements and all other applicable requirements as set forth in this Resolution:

- a. The use is so designed, located and proposed to be operated so that the public health, safety, welfare, and convenience will be protected;
- b. The use will not result in the destruction, loss or damage or a natural, scenic, or historic feature of major importance;
- c. The use will be designed, constructed, operated, and maintained so that it shall not cause substantial injury to the value of the property in the area or neighborhood where it is to be located;
- d. The use shall be compatible with adjoining developments and the proposed character of the zoning district where it is to be located;
- e. The use will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewers, and schools, or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide any such services adequately;
- f. The use will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community;
- g. Adequate landscaping and screening are provided, as required under Article 5, Section 515;
- h. Adequate off-street parking and loading is provided, and ingress and egress is so designed to cause minimum interference with traffic on abutting streets;
- i. The use conforms with all applicable regulations governing the district in which it is located, except as

may otherwise be determined for planned unit development;

- j. The use will not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, odors, or vibrations; and
- k. Any other supplementary requirements as prescribed by the Board of Zoning Appeals.

1002.3 Processing of Conditional Uses: The Board of Zoning Appeals shall hold a public hearing within thirty (30) days from the receipt of the application. Before holding the public hearing, notice of such hearing shall be given in one (1) or more newspapers of general circulation within the Township at least ten (10) days before the date of said hearing. The notice shall set forth the time and place of the public hearing, and the nature of the proposed conditional use. Before holding the public hearing, written notice of such hearing shall be mailed by the Chairman of the Board of Zoning Appeals, by first class mail, at least ten (10) days before the day of the hearing to all parties in interest. The notice shall contain the same information as required of notices published in newspapers. Within thirty (30) days after the hearing, the Board of Zoning Appeals shall approve, approve with supplementary conditions, or disapprove the application as presented. If the application is disapproved by the Board of Zoning Appeals, the applicant may seek relief through the Court of Common Pleas.

1002.4 Expiration of Conditional Use Permits: A conditional use permit shall be deemed to authorize only one particular conditional use. The conditional use permit shall automatically expire if, for any reason, the conditional use shall cease for more than six (6) months, or construction is not begun within the amount of time indicated on the conditional use permit.

SECTION 1003 APPEALS AND VARIANCES: It is the purpose of this section to establish procedures and requirements for the hearing of appeals and variances. As is specified in Article 9, Section 903, the Board of Zoning Appeals has appellate jurisdiction relative to appeals and variances.

- 1003.1 Appeals: Appeals to the Board of Zoning Appeals concerning interpretation or administration of this Resolution may be taken by any person aggrieved or by any officer or bureau of the legislative authority of the Township affected by any decision of the Zoning Inspector. Such appeal shall be taken within twenty (20) days after the decision by filing, with the Zoning Inspector and with the Board of Zoning Appeals, a notice of appeal specifying the grounds upon which the appeal is being taken. The Zoning Inspector shall transmit to the Board of Zoning Appeals all the papers constituting the record upon which the action appealed was taken.
- 1003.2 Stay of Proceedings: An appeal stays all proceeding in furtherance of the action appealed from, unless the Zoning Inspector from whom the appeal is taken certifies to the Board of Zoning Appeals after the notice of appeal is filed with him, that by reason of facts stated in the application, a stay would, in his opinion, cause imminent peril to life and property. In such case, proceedings shall not be stayed other than by a restraining order which may be granted by the Board of Zoning Appeals or by a court record on application, on notice to the Zoning to the Zoning Inspector from whom the appeal is taken on due cause shown.
- 1003.3 Variance: The Board of Zoning Appeals may authorize, upon appeal in specific cases, such variance from the terms of this Resolution as will not be contrary to the public interest or the intent of this Resolution, but only where strict interpretation would result in unnecessary hardship. No non-conforming use of neighboring lands, structures, or buildings in the same district and no permitted or non-conforming use of lands, structures, or buildings in other districts shall be considered grounds for issuance of a variance.
- 1003.4 Application: A variance from the terms of this Resolution shall not be granted by the Board of Zoning Appeals unless the applicant has provided sufficient evidence to warrant the granting of a variance, and a written application for a variance is submitted to the Zoning Inspector and the Board of Zoning Appeals containing, at a minimum, the following information:
- a. Name, address, and telephone number of applicant;
  - b. Legal description of the property;

- c. Description of nature of variance requested;
- d. A narrative statement demonstrating that the requested variance conforms to the following standards:
  - 1. That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same district.
  - 2. That a literal interpretation of the provisions of this Resolution would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this Resolution.
  - 3. That special conditions and circumstances do not result from the actions of the applicant.
  - 4. That granting the variance requested will not confer on the applicant any special privilege that is denied by this Resolution to other lands, structures, or buildings in the same district.
  - 5. That and economic hardship, requesting a more intensive use of the property than would normally be permitted, is not the only nor the primary factor for requesting the variance.
- e. A fee as established by the Township Trustees.

1003.5 Granting of Variances: The burden of proof for granting a variance shall rest with the applicant. In granting any appeal or variance, the Board of Zoning Appeals may prescribe appropriate conditions and safeguards, and when made a part of the terms under which the appeal or variance is granted non-compliance, shall be deemed a violation of this Resolution. Under no circumstances shall the Board of Zoning Appeals grant an appeal or variance to allow a use not permissible under the terms of this Resolution in the district involved, or any use expressively or by implication prohibited by the terms of this Resolution in said district.

1003.6 Processing Appeals and Variances: The Board of Zoning Appeals shall hold a public hearing within thirty (30) days after the receipt of an application for any appeal or variance from the Zoning Inspector or an applicant.



Before holding the required public hearing, notice of such hearing shall be given in one (1) or more newspapers of general circulation within the Township at least ten (10) days before the date of said hearing. The notice shall set forth the time and place of the public hearing, and the nature of the proposed appeal or variance.

Before holding the required public hearing, written notice of such hearing shall be mailed by the Chairman of the Board of Zoning Appeals, by first class mail, at least ten (10) days before the day of the hearing to all interested parties. The notice shall contain the same information as required of notices published in newspapers.

SECTION 1004 AMENDMENTS AND DISTRICT CHANGES: Whenever the public necessity, convenience, general welfare, or good zoning practices require, the Township Trustees may, by resolution after receipt of recommendations from the Zoning Commission, and subject to the procedures provided by law, amend, supplement, change, or repeal the regulations, restrictions, and district boundaries or classification of property.

1004.1 Initiation of Amendments: Amendments to this Resolution may be initiated in one of the following ways:

- a. By adoption of a motion by the Zoning Commission;
- b. By adoption of a resolution by the Board of Township Trustees; or
- c. By the filing of an application by at least one (1) owner or his designee or property within the area proposed to be changed or affected by said amendment.

1004.2 Application for Amendments: The application for amendment shall contain at a minimum the following information in triplicate:

- a. Name, address, and telephone number of applicant;
- b. Date;
- c. Legal description of the property;
- d. Present use;
- e. Present zoning district;
- f. Proposed use;
- g. Proposed zoning district;
- h. A vicinity map at a scale approved by the Zoning Commission showing property lines, streets, existing

- and proposed zoning, and such other items as the Zoning Commission may require;
- i. Proposed amendment to the test;
  - j. A list of all property owners within five hundred (500) feet of, contiguous to, and directly across the street from the parcel(s) proposed to be rezoned, and others that may have a substantial interest in the case; and
  - k. A fee as established by the Township Trustees

All applicants submitting requests for change in district boundaries on the Official Zoning District Map shall be required to post a sign upon the property in question within five (5) days after the submission of an application. Such sign shall be clearly visible from the street, or in the case of two or more streets, that street with the greater average traffic flow.

Such sign shall state “THIS PROPERTY IS BEING CONSIDERED FOR REZONING,” “FOR INFORMATION CALL CLINTON TOWNSHIP,” and shall also denote the present and proposed zoning district classification for the site. No zoning permit shall be required. However, the location and size of such sign shall be subject to approval by the Zoning Inspector.

- 1004.3 Procedure for Amendments: Within five (5) days after the adoption of a motion by the Zoning Commission, transmittal of a resolution by the Board of Township Trustees, or the filing of an application by at least one (1) owner, or his designee, the Zoning Commission shall transmit a copy of such motion, resolution, or application together with the text and map pertaining to the case in question to the Regional Planning and Coordinating Commission of Seneca County. The Regional Planning and Coordinating Commission shall recommend the approval, denial, or modification to the Zoning Commission. Such recommendation shall be considered at the public hearing held by the Zoning Commission.

In the event that a proposal rezoning is located adjacent to another political jurisdiction, an additional copy of the application shall be provided and forwarded to the Chairman of the Planning Commission of the Zoning Commission of that jurisdiction. Any comments provided

by the adjoining jurisdiction shall be considered at the public hearing of the Zoning Commission.

Before any zoning amendment is approved affecting any land within three hundred (300) feet of the centerline of a proposed new highway or highway for which changes are proposed as described in the certification to local officials by the Director of the Ohio Department of Transportation, or within a radius of five hundred (500) feet from the point of intersection of said centerline with any public road or highway, the Commission shall give notice, by registered or certified mail to the Director of the Ohio Department of Transportation. The Zoning Commission may proceed as required by law, however, for one hundred twenty (120) days from the date of notice is received by the Director of the Ohio Department of Transportation. If the Director of the Ohio Department of Transportation notified the Board of Township Trustees that he shall proceed to acquire any land needed, then the Board of Township Trustees shall refuse to approve the zoning. If the Director of the Ohio Department of Transportation notifies the Board of Township Trustees that acquisition at this time is not in the public interest or upon expiration of the one hundred twenty (120) day period or any extension thereof agreed upon by the Director of the Ohio Department of Transportation and the property owner, the Board of Township Trustees shall proceed as required by law.

The Zoning Commission shall schedule a public hearing after the adoption of their motion, a transmittal of a resolution from the Board of Township Trustees, or the filing of an application for zoning amendment. Said hearing shall not be less than twenty (20) days, no more than forty (40) days from the date of adoption of such motion, transmittal of such resolution, or the filing of such application.

Before the required public hearing, notice shall be give by the Zoning Commission by at least one (1) publication in a newspaper of general circulation within the Township at least fifteen (15) days before the date of said hearing. This notice shall set forth the time and place of the public hearing, the nature of the proposed amendment, and a statement that after the conclusion of such public hearing the matter will be referred to the Board of Township Trustees for further determination.

If the proposed amendment intends to rezone or redistrict ten (10) or less parcels of land, as listed on the tax duplicate, written notice of the hearing shall be mailed by the Zoning Commission, by first class mail, at least twenty (20) days before the date of the public hearing to all owners of property within five hundred (500) feet of, contiguous to, and directly across the street from such area proposed to be rezoned or redistricted to the address of such owners appearing on the County Auditor's current tax list or lists that may be specified by the Board of Township Trustees. The failure to deliver the notice, as provided in this section, shall not invalidate any such amendment. This notice shall set forth the time and place of the public hearing, the nature of the proposed amendment, and a statement that after the conclusion of such public hearing the matter will be referred to the Board of Township Trustees for further determination.

Within thirty (30) days after the required public hearing, the Zoning Commission shall forward with reasons for such recommendation to the Board of Township Trustees that the amendment be granted as requested, or it may recommend a modification of the amendment requested, or it may recommend that the amendment not be granted.

Upon receipt of the recommendation from the Zoning Commission, the Board of Township Trustees shall schedule a public hearing. The date of said hearing shall not be more than thirty (30) days from the receipt of the recommendation from the Zoning Commission.

Notice of the required public hearing shall be give by the Board of Township Trustees by at least one (1) publication in a newspaper of general circulation within the Township. Said notice shall be published at least fifteen (15) days before the date of the required hearing, may be mailed by the Clerk of the Board of Township Trustees by first class mail, at least twenty (20) days before the day of the public hearing to all owners of property within five hundred (500) feet of, contiguous of, and directly across the street from such area proposed to be rezoned or redistricted to the address of such owners appearing on the County auditor's current tax list or lists that may be specified by the Board of Trustees.

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

Such amendment adopted by the Board of Township Trustees shall become effective thirty (30) days after the date of such adoption unless within thirty (30) days after the adoption of the amendment there is presented to the Board of Township Trustees a petition, signed by a number of qualified voters residing in the unincorporated area of the Township or part thereof included in the zoning plan equal to not less than eight percent (8%) of the total vote cast for all candidates for Governor in such area at the last preceding general election at which a Governor was elected, request the Board of Township Trustees to submit the amendment to the electors of such area, for approval or rejection, at the primary or general election.

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

SECTION 1005 VIOLATIONS AND PENALTIES: Violations of the provisions of this Resolution or failure to comply with any of its requirements, including violations of conditions and safeguards established in various sections of this Resolution, including those established by the Board of Zoning Appeals for conditional uses, shall constitute a misdemeanor. Any person who violates this Resolution or fails to comply with any of its requirements shall upon conviction thereof be fined not more than one hundred dollars (\$100) and in addition shall pay all costs and expenses involved in the case. Each day such violation continues after receipt of a violation notice shall be considered a separate offense. The owner or tenant of any building, structure, premises, or part thereof, and any architect, builder, contractor, agent, or other person who commits, participates in, assists in, or maintains such violations may each be found guilty of a separate offense and suffer the penalties herein provided. Nothing herein contained shall prevent the Township from taking such other lawful action as is necessary to prevent or remedy any violation.

Whenever a violation of this Resolution occurs, or is alleged to have occurred, any person may file a written complaint. Such complaint stating full the causes and basis thereof shall be filed with the Zoning Inspector, who shall properly record the complaint, immediately investigate, and take action thereof as provided in this section.

Appendix  
Typical  
Lot Size Diagrams

A-5

Single Family

$\frac{3}{4}$  Acre



E-3

Single Family

5-Acres

E-3

Single Family

4-Acres

E-3

Single Family

3-Acres

E-3

Single Family

2-Acres

E-3

Single Family

1-Acre

E-1

Single Family

1 Acre

RS-2

Single Family

20,000 Sq. Ft.

RS-3

Single Family

15,000 Sq. Ft.



RS-4

Single Family

10,000 Sq. Ft.

RT-4

Single Family

10,000 Sq. Ft.

RT-4

Two Family

16,000 Sq. Ft.

RM-8

Two Family

12,000 Sq. Ft.

RM-8

Multiple Family

5,000 Sq. Ft. Per Unit

15,000 Sq. Ft. Minimum

RM-14

Multiple Family

12,000 Sq. Ft. Minimum

3,000 Sq. Ft. Per Unit

R-MH

Mobile Home

4,000 Sq. Ft.