

Chapter 300: Permitted Uses

310 Primary Uses

Primary uses are authorized in the Districts established by Section 210, as shown by an “x” in the following table. Where the use is indicated by a “0,” the use is permitted as a Special Use only as provided in these regulations.

<u>USE</u>	<u>A</u>	<u>R-1</u>	<u>R-2</u>	<u>R-3</u>	<u>C</u>	<u>I</u>
1. Natural Resource Development	o					x
2. agriculture, farming, etc.						
3. ponds	x	o	o	o	o	o
4. nurseries and greenhouses	x	o	o	o	x	
5. single family dwellings	x	x	x	x	x	
6. condominium			x	x		
7. two-family dwellings			x	x	x	
8. three-family dwellings			x	x	x	
9. multiple family dwellings				x	o	
10. mobile home parks				x	o	
11. business, utility, travel, Mailing services, private schools and the like	o				x	o
12. home occupations	x	x				
13. retail stores, personal services, grocery, auto sales and service, drive-ins, retail, commercial and the like					x	x
14. wholesale/warehousing					o	x
15. manufacturing in accordance with Section 320	o				o	x
16. public parks/playgrounds, athletic fields, and other outdoor recreation	x	x	x	x	x	x
17. YMCA/YWCA and similar recreation facilities		o	o	o	x	x
18. schools, educational institutions, churches, cemeteries	x	x	x	x	x	x
19. hospitals, sanitariums, orphanages, nursing homes, etc.		o	o	o	x	
20. public utility use of all kinds	x	x	x	x	x	x
21. planned unit developments		o	o	o	o	o
22. kennels		o	o	o	x	x
23. Burials will not be permitted on Private property						
24. Adult Entertainment Establishments						o
<u>USE</u>	<u>A</u>	<u>R-1</u>	<u>R-2</u>	<u>R-3</u>	<u>C</u>	<u>I</u>
25. Small Wind Energy	x					

320 Commercial and Industrial Uses

Commercial and Industrial Uses with minimum nuisance standards such as the following shall be permitted in the “C” and “I” Districts: dairies, bakers, machine shops, printing shops, sheet metal shops, auto repair, nurseries, greenhouses, contractor’s establishments and equipment storage (provided not stored in required yards), carting, express or hauling establishments, bottling works, radio or television towers, research laboratories, manufacturing, lumber yards, assembly of plastic products into finished products, assembly of products from previously manufactured glass, and similar types of uses of a low-nuisance level.

325 Prohibited Uses

The following uses are prohibited in the Township: manufacture of explosives, fireworks, gunpowder, and ammunition, storage or disposal of slaughterhouse refuse, rancid fats, and/or garbage except in licensed slaughterhouse or meat packing establishments, dumps, chemical waste disposal, petroleum waste disposal — lagoons, pits, barrels, recycling business, — hazard waste disposal, incineration or storage, junkyards or salvage operations that utilize incineration, concentrated animal feeding operations (CAFO’s) as defined by E.P.A., O.D.A. Also prohibited in the Township is the location of medical marijuana cultivators, processors, sale or retail dispensaries per ORC 519.21

Approved oil burners and storage of oil will be allowed according to state regulations.

330 Accessory Uses

Accessory uses such as the following are permitted in districts: bird baths, bird houses, building, curbs, driveways, fences, hedges, lamp posts, satellite dishes, mailboxes, name plates, parking spaces, public utility installations, retaining walls, trees, shrubs, plants, flowers, other landscaping, walks and the like. All accessory buildings and structures meet the following requirements:

331 Accessory buildings shall be located in the rear or side yard and shall be no closer than ten feet from the principle building when separated from the principle building.

332 Accessory buildings in all districts shall be no closer than ten feet from any alley or street, no less than ten feet from a rear lot line, or ten feet from a side lot line; and shall not project into the minimum rear yard or a double frontage lot.

333 On lots where the rear yard abuts a side yard of a corner lot, the accessory buildings may not project beyond the front yard of said corner lot.

334 In residential districts, accessory buildings shall not occupy more than 20 percent of the rear yard, but not to exceed 720 square feet, nor shall they exceed 18 feet in height.

336 The following are not permitted for use as an accessory building or storage: manufactured homes designed originally for transference on public highways with their own chassis and wheels; tractor trailers.

340 Special Uses: General Requirements

The Board of Zoning Appeals may grant special use permits where Section 310 indicates a special use is permitted. Such permission may be granted after the requirements of this Resolution are met as specified in Section 633.

341 General Requirements. A special use may be granted only after it has been determined to be essential or desirable to the public convenience and welfare, in harmony with existing recommendations and objectives of a Comprehensive Plan, and in conformance with setback, yard, off-street parking, density and other requirements of the district in which it is located.

350 Special Uses: Requirements for Specific Uses

In addition to the requirements for all special uses, the following requirements shall be met for the following special uses.

351 Ponds or lakes shall be permitted in residential districts only after they have been shown to be a part of the overall design of a residential subdivision and the Board of Trustees is satisfied that serious safety, health, and other hazards will be eliminated. Ponds shall not encroach upon any required yard.

352 Manufactured Home Parks shall be permitted only after the following requirements are met:

- a. A plot plan prepared by and bearing the seal of a Registered Engineer in the State of Ohio shall be presented with the request showing the location and character of all facilities, utilities, lots, walks, streets, recreation areas, service buildings, and a typical lot plan.
- b. Minimum size of a Manufactured Home Park shall be ten acres and the density of manufactured homes shall not exceed five Manufactured Home Lots per gross acre, nor shall the density of Manufactured Home Lots exceed that permitted of other housing in the district.
- c. All Manufactured Home Lots shall abut interior streets of the park and all manufactured homes shall be set back 15 feet from any property line and 50 feet from any street.
- d. All Manufactured Homes shall at least be 400 square feet in floor area, and shall be placed on concrete pads, skirted and connected to utilities.

353 Planned Unit Developments may be permitted in any district when the following requirements are met;

- a. The site is at least 10 acres in size and plans are in conformity with a Comprehensive plan.
- b. Mixed patterns of uses must be compatible with one another and with the surrounding area. Overall density shall not exceed the maximum permitted in the district, and density in any part of the unit development plan shall not exceed ten housing units per gross acre.
- c. Plans shall be prepared by a Registered Engineer and shall show all streets, proposed public utilities, open spaces, proposed building sites, off-street parking, surface drainage and other facilities which are proposed to become part of the development.

354 Travel Trailer Parks and Overnight Camps may be permitted in “C” Districts provided that the following requirements are met:

- a. The use is not closer than 100 feet from the nearest residential district boundary, and the owner has control of one hundred feet of land surrounding the use, excluding owner’s residence.
- b. No more than 20 camp sites per gross acre shall be permitted.

- c. When located in the “C” District, assurance may be given that no facilities construction will require grading, filling or other movement of earth and materials which would impede the flow of the stream during flood periods.

355 Riding Stables shall be permitted in the Agricultural, Conservation or Recreation Business Districts only after the following conditions are met:

- a. Stables and riding area are not closer than 250 feet away to any home existing at the time (except the owner’s) and riding and stable area is not closer than 75 feet to a property line and 60 feet from the street. No stable is located in an area which floods from stream overflow.