

ZONING RESOLUTION

**JACKSON TOWNSHIP
SENECA COUNTY, OHIO**

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This printing supersedes all previous printings and copies of Zoning Resolutions

Table of Contents

ARTICLE 1 TITLES, AUTHORIZATION, PURPOSE AND ENACTMENT CLAUSE..6
101.00 Long Title.....6
102.00 Short Title.....6
103.00 Authorization.....6
104.00 Purpose.....6
105.00 Enactment Clause.....6

ARTICLE 2 INTERPRETATION.....7
201.00 Interpretation and Application.....7
202.00 Validity and Severability.....7

ARTICLE 3 GENERAL REGULATIONS.....7
301.00 Purpose.....7
 301.01 Zoning Permit.....7
 301.02 Zoning Fees.....7
302.00 Permitted Uses.....7
 302.01 Residential Structures.....7
 301.02 Building Erection.....7
303.00 Prohibited Uses.....8
 303.01 Inoperable/Abandoned Vehicles, Watercraft, etc.....8
 303.02 Garbage/Refuse Storage/Disposal.....8
 303.03 Storage.....8
 303.04 Mobile Homes.....8
 303.05 Manufactured Homes/Housing.....8
304.00 General Lot Area Regulations.....9
 304.01 Lot Area Exception for Existing Certain Substandard Lots.....9
 304.02 General Lot Area Per Five (5) Acres or More.....9
305.00 General Yard Requirements.....9
 305.01 Yard For Single Building9
 305.02 Yard Measurements.....9
 305.03 Clear View of Intersecting Streets10
 305.04 One Story Garages or Accessory Buildings.....10
 305.05 Sale, Lease, or Use of Required Yard Space.....10
 305.06 Abatement, Control, or Removal of Vegetation, Garbage, Refuse, and other
 Debris.....10
 305.07 Fences, Hedges, Walls, and Plantings.....11
306.00 Height Exceptions.....12
307.00 Building Regulations.....12
 307.01 Principal Building.....12
 307.02 Accessory Building.....12
 307.03 Town House, Multifamily, and Commercial Development.....12
 307.04 Minimum Living Floor Area Per Family.....12
 307.05 Frontage Required For Building12
 307.06 Streets, Driveways, and Thoroughfares.....12
 307.07 Accessory Buildings.....12

	307.08	Projections and Decks.....	13
308.00		Uses Not Specifically Controlled by District Regulations.....	13
	308.01	Official Notices Exempt.....	13
	308.02	Temporary Buildings.....	13
	308.03	Surface of Parking Lots.....	13
	308.04	Storm Water Drainage.....	13
309.00		Annexation.....	13
310.00		Establishment of Districts.....	13
311.00		Zoning Districts Map.....	14
312.00		Interpretation of District Boundaries.....	14
ARTICLE 4 DISTRICT REGULATIONS.....			14
401.00		Rural Residential District.....	14
	401.01	Purpose.....	14
	401.02	Uses.....	14
	401.03	Lot Requirements Per Dwelling Unit.....	14
	401.04	Yard Requirements.....	15
402.00		Suburban Residential District.....	15
	402.01	Purpose.....	15
	402.02	Uses.....	15
	402.03	Lot Requirements.....	15
	402.04	Yard Requirements.....	15
	402.05	Maximum Building Height.....	15
403.00		RM Multifamily Residential District.....	15
	403.01	Purpose.....	15
	403.02	Uses.....	15
	403.03	Lot Requirements For Multi-Family Dwelling.....	16
	403.04	Yard Requirements For Multi-Family Dwellings.....	16
	403.05	Maximum Building Height.....	16
404.00		Highway Commercial District.....	16
	404.01	Purpose.....	16
	404.02	Uses.....	16
	404.03	Lot Requirements.....	17
	404.04	Yard Requirements	17
	404.05	Maximum Building Height.....	17
	404.06	Supplementary Regulations.....	17
405.00		General Commercial District.....	18
	405.01	Purpose.....	18
	405.02	Uses.....	18
	405.03	Lot Requirements.....	19
	405.04	Yard Requirements	19
	405.05	Maximum Building Height.....	19
	405.06	Supplementary Regulations.....	19
406.00		Industrial District.....	19
	406.01	Purpose.....	19
	406.02	Uses.....	19
	406.03	Lot Requirements	20

406.04	Yard Requirements.....	20
406.05	Maximum Building Height.....	20
407.00	Commercial Recreation Areas.....	21
407.01	Purpose.....	21
407.02	Conditionally Permitted Uses.....	21
407.03	Requirements.....	21
ARTICLE 5	PARKING AND LOADING REGULATIONS.....	21
501.00	Off-Street Parking and Loading Regulations.....	21
501.01	Required Space.....	22
502.00	Required Off-Street Loading Space.....	25
ARTICLE 6	SIGN REGULATIONS.....	25
601.00	Purpose.....	25
602.00	Signs on Land Used for Agricultural Purposes or on Lands in a Highway Commercial District or General Commercial District.....	25
603.00	Land in a Residential District not used for Agricultural Purposes.....	26
604.00	Industrial Districts.....	27
605.00	Supplemental Regulations.....	27
ARTICLE 7	CONDITIONAL USE CERTIFICATES.....	27
701.00	Purpose.....	27
702.00	Procedures for Making Application.....	28
702.01	Review by Inspector.....	28
702.02	Hearing.....	28
702.03	Reapplication.....	28
702.04	Issuance and Revocation of Conditional Zoning Certificate.....	28
703.00	Standards and Requirements for Issuance of Conditional Use Certificate.....	29
703.01	General Requirements.....	29
703.02	Specific Requirements/Restrictions.....	29
ARTICLE 8	WIND TURBINES.....	37
801.00	Purpose.....	37
802.00	Permits.....	37
803.00	Height and Acreage.....	37
804.00	Setbacks.....	38
805.00	Decibel Levels.....	38
806.00	Lighting.....	39
807.00	Aesthetics.....	39
808.00	Unauthorized access.....	39
809.00	Shadow Flicker.....	39
810.00	Ice Throw.....	39
ARTICLE 9	NONCONFORMING USES.....	39
901.00	Purpose.....	39
902.00	Regulations.....	39
ARTICLE 10	AMENDMENTS.....	41
1001.00	Procedure for Amendments.....	41

1001.01	.Transmittal to Zoning Commission.....	41
1001.02	Public Hearing by Zoning Commission.....	41
1001.03	Notice of Public Hearing in Newspaper.....	41
1001.04	Notice to Property Owners by Zoning Commission.....	41
1001.05	Submission to County Regional Planning Commission.....	42
1001.06	Recommendation by Zoning Commission.....	42
1001.07	Public Hearing by the Board of Trustees.....	42
1001.08	Notice of Public Hearing in Newspapers.....	42
1001.09	Action by the Board of Township Trustees.....	42
1001.10	Effective Date and Referendum.....	42
1001.11	Altering Text, Rezones, or Redistricts More Than Ten (10) Parcels of Land	43
ARTICLE 11	ENFORCEMENT.....	43
1101.00	Zoning Inspector.....	43
1102.00	Duties of the Zoning Inspector.....	44
1103.00	Zoning Permit.....	44
1104.00	Contents of Application for Zoning Permit.....	44
1105.00	Correction Period.....	45
1106.00	Complaints Regarding Violations.....	45
1107.00	Failure to Obtain.....	45
1108.00	Schedule of Fees.....	45
1109.00	Violations.....	46
1109.01	Inspection and Correction of Violations.....	46
1109.02	Penalties.....	46
1109.03	Injunction, or Other Appropriate Action.....	46
ARTICLE 12	Zoning Commission Board.....	46
1201.00	Authority.....	46
1202.00	Composition, Appointment, and Organization.....	46
1203.00	Quorum.....	47
1204.00	Meetings.....	47
1205.00	Powers and Duties.....	47
ARTICLE 13	BOARD OF ZONING APPEALS.....	47
1301.00	Authority.....	47
1302.00	Composition, Appointment, and Organization.....	47
1303.00	Quorum.....	47
1304.00	Meetings.....	48
1305.00	Powers and Duties.....	48
1306.00	Appeals.....	48
1306.01	Procedure.....	48
1306.02	Notice of Hearings.....	49
1306.03	Fees	49
ARTICLE 14	DEFINITIONS.....	49

ARTICLE 1
TITLES, AUTHORIZATION, PURPOSE AND ENACTMENT CLAUSE

101.00 LONG TITLE

A resolution providing for the zoning of the unincorporated area of Jackson Township, Seneca County, Ohio by regulating the size, location, height, and use of buildings and structures, the area and dimensions of the unincorporated area of the Township into zones or districts of such number, size and shape as are deemed best suited to carry out said purposes and prescribing penalties and proceedings for the administration, and enforcement of this Resolution.

WHEREAS the Board of Trustees of Jackson Township, Seneca County, Ohio (hereinafter "Board") deems it in the interest of the public health, safety, morals, comfort and general welfare of said Township and its residents to establish this general plan of zoning for the unincorporated areas of the Township.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Trustees of Jackson Township, Seneca County, Ohio:

102.00 SHORT TITLE

This Resolution shall be known as the Zoning Resolution of Jackson Township, Seneca County, Ohio (hereinafter "Resolution").

103.00 AUTHORIZATION

This Resolution is authorized by Chapter 519 of the Revised Code of the State of Ohio.

104.00 PURPOSE

The purpose of this Resolution is to promote public health, safety, morals, comfort and general welfare; to conserve and protect property and property values; to secure the most appropriate use of the land, and to facilitate adequate but economical provisions for public improvements. The Board finds it necessary and advisable to regulate the location, height, bulk, number of stories, and size of buildings and other structures, including tents, cabins, trailer coaches and the use of land for trade, industry, residence, recreation or other purposes, and for such purposes have divided the unincorporated area of the Township into districts or zones as shown on the official Zoning Map of Jackson Township, Seneca County, Ohio, a copy of which is attached and incorporated by reference as **Exhibit A**.

105.00 ENACTMENT CLAUSE

This Resolution was enacted on November 8, 1972 and was subsequently modified on a number of occasions. The Resolution and subsequent modifications remain in full force and effect.

**ARTICLE 2
INTERPRETATION**

201.00 INTERPRETATION AND APPLICATION

Interpretation and application of this Resolution shall be held to be the minimum requirements adopted for the promotion of public health, safety, morals, comfort, and general welfare of the Township.

Whenever the requirements of this Resolution conflict with the requirements of any other lawfully adopted rules and regulations, including but not limited to those set forth in the Ohio Revised Code, Ohio Administrative Code and all applicable Federal and local rules, regulations, ordinances, or resolutions, the most restrictive, or that imposing the higher standard shall govern.

202.00 VALIDITY AND SEVERABILITY

It is hereby declared to be the legislative intent, that if any provision of this Resolution or the application thereof to any zoning lot, building, or other structure, or tract of land is declared by a court of competent jurisdiction to be invalid or ineffective, in whole or in part, or to be inapplicable to any person or situation, the effect of such legal decision shall be limited to the provision or provisions which are expressly addressed in the decision. All other provisions of this Resolution shall continue to be of full force and effect, and the application thereof to any other persons or situations shall not be affected.

**ARTICLE 3
GENERAL REGULATIONS**

301.00 PURPOSE

General Regulations shall apply to all districts. Where the requirements of a General Regulation and a district regulation differ, the more restrictive requirements shall prevail.

301.01 A Zoning Permit must be obtained before excavation of a foundation or basement, erection of any structure requiring space on the ground, or change of use of land or space as stated in any zoning district; except as provided in Section 302.

301.02 All zoning related fees shall be posted at the Jackson Township Meeting House, 10014 County Road 28, Jackson Township, Seneca County, Ohio.

302.00 PERMITTED USES

Land in any district may be used for agricultural purposes. No zoning certificate shall be required for the construction of buildings incident to the use for agricultural purposes.

302.01 Residential structures shall not be classified as “agricultural” in the enforcement of this Resolution. Any attachments or additions to a residential structure shall require Zoning Permits.

302.02 No building shall be erected, converted, enlarged, reconstructed or structurally altered, nor shall any building or land be used, designed, or arranged, for any purpose other

than that specifically permitted in the district in which the building or land is located. The Board of Zoning Appeals may issue a Conditional Zoning Certificate for any of the conditionally permitted uses listed for each respective district.

303.00 PROHIBITED USES

303.01 Inoperable/Abandoned Vehicles, Watercraft, etc. No inoperable or abandoned automobile, watercraft, boat, trailer, camper, 4-wheeler, 3-wheeler, snowmobile, motorcycle, recreational vehicle, etc. with or without parts removed, will be permitted on any premises, in any district except as provided in the Industrial District. An inoperable or abandoned vehicle, watercraft, boat, camper recreational vehicle, etc (collectively “Vehicle”) is any one of the following that occurs for a period of two weeks prior to receiving notice to remove the Vehicle:

- 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 holding the Vehicle upright;
- D. The Vehicle is not properly titled, licensed or able to be operated in a lawful manner on land, a public thoroughfare, or waterway;
- E. The Vehicle is considered refuse or debris in accordance with RC 505.87 at the sole discretion of the Zoning Inspector;
- F. The Vehicle has a missing or shattered window or windshield; or
- G. The Vehicle has an extensively damaged or missing door, motor, transmission or other similar major component.

Nothing herein shall prevent the parking or storing of a vehicle in a garage or similar permanent structure that is entirely enclosed including 4 walls and a roof.

303.02 Garbage/Refuse Storage/Disposal. Except for normal accumulation in context with the use of premises, dumping, storing, burying, reducing, disposing of, or burning garbage, refuse, scrap metal, rubbish, offal, entrails, or dead animals is prohibited, unless done in accordance with this Resolution or other applicable law.

303.03 Storage. Nobody shall use an automotive vehicle, boat, camper, recreational vehicle, coach, bus body, van, truck body, truck cab, or trailer for storage of any kind.

303.04 Mobile Homes. Any Mobile Home shall be subject to all regulations herein. A fee will be rendered at the time a Mobile Home is moved into the Township. Any Mobile Home shall have water and sewer service prior to being occupied, and shall be continuously occupied within thirty days (30) thereof. The Mobile Home shall be continuously occupied and may not be used as storage or be stored on said property unless it is occupied. A Mobile Home may not be more than 10 years old from the date of applying for a zoning permit nor less than 800 square feet. Whether the Mobile Home has wheels connected to the frame or not, it shall be subject to all zoning laws and regulations.

303.05 Manufactured Homes/Housing. Any Manufactured Home shall be continuously occupied and have water and sewer service within thirty (30) days of its placement