



Zoning & Subdivision Committee
Thursday, January 9, 2014 12:45 pm

Start Time: _____

- Minutes from last meeting of December 12, 2013
1st: _____ 2nd: _____
 1. Zoning & Subdivision Committee Appointments for 2014
 2. Review of Jerome Township (Union County) Zoning Amendment - Staff Report
by Wes Dodds
- Adjourn End Time: _____
1st: _____ 2nd: _____

Members:

Scott Coleman – Logan County Engineer
Greg DeLong – Marysville Planning
Charles Hall – Union County Commissioner
Jeff Stauch – Union County Engineer
Paul Hammersmith – Dublin Engineer
Steve McCall – Champaign County Engineer
Brad Bodenmiller – Urbana Zoning
Robert A. Yoder – North Lewisburg Administrator
Joel Kranenburg- Village of Russells Point
Jenny Snapp – LUC
Wes Dodds – LUC
Heather Martin – LUC

Guests:



Logan-Union-Champaign regional planning commission

Staff Report – Jerome Township Zoning Text Amendment - Zoning Re-Write

Applicant:	Jerome Township Zoning Commission 9777 Industrial Parkway Plain City, Ohio 43064
Request:	Request to review zoning text which is a complete rewriting of the Jerome Township Zoning Resolution.

Staff Analysis:	<ul style="list-style-type: none">Jerome Township has been working on a complete re-write of their Zoning Resolution for the last couple of years. It is our understanding that the Union County Prosecutor's Office has reviewed the proposed Zoning Resolution. Staff believes that no further action be taken until the Zoning Commission takes into consideration the Prosecutor's review. In addition, the Prosecutor's Office review would be supportive for LUC in completing its analysis.
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Staff Recommendations:	Staff recommends denial of the proposed zoning text amendment to the Jerome Township Zoning Resolution. The Jerome Township Zoning Commission should consider the Union County Prosecutor's Office review of the zoning re-write prior to taking the zoning amendments through the zoning amendment process as outlined in ORC 519.12. In addition, LUC requests a copy of the Prosecutor's Office review upon its availability.
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Z&S Committee Recommendations:	
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Logan-Union-Champaign regional planning commission

Director: Jenny R. Snapp

Zoning Text Amendment Checklist

Date: 11/26/2013 Township: JEROME

Amendment Title: JEROME TWP ZONING RESOLUTION

Notice: Incomplete Amendment requests **will not** be processed by our office. LUC Regional Planning Commission will return them to the requestor, stating the reason the amendment was not accepted.

Each Zoning Text Amendment change must be received in our office along with a cover letter, explaining the proposed zoning text change (s). All items listed below must be received **no later than 10 days** before the next scheduled LUC Regional Planning Commission Executive Board Meeting (second Thursday of every month). It is recommended that a person who is able to provide further information on the amendment attend the Zoning and Subdivision Committee meeting to answer any additional questions that may arise.

Required Item:	Completed by Requestor:	Received by LUC:
Cover Letter & Checklist	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Date of Request (stated in cover letter)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> 11/26/2013
Description of Zoning Text Amendment Change (s)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> 11/27/2013
Date of Public Hearing (stated in cover letter)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> Jan 27, 2014
Township Point of Contact and contact information for zoning amendment (stated in cover letter)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Attachment of Zoning Text Amendment with changes highlighted or bolded	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Copy of current zoning regulation, or section to be modified for comparison	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Non-LUC Member Fee, If applicable	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> N/A member

Additionally, after final adoption regarding this zoning text amendment, please provide LUC with a letter stating the results of the Trustees vote, along with a copy of the adopted language.

Please see reverse side for a timeline of the Township Zoning Amendment Process, per ORC 519.12

J.R. Snapp complete application

Revision: Initial, 8/2009

Jerome Township Zoning Commission

DEBRA BOLLINGER
CLERK

9777 INDUSTRIAL PARKWAY
PLAIN CITY, OHIO 43064

OFFICE: (614) 873-4480 x102
FAX: (614) 873-8664

November 26, 2013

Jenny R. Snapp, Director
L.U.C. Regional Planning Commission
Box 219
East Liberty, Ohio 43319

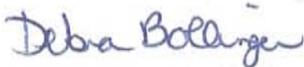
Dear Jenny:

This letter is to inform you that the Jerome Township Zoning Commission has scheduled a public hearing to be held on January 27, 2014 at 7:00 p.m. for the purpose of hearing testimony and making a recommendation regarding Amendments to the Jerome Township Zoning Resolution.

The Zoning Commission would like your comments regarding these changes before the public hearing date.

If you need further information, please feel free to contact me.

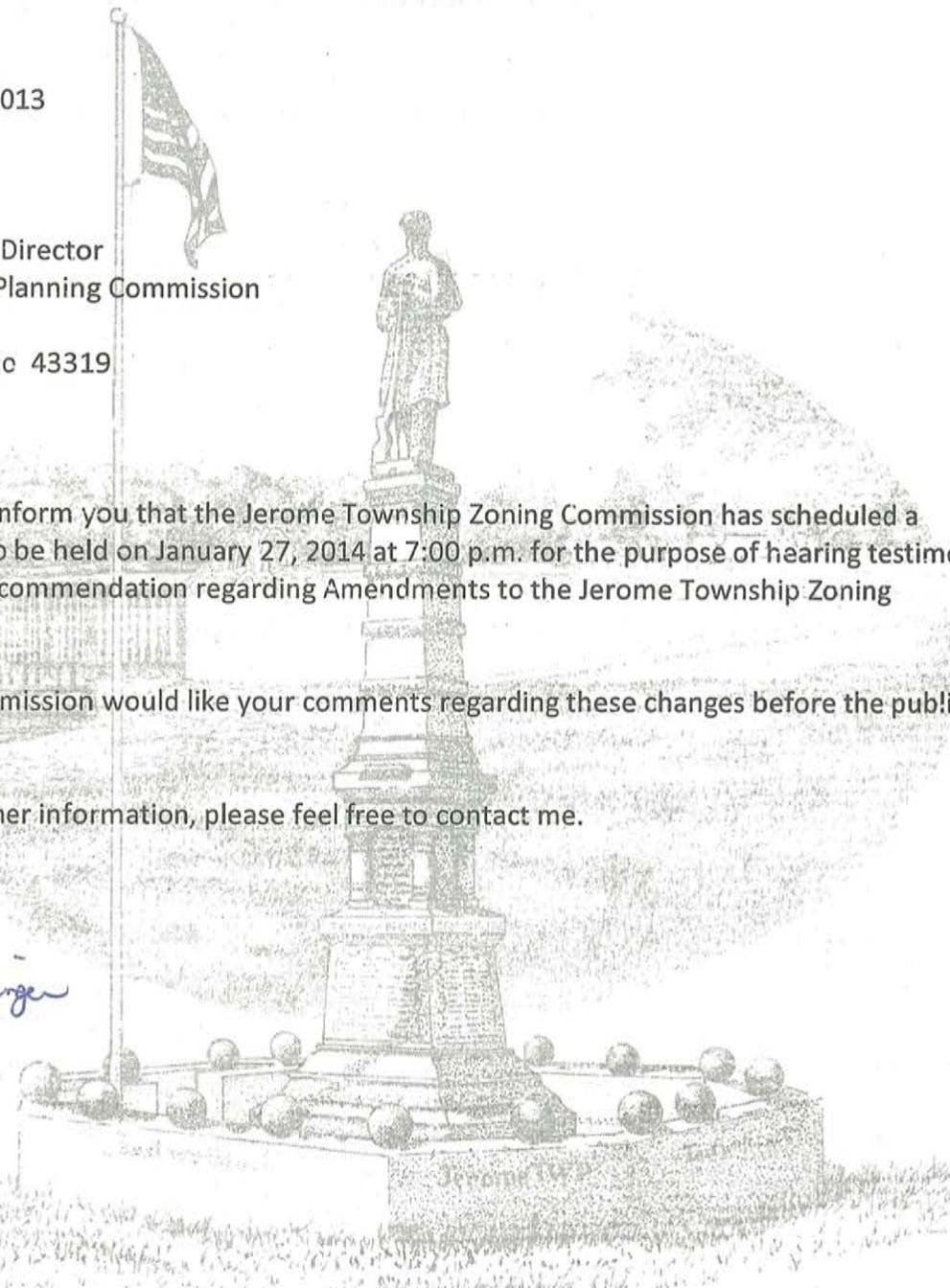
Sincerely yours,



Debra Bollinger

Debra Bollinger
Zoning Clerk

Enclosure



The monument features a central statue of a woman standing on a tall, tiered pedestal. To the left of the pedestal is a flagpole with an American flag. The entire structure is surrounded by a low wall with decorative spheres. The base of the monument is inscribed with the name 'Jerome'.

Jerome Township — Founded 1821

Delete all references to "certificate of zoning compliance" throughout.

Delete all references to "findings" throughout.

Add fire station as permitted use in all districts.

JEROME TOWNSHIP UNION COUNTY, OHIO



ZONING RESOLUTION



Chapter 1 Interpretation and Enactment

Section 100 Title and Resolution
Section 105 Effective Date
Section 110 Repeal of Prior Resolutions
Section 115 Conformance
Section 120 Relationship to Existing Regulations
Section 125 Relationship to the Comprehensive Plan

Section 130 Declaration of Minimum Requirements
Section 135 Use of Images, Diagrams and Notes
Section 140 Severability

Chapter 2 Administration and Enforcement

Section 200 Zoning Inspector
Section 205 Zoning Commission
Section 210 Board of Zoning Appeals
Section 215 Duties of Zoning Inspector, Board of Zoning Appeals, Governing Body, and Courts on Matters of Appeal

Section 220 Zoning Certificate Required
Section 225 Certificate of Zoning Compliance
Section 230 Zoning Amendments
Section 235 Non-Conforming Uses
Section 240 Conditional Uses
Section 245 Variances
Section 250 Fees
Section 255 Violations of this Resolution
Section 260 Penalties

Chapter 3 Definitions

Section 300 Definitions

Chapter 4 Standard Zoning Districts

Section 400 Adoption of the Zoning District Regulations
Section 405 Application
Section 410 Zoning Districts Established
Section 415 Official Zoning Map
Section 420 Agricultural District (AG)
Section 425 Rural Residential District (RU)
Section 430 Low Density Residential District (LDR)
Section 435 Medium Density Residential District (MDR)

Section 440 Office / Research / Medical District (ORM)

Section 445 Commerce District (COM)
Section 450 Neighborhood Center District (NC)
Section 455 Local Retail District (LR)
Section 460 Regional Retail District (RR)
Section 465 Mixed Use District (MU)
Section 470 Special Recreation District (SRE)

Chapter 5 Special Zoning Districts

Section 500 Planned Development District (PD)
Section 505 Open Space District (OS)

Chapter 6 General Development Standards

Section 600 General Development Standards
Section 605 Off Street Parking and Loading
Section 610 Landscaping Screening and Buffering
Section 615 Free Standing Walls, Fences and Hedges

Section 620 Signs and Advertising
Section 625 Temporary Uses, Events and Sales
Section 630 Exterior Lighting Standards
Section 635 Home Occupations
Section 640 Accessory Uses and Structures
Section 645 Ponds
Section 650 Telecommunications Towers
Section 655 Adult Entertainment

Chapter 7 Appendices

Section 705 Appendix 1-Buffer Diagrams

100 Title and Resolution

100.01 Title

This resolution shall be known and may be cited and referred to as the "Zoning Resolution of Jerome Township, Union County Ohio" hereinafter referred to as the "Resolution".

100.02 Resolution

A Resolution of Jerome Township, Union County Ohio, is hereby adopted in accordance with a comprehensive plan and the provisions of chapter 519 of the Ohio revised code in order to promote and protect the public health, safety, convenience, comfort, prosperity and general welfare by:

1. Dividing the unincorporated portion of the township into zones and districts and regulating and restricting therein the location, construction, reconstruction, alteration and use of structures and land.
2. Promoting orderly development of the residential, business, industrial, recreational and public areas
3. Limiting congestion in the public right-of-ways
4. Providing the compatibility of different land uses and the most appropriate use of land
5. Establishing appropriate landscaping and architectural standards
6. Protecting and enhancing the character of the existing agricultural, residential, business, industrial areas and the unique natural resources of the township.

Therefore be it hereby resolved by the board of trustees of Jerome Township, Union County, State of Ohio.

105 Effective Date

~~This Resolution has been officially adopted by the Jerome Township Trustees on date in accordance with the Ohio Revised Code, Section 519 and will become effective on date.~~

110 Repeal of Prior Resolutions

The Adoption of this Resolution will repeal all prior zoning Resolutions. All resolutions or parts of resolutions in conflict with this Resolution, or inconsistent with the provisions of this Resolution are hereby repealed to the extent necessary to give this Resolution full force and effect. This resolution shall become effective from and after the date of its approval and adoption, as provided by law.

simplify this language.



remove

update this with language from Dan

Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 105.

115 Conformance

No building, structure, or use of land shall hereafter be used, occupied, erected, constructed, re-constructed, moved, or structurally altered except in strict conformance with all the use and development regulations established by this Resolution for the district in which the structure or land is located.

Update this section based on recent changes to ORC 519.01 / 519.21

115.01 Agricultural Uses

Except as otherwise provided in division (B) of section 519.21 of the Ohio Revised Code and as noted below, sections 519.02 to 519.25 of the Revised Code confer no power on any township zoning commission, board of township trustees, or board of zoning appeals to prohibit the use of any land for agricultural purposes or the construction or use of buildings or structures incident to the use for agricultural purposes of the land on which such buildings or structures are located, including buildings or structures that are used primarily for vinting and selling wine and that are located on land any part of which is used for viticulture, and no zoning certificate shall be required for any such use, building or structure except as follows:

1. In any platted subdivision approved under section 711.05, 711.09, or 711.10 of the Revised Code, or in any area consisting of fifteen or more lots approved under section 711.131 of the Revised Code that are contiguous to one another, or some of which are contiguous to one another and adjacent to one side of a dedicated public road, and the balance of which are contiguous to one another and adjacent to the opposite side of the same dedicated public road, agriculture shall be regulated as follows:
 - a) For purposes of this Resolution, no agricultural use shall be permitted on any lot of land less than 1 acre or less.
 - b) Buildings or structures incidental to the use of land for agricultural purposes on lots greater than one acre but not greater than five acres shall be regulated by setback building lines, height, and size.
 - c) Dairying and animal and poultry husbandry on lots greater than one acre but not greater than five acres when at least thirty-five per cent of the lots in the subdivision are developed with at least one building, structure, or improvement that is subject to real property taxation or that is subject to the tax on manufactured and mobile homes under section 4503.06 of the Revised Code. After thirty-five per cent of the lots are so developed, dairying and animal and poultry husbandry shall be considered nonconforming use of land and buildings or structures pursuant to section 519.19 of the Revised Code.

Conformance notes:

Prior to the development of any land within the township or construction of any buildings, or change of any use of buildings or land, the owner or entity should first:

1. Verify with the Township Zoning Inspector that the intended land use and/or development are permissible within the current zoning classification of the property.
2. If a change of zoning is required the owner should review the current township comprehensive plan to verify if the intended land use fits the desired pattern of land use and the goals of the township.
3. File an application for a change in zoning if necessary for the intended use of the property. See section ~~xxx~~.
4. File an application for a Zoning Certificate if necessary for the intended use of the property. See section ~~xxx~~.
5. Upon completion of any development of land, construction of any buildings or structures, or change of land use file an application for a Certificate of Zoning Compliance. See section ~~xxx~~.

Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section ~~xxx~~.

115.02 Buildings and Structures

No building or other structure shall hereafter be erected or altered:

1. To exceed the height or bulk,
2. To accommodate or house a greater number of families,
3. To occupy a greater percentage of lot area, and
4. To have narrower or smaller rear yards, front yards, side yards, or other open spaces than herein required; or in any other manner contrary to the provisions of this resolution.

115.03 Yards and Lots

No yard or lot existing at the time of passage of this resolution shall be reduced in dimension or area below the minimum requirements set forth herein. Yards or lots created after the effective date of this resolution shall meet at least the minimum requirements established by this resolution.

120 Relationship to Existing Regulations

This Resolution shall not be interpreted as interfering with, repealing, or annulling any resolutions, county subdivision regulations, engineering or building standards, or permits adopted or issued except where such resolutions, county subdivision regulations, engineering or building standards, or permits are in conflict with this Resolution or amendments hereto. Where this Resolution or amendments hereto impose greater restrictions or higher requirements than are imposed or required by other resolutions, county subdivision regulations, engineering or building standards the provisions for this Resolution or amendments hereto shall prevail. However, where such resolutions, county subdivision regulations, engineering or building standards, impose greater restrictions or higher requirements than this Resolution or amendments hereto, they shall prevail.

125 Relationship to the Comprehensive Plan

The comprehensive plan for Jerome Township, as adopted by the township establishes the goals, objectives and strategies that serve as a basis for this resolution. All regulations, resolutions or amendments adopted pursuant to this Resolution shall be consistent with the Jerome Township Comprehensive Plan as adopted and revised or updated. In the cases of inconsistency with other regulations or amendments the requirements of the Zoning Resolution shall prevail.

Note: Jerome Township is responsible for administering and enforcing the standards and requirements of this Zoning Resolution and it is the responsibility of the land owner, developer, or builder of land or structures to insure compliance with the requirements of this Resolution. It is also the sole responsibility of the land owner, developer, or builder of land or structures within the Township to insure that any existing or proposed land use, building, or development meets all applicable platting, subdivision, construction, building and engineering standards required by agencies other than Jerome Township. Examples include but are not limited to:

- Health Department requirements
- Union County Engineering Standards
- County Platting and Subdivision standards
- County building permits

Remove to eliminate potential arguments between zoning code and comprehensive plan.

Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 102.01

130 Declaration of Minimum Requirements

Subject to limitations specified under applicable law the regulations set forth by this zoning Resolution shall be interpreted to be minimum regulations and shall be applicable to all buildings, structures and use of land for any private individual or entity, political subdivision, or other entity within the unincorporated area of Jerome Township.

135 Use of Images, Diagrams and Notes:

The use of images, diagrams and notes within the shaded areas of this Resolution are provided only for the purpose of explaining, illustrating and clarifying the requirements and standards of the adopted text of this Resolution. All images, diagrams and notes within this highlighted area shall be considered as separate from the adopted text of this Resolution. In the event of a conflict between the adopted text of this Resolution and the reader's interpretation of the images, diagrams and notes within the highlighted area the adopted text of this Resolution shall govern.

140 Severability

Should any chapter, section, sub-section, or provision of this resolution be declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the resolution as a whole, or any part thereof other than the chapter, section, sub-section, or provision so declared to be unconstitutional or invalid.

Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 100.

200 Zoning Inspector

A Zoning Inspector designated by the Board of Township Trustees shall administer and enforce this Resolution. He/She may be provided with the assistance of such other persons as the Board of Township Trustees may direct. The Zoning Inspector shall administer and enforce this code as an officer of the Zoning Commission and Board of Trustees and shall be entitled to all rights, privileges and immunities afforded such officer under applicable law.

replace with "resolution and shall perform other duties as are specified by the board of trustees or this resolution."

add "Administer, interpret, and

200.01 Duties of the Zoning Inspector

For the purposes of this Resolution the Zoning Inspector shall have the following duties:

1. Enforce this Zoning Resolution and take all necessary steps to remedy conditions found in violation by ordering, in writing, the discontinuance of illegal uses of land, buildings, or structures; removal of illegal buildings or structures or of illegal additions, alterations, or structural changes; discontinuance of any illegal work being done; or take any other action authorized by this Resolution to ensure compliance with or to prevent violation of its provisions;
2. Collect fees as designated by the Board of Township Trustees for zoning certificates and applications for zoning appeals, zoning changes, variances and conditional uses
3. Review and evaluate all applications for zoning certificates, zoning change, zoning appeals, variances, and conditional uses as necessary to make specific recommendations for approval or denial of same to the Zoning Commission, Board of Zoning Appeals, and Board of Township Trustees.
4. Issue zoning certificates when the provisions of the Zoning Resolution have been met, or refuse to issue the same in the event of non-compliance
5. Issue certificates of Zoning Compliance
6. Keep records as necessary to support the functions of the Office of Zoning Inspector
7. Inspect any building or lands for compliance with these regulations or to document violations as they may exist
8. Advise the Zoning Commission and Board of Zoning Appeals on all matters pertaining to the enforcement of and amendments to the Zoning Resolution

amendment

reports

eliminate certificates of zoning compliance

Board of Trustees

Look at ORC 519.04

205 Zoning Commission

There is hereby established, in accordance with the Ohio Revised Code Chapter 519, a Township Zoning Commission consisting of 5 members appointed by the Township Board of Trustees. Members shall be appointed for a period of x years and terms shall be so arranged that the term of one member shall expire each year. Each member shall be a resident of the unincorporated area of Jerome Township. Members



shall serve until his successor is appointed and qualified. The Board of Township Trustees may appoint up to two alternate members to the Zoning Commission for terms to be determined by the Board of Township Trustees. An alternate member shall take the place of an absent regular member according to procedures prescribed by a Resolution of the Board of Township Trustees. An alternate member shall meet the same appointment criteria as a regular member and shall serve until a successor is appointed and qualified. Members of the Commission shall be subject to removal as specified in Chapter 519 of the Ohio Revised Code. In the event a vacancy occurs on the Commission, such vacancy shall be filled by appointment of the Board of Township Trustees and shall be for the unexpired term.

Look at ORC 519.04

205.01 Proceedings of the Township Zoning Commission

The Zoning Commission shall organize annually and elect a chairman, other officers, and a secretary as necessary. Meetings of the Zoning Commission shall be at the call of the Chairman and all meetings of the Commission shall be open to the public. For the purpose of taking action the concurring vote of 3 members of the Commission shall be required. The Commission shall keep records of its determinations or other official actions, all of which shall be filed in the office of the Township Trustees and shall be a public record.

205.02 Powers and Duties of the Commission

For the purposes of this Resolution the Zoning Commission shall have the powers and duties set forth as follows:

1. To submit a plan, including both text and maps, representing the recommendations of the Zoning Commission in implementing the power, purpose, and provisions of the zoning powers conferred by the state upon townships.
2. To evaluate and make appropriate recommendations to the Township Trustees regarding proposed changes and modifications to the Zoning Resolution and or Official Zoning Map, after conducting necessary hearings.
3. To employ or contract with such planning consultants as the Zoning Commission deems necessary, within the limit of monies appropriated by the Board of Trustees for such purposes.
4. To work with the Zoning Inspector toward the administration and enforcement of the Zoning Resolution.
5. To accomplish such other action(s) as are required by this Resolution.

amendments

add "or applicable law."

210 Board of Zoning Appeals

A Board of Zoning Appeals is hereby established, in accordance with Chapter 519 of the Ohio Revised Code, consisting of five residents appointed by the Board of Township Trustees. Members shall be appointed each for a term of five years, except that the initial appointments shall be one each for one, two, three, four and five year

Use same language as 205

Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 103

terms. Each member shall be a resident of the unincorporated area of Jerome Township. Members of the Board of Zoning Appeals may be removed from office as provided in section 519 of the Ohio Revised Code. Vacancies shall be filled by Resolution of the Board of Township Trustees for the unexpired term of the member affected.

210.01 Proceedings of the Board of Zoning Appeals

The Board shall organize annually and elect a chairman, other officers, and a secretary as necessary. The Board of Zoning Appeals shall adopt rules necessary to the conduct of its affairs and 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 the 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 each 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.

Remove

insert

210.02 Powers and Duties of the Board

The Board of Zoning Appeals shall have the powers and duties set forth as follows:

1. **Administrative Review** - The Board of Zoning Appeals shall hear and decide appeals where it is alleged there is error in any order, requirement, decision, or determination made by the Zoning Inspector in the enforcement of this Resolution.
2. **Conditional Uses** - The Board of Zoning Appeals shall hear and decide only such conditional uses as the Board of Zoning Appeals is specifically authorized to pass on by the terms of this Resolution as defined in section ~~xxx~~.
3. **Variances** - The Board of Zoning Appeals shall hear and decide on applications for variances to this Resolution as defined in section ~~xxx~~.

Remove

210.03 Hearings and Appeals

Appeals to the Board concerning interpretation ~~or~~ administration of this Resolution may be initiated by any person aggrieved or by any officer ~~or bureau of the governing body~~ of the Township affected by any decision of the Zoning Inspector in accordance with the following:

1. **Initiation** - Such appeals shall be initiated 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 thereof. The Zoning Inspector shall forthwith transmit to the Board of Zoning Appeals all papers constituting the record of the action or decision being appealed.

Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 111

2. Notice - The Board of Zoning Appeals shall fix a reasonable time for the hearing of appeal, give at least ten (10) days notice to the parties in interest, and give notice of the public hearing by advertisement, in one or more newspapers of general circulation in the county, at least ten (10) days before the date of such hearing. At the hearing, any party may appear in person or by agent or attorney.
3. Stay of Proceedings - An appeal stays all further proceedings from the action appealed, unless the Zoning Inspector from whom the appeal is taken certifies to the Board of Zoning Appeals that, by reason of facts stated in the certificate, 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 of record on application, on notice to the Zoning Inspector from whom the appeal is taken and on due cause shown.
4. Board has powers of Zoning Inspector on Appeals - In exercising the powers in Section 100, inclusive, the Board of Zoning Appeals may, so long as such action is in conformity with the terms of this Resolution, reverse or affirm, wholly or partly, or may 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 powers 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 or to effect any variation in the application of this Resolution.

Define better

Remove

215 Duties of Zoning Inspector, Board of Zoning Appeals, Governing Body, and Courts on Matters of Appeal

It is the intent of this Resolution that all questions of interpretation and enforcement shall be first presented to the Zoning Inspector. Such questions shall be presented to the Board of Zoning Appeals only on appeal from the decision of the Zoning Inspector, and recourse from the decisions of the Board of Zoning Appeals shall be to the courts as provided by law. It is further the intent of this Resolution that the duties of the Board of Township Trustees in connection with this Resolution shall not include hearing and deciding questions of interpretation and enforcement that may arise. The procedure for deciding such questions shall be as stated in this section and this Resolution. Under this Resolution the Board of Township Trustees shall have only the duties of considering and adopting or rejecting proposed amendments or the repeal of this Resolution, or Official

established by applicable law, including, but not without limitation,

Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 100

Zoning Map, as provided by law, approving planned unit development projects and of establishing a schedule of fees and charges as stated in Section ~~XXX~~ of this Resolution.

220 Zoning Certificate Required

Within the boundaries of Jerome Township no person shall locate, erect, construct, reconstruct, enlarge, or structurally alter any building, structure, or sign or change the use of land or buildings as defined herein, without first obtaining a zoning certificate from the township Zoning Inspector. No such zoning certificate shall be issued for the proposed building, structure, or land use unless the proposed building, structure or land use fully complies with the articles of this Resolution.

220.01 Application

Application for a Zoning Certificate shall be made to the Office of Zoning Inspector as follows:

1. The application forms shall be available from the Office of Zoning Inspector and shall be completed and returned with all supporting documentation as required in the application form and as necessary to demonstrate compliance with this Resolution.
2. Each application for a Zoning Certificate shall fully describe the intended land use.
3. When new buildings or structures are to be erected or when existing buildings are to be enlarged or relocated the application shall be accompanied by a plan of the proposed structure together with a plat layout showing:
 - a) The size and dimensions of the lot on which the proposed use or structure is to occur and all applicable front, side and rear yard setbacks required by this Resolution.
 - b) The location of all structures and additions, both existing and proposed, with reference to all roads, property lines and required setbacks.
 - c) Compliance with all applicable development standards for the district in which it resides including, but not limited to, landscaping and screening, parking, signage, and fencing.
4. In every case where the lot is not served and is not proposed to be served with public water and sanitary sewer services the application shall be accompanied by a Certificate of Approval by the Union County Health Department for the proposed method of water supply and/or disposal of sanitary wastes.
5. The Application form shall be accompanied by all supporting information as required and all plans shall be prepared by a Professional Surveyor, Engineer, Architect or Landscape Architect registered in the State Ohio.

add "No occupied or vacant land shall hereafter be changed in its use, in whole or part, until a Zoning Certificate has been issued by the Township Zoning Inspector."

Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 220

220.02 Approval and Authorization

Application for Zoning Certificate shall be approved or disapproved, by the Zoning Inspector, in accordance with the provisions of this Resolution within three ~~(3) weeks of submittal~~. In the case of disapproval a copy of the disapproved application will be accompanied by a written statement of reasons for denial and one copy of the plans with the Zoning Inspectors comments. Zoning Certificates issued on the basis of plans and applications approved by the Zoning Inspector authorize only the use, arrangement, and construction as set forth in such approved plans and applications, and no other use, arrangement or construction. Any use, arrangement or construction at variance with that authorized shall be deemed in violation of this Resolution and punishable as provided by Section ~~xxx~~. All zoning certificates shall be conditional upon the commencement of work within 180 days.

Note: Approval of a Zoning Certificate by the Zoning Inspector shall not be construed as a building permit certifying compliance with Ohio Building Codes or other applicable county regulations regarding building or site engineering and construction. It is the sole responsibility of the property owner, developer, or builder to secure any additional permits as may be required for construction and certificate of occupancy.

"a reasonable period of time following the submittal of a complete application"

220.03 Expiration of Zoning Certificate

A zoning certificate shall expire if the work described in the certificate has not begun within 180 days from the date of issuance of the certificate or has not been completed within 18 months from the date of issuance of the certificate. Once expired, the Zoning certificate shall be ~~revoked by the Zoning Inspector by written notice to the persons affected. Written notice of expiration shall be accompanied by notice that further work as described in the expired permit shall not proceed unless and until a new zoning certificate has been obtained or an extension granted by the Board of Zoning Appeals.~~

replace this language with "void"

220.04 Record of Zoning Certificate

One copy of the application shall be returned to the applicant after being marked as approved or disapproved and signed by the Zoning Inspector. A record of all zoning certificates shall be kept on file in the Office of the Zoning Inspector. Copies of a zoning certificate shall be provided upon request to any owner, lessor or tenant having interest in the building or land affected.

220.05 Zoning Certificate Fees

Each application for a Zoning Certificate shall be accompanied by a money order or check made payable to the Jerome Township Trustees in the amount shown on the schedule of zoning fees most recently adopted by the Jerome Township Board of Trustees. Applications not accompanied by the required fee shall not be reviewed and approved until the required fee has been received by the Zoning Inspector.

add "also"

220.06 Void Zoning Certificate

A zoning certificate shall be void if any of the following conditions exist:

Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 1.03

1. The Zoning Certificate was issued contrary to the provisions of this Resolution.
2. The Zoning certificate was issued based upon any false information provided by the applicant.

~~When a Zoning Certificate has been declared void by the Board of Zoning Appeals pursuant to this section a written notice of the revocation will be provided to the Applicant. Notice of revocation shall also include a statement that all work upon or use of the building, structure or land shall cease until a new Zoning Certificate has been issued.~~

Remove

225 Certificate of Zoning Compliance

~~After the adoption or amendment of this Resolution it shall be unlawful to use, occupy or sub-lease, or permit the use, occupancy, or sub-lease of any building and/or premises or part thereof constructed, altered, changed, enlarged, converted, or partially or fully altered without first being issued a Certificate of Zoning Compliance. Certificates of Zoning Compliance shall be issued by the Zoning Inspector confirming that the proposed use of buildings or land, as completed, conforms to the requirements of this Resolution. A certificate of Zoning Compliance shall be provided as an indication of final approval on the Zoning Certificate.~~

Sub-Leases / Multi-Tenant Buildings:
Prior to Sub-Leasing a building, structure, or land or signing new tenants in a Multi-Tenant building it shall be the responsibility of the property owner, lessor, and/or lessee to ensure that the proposed use complies with the requirements of this Resolution. A certificate of Zoning Compliance shall be issued for all new uses within such circumstances.

Remove

230 Zoning Amendments

Whenever the public necessity, convenience, general welfare, or good zoning practices require, or in conformance with the adopted Comprehensive Plan, the Board of Township Trustees may by Resolution amend, supplement, change or repeal the regulations, restrictions and boundaries or classification of property. Such amendments may only be made after recommendation from the Zoning Commission and subject to the procedures provided by law. Amendments may be initiated by motion of the Zoning Commission, by the passage of a Resolution by the Board of Trustees, or by the filing of an application by 1 or more owners of property within the area proposed to be changed or affected by the proposed amendment with the Zoning Commission.

replace with "to initiate an amendment to the Resolution"

230.01 ~~Application for change in zoning~~ **Zoning Amendment**

~~Application for a change of zoning shall be made to the Office of Zoning Inspector as follows:~~

1. The application forms shall be available from the Office of Zoning Inspector and shall be completed and returned with all supporting documentation as required in the application form and as necessary to demonstrate compliance with this Resolution. No application shall be considered unless the same is fully completed and accompanied by all required information on

Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 1.11

said application together with plot plans or drawing as necessary.

2. Applications shall be signed by at least one owner or an authorized agent of the owner of the property being re-zoned and shall be filed with the Zoning Inspector a minimum of 30 days prior to the next regularly scheduled hearing of the Zoning Commission.
3. Each application for a Zoning **Amendment** shall fully describe the intended land use.
4. The Application form shall be accompanied by all supporting information as required by the application form. All plans required shall be prepared by a Professional Surveyor, Engineer, Architect or Landscape Architect registered in the State Ohio.
5. Applications shall be accompanied by a check or money order made payable to the Jerome Township Board of Trustees in the amount shown on the schedule of fees most recently adopted by the Board of Trustees.
6. For a change of zoning to a PUD district the township may require additional submittal information as required by section ~~xxx~~ of this Resolution.
7. ~~Amendments initiated by the Zoning Commission shall be accompanied by its motion pertaining to the proposed amendment.~~

230.02 Procedure

The procedure for the amendment of the Zoning Resolution or a change of zoning shall follow the requirements of the Ohio Revised Code, Chapter 539 (Townships)

519.12

235 Non-Conforming Uses

At the time of adoption or amendment of this Resolution there exist lots, structures, uses of land and structures, and ~~characteristic of use~~ which were lawful before this Resolution was passed or amended, but which would be prohibited, regulated, or restricted under the terms of this Resolution or future amendment. It is the intent of this Resolution to permit these non-conformities to continue until they are removed, but not to encourage their survival. It is further the intent of this Resolution that non-conformities shall not be enlarged upon, expanded or extended, not be used as grounds for adding other structures or uses prohibited elsewhere in the same district except as may otherwise be permitted by this Resolution.

235.01 Incompatibility of Non-Conforming Uses

Non-conforming uses are declared by this Resolution to be incompatible with permitted uses in the districts involved. A non-conforming use of a structure, land, or a structure and land in combination shall not be extended or enlarged after passage of this Resolution. In addition the attachment on a building or premises of additional signs intended to be seen from off the premises, or the

Remove

Remove

Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 1.02

addition of other uses, of a nature which would be prohibited generally in the district are prohibited.

235.02 Avoidance of Undue Hardship

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 construction has been carried on diligently. "Actual Construction" is hereby defined to include the placing of construction materials in permanent position and fastened in a permanent manner including where excavation or demolition or removal of an existing building has substantially begun preparatory to rebuilding.

235.03 Non-Conforming Lots of Record

At the time of adoption or amendment of this Resolution there may exist lots of record that do not conform to the requirements for lot width and or lot area established by this Resolution or amendment. Nothing in this Resolution shall prevent the construction of dwellings, buildings, structures, or accessory uses or structures on these non-conforming lots of record provided the following:

1. The proposed dwellings, buildings, structures, or accessory uses are permitted within the district established by this Resolution.
2. Such lot shall be in separate ownership and not of continuous frontage with other lots in the same ownership.
3. The construction of dwellings, buildings, structures, or accessory uses shall meet all requirements established by this Resolution other than for lot area and lot width.
4. Variance from all other requirements shall be obtained only through action of the Board of Zoning Appeals.

235.04 Non-Conforming Lots of Record in Combination

At the time of adoption or amendment of this Resolution, there may exist lots of record that do not meet the requirements of this Resolution for lot area and/or lot width. Where two or more of these lots exist with continuous frontage under a single ownership the lots involved shall be considered to be an undivided parcel for the purposes of this Resolution. No portion of said undivided parcel shall be used or sold in a manner which diminishes compliance with the requirements of this Resolution.

235.05 Non-Conforming Uses of Land

Where, at the time of adoption or amendment of this Resolution, lawful use of land exists, 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 the following:

1. No such non-conforming use shall be enlarged or increased, nor extended to occupy a greater area of land than was occupied at the effective date of adoption or amendment of this Resolution.

Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 223.

2. No such non-conforming use shall be moved in whole or in part to any portion of the lot or parcel other than that occupied by such use at the effective date of adoption or amendment of this Resolution.
3. If any such non-conforming use of land ceases for any reason for a period of more than ~~12 months~~, any subsequent use of such land shall conform to the regulations specified by this Resolution for the district in which such land is located.
4. No additional structure not conforming to the requirements of this Resolution shall be erected in connection with such non-conforming use of land.

2 years

235.06 Non-Conforming Structures

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

1. No such non-conforming structure may be enlarged or altered in a way which increases its non-conformity, but any structure or portion thereof may be altered to decrease its non-conformity.
2. Any non-conforming structure or non-conforming portion of a structure which is removed, partially removed, damaged, destroyed or partially destroyed by any means to an extent of less than 60 percent of its replacement cost at time of such removal, damage or destruction may be restored to its prior condition and the same use or occupancy continued or resumed, provided that the total cost of such restoration does not exceed 60 percent of its then fair market value; and provided further that such restoration is started within 1 year after such removal, damage or destruction and is diligently pursued to completion.
3. Any non-conforming structure or non-conforming portion of a structure which is removed, partially removed, damaged, destroyed or partially destroyed by any means by more than 60 percent of its then fair market value shall not be repaired or reconstructed except in conformity with this Resolution.
4. Should such structure be moved for any reason for any distance whatever, it shall thereafter conform to the regulations for the district in which it is located after it is moved.

add "such event shall eliminate the non-conforming use of such structure or structure and land in combination."

235.07 Non-Conforming Uses of Structures or of Structures and Land in Combination

If lawful use involving individual structures, or of a structure and land in combination, exists at the effective date of adoption or amendment of this Resolution that would not be allowed in the district under the terms of this Resolution, the lawful use may be continued so long as it remains otherwise lawful, subject to the following provisions:

Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 101.

1. No existing structure devoted to a use not permitted by this Resolution in the district in which it is located shall be enlarged, extended, constructed, reconstructed, moved, or structurally altered except in changing the use of the structure to a use permitted in the district in which it is located.
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 or amendment of this Resolution, but no such use shall be extended to occupy any land outside such building.
3. If no structural alterations are made, any non-conforming use of a structure or structure and land in combination, may, upon application to and approval by the Board of Zoning Appeals as a Conditional Use, be changed to another non-conforming use provided that in addition to any other criteria, the Board of Zoning Appeals finds after consideration of the nature, predominate character, and intensity of the proposed use and the size, dimensional requirements, and other regulatory characteristics of the proposed use, that the proposed use is equally appropriate or more appropriate to the district than the existing non-conforming use and that the size, dimensional requirements, traffic generation, signage needs, parking requirements and other regulatory characteristics are not greater than the existing nonconforming use. The Board of Zoning Appeals may require appropriate conditions and safeguards in accordance with other provisions of this Resolution.
4. Any structure, or structure and land in combination, in or on which a non-conforming use is superseded by a permitted use, shall thereafter conform to the regulations for the district, and the non-conforming use may not thereafter be resumed.
5. When a non-conforming use of a structure, or structure and premises in combination, is discontinued or abandoned for ~~3 consecutive months or for 18 months during any 3-year period~~ (except when government action impedes access to the premises), the structure, or structure and premises in combination, shall not thereafter be used except in conformity with the regulations of the district in which it is located.
6. ~~Where non-conforming use status applies to a structure, or a structure and land in combination, the removal, damage or destruction of the structure to the extent of more than 60 percent of its fair market value at the time of such removal, damage or destruction shall eliminate the non-conforming use of such structure or structure and land in combination.~~

add "that was not used for such non-conforming use at the time of adoption or amendment of this Resolution."

2 years (per ORC 519.09)

Remove

235.08 Repairs and Maintenance

On any non-conforming structure or portion of a structure containing a non-conforming use, work may be done on ordinary

Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 117

repairs, or on repair or replacement of non-bearing walls, fixtures, wiring, or plumbing provided the following:

1. Work may not exceed ~~15 percent~~ **50 percent** of the current replacement cost of the non-conforming structure or non-conforming portion of the structure as the case may be.
2. The cubic content of the structure existing when it becomes non-conforming shall not be increased through such repairs or maintenance.
3. Nothing in this Resolution shall be deemed to prevent the strengthening or restoring to a safe condition of any building or part thereof declared to be unsafe by any official charged with protecting the public safety, upon order of such official.

240 Conditional Uses

Under some circumstances a use of property, typically considered more intense than the uses permitted in the zoning district in which it is located, may be determined to be desirable and compatible with the permitted uses if additional standards are applied to control and regulate the more intense use. These uses are listed as "Conditional Uses" within each of the Zoning Districts.

The Board of Zoning Appeals may grant conditional approval for a conditional use of the land, buildings or other structures where such conditional uses are provided for in the applicable zoning district. The Board of Zoning Appeals shall decide on only such conditional uses as specifically authorized by the terms of this Resolution; decide such questions as are involved in determining whether conditional uses should be granted; grant conditional uses with such conditions and safeguards as are appropriate under this Resolution; or deny conditional uses when not in harmony with the purpose and intent of this Resolution. A conditional use shall not be granted by the Board of Zoning Appeals unless and until:

240.01 Application

An application for a conditional use shall be submitted to the Office of Zoning Inspector who shall forward the application to the Board of Zoning Appeals. Application forms shall be available in the Office of Zoning Inspector and the application must be accompanied by a site plan showing the exact location, width and depth of the section of the owner's property for which the conditional use permit is to be considered along with such information as necessary to demonstrate compliance with the specific requirements to be considered for approval for such conditional use as required by this Resolution.

240.02 Notice and Hearing

The Board of Zoning Appeals shall hold a public hearing within a reasonable period of time following its receipt of application. Notice

50 percent

Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 113.

shall be given at least ten (10) days in advance of the public hearing by publication in at least one newspaper of general circulation in the area. The notice shall state the date, time and place and the nature of the proposed hearing. The same information shall be mailed by first class mail to all ~~parties in interest~~ including the applicant and property owners contiguous to within 500' of the property concerned. Any party may appear in person, by authorized agent, or by attorney.

240.03 Action by the Board of Zoning Appeals
Upon conclusion of the public hearing the Board of Zoning Appeals, within a reasonable time frame, shall approve, approve with supplementary conditions, or disapprove the application as was submitted. If approved with supplementary conditions the Zoning Inspector shall issue a zoning certificate listing the specific conditions listed by the Board of Zoning Appeals.

240.04 Findings Required by the Board of Zoning Appeals
Before any conditional use shall be issued, the Board of Zoning Appeals shall make written findings certifying compliance with the specific rules governing individual conditional uses and that satisfactory provisions and arrangements have been made concerning the following general standards, where applicable:

1. The proposed use must meet the purpose and intent of the district as stated in this Resolution and in the Jerome Township Comprehensive Plan.
2. The proposed use will be harmonious with the existing or intended character of the area in which it is located and that such use will not change the essential character of the same area.
3. Ingress and egress to property and the proposed structures thereon has been provided for that will ensure automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe and all points of vehicular entrance or exit shall conform to state and county regulations.
4. Off-street parking and loading areas are provided where required, with particular attention to the items in (2) above.
5. The proposed use will be served adequately by essential public facilities and utilities including, but not limited to, water and sewers, drainage, refuse collection, and fire and police protection.
6. The proposed use will comply with all of the requirements of this Resolution including, but not limited to, setback, landscaping and buffering, screening, and open space.
7. The proposed 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 or odors.

Define "parties in interest"

add "shall"

Decision of

The applicant shall demonstrate that they have met the following general standards:

Get rid of the term "findings" throughout the document

Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 202.

8. Lighting shall not create a nuisance for the general public or for the residents of neighboring properties; shall not impair safe movement of traffic on any street or highway; and shall not shine directly on adjoining properties.
9. If applicable, truck routes shall be established for movement in and out of the property being granted a conditional use in such a way that will minimize the wear on public streets and prevent hazards and damage to other properties in the community, the general public and residents of the neighboring properties.
10. In the event the property being considered for a Conditional Use Permit has a house or other structure on it, the Conditional Use Permit MAY be issued for only the section of property that is to be used for the conditional use and SHALL not include the house or other structures unless otherwise designated in Section "xx".

240.05 Supplementary Conditions and safeguards

In granting any conditional use the Board of Zoning appeals may require appropriate standards and safeguards that are in conformance with this Resolution. Those additional standards and safeguards may be required as a condition of approval and no Zoning Certificate or Certificate of Zoning Compliance shall be issued without compliance of those additional standards and safeguards. In addition the Board of Zoning appeals may require that the conditional use shall not be permanent but personal to the applicant and shall not run with the sale of the land and/or building or structure. If such a condition is imposed, the sale of the land and/or building or structure where the conditional use was located shall result in the immediate termination of the conditional use. Any subsequent owner of the land shall be required to file and obtain the approval of a new application for the conditional use.

240.06 Conditional Use Permits for surface mining activities.

If the board of zoning appeals considers a Conditional Use Permit for activities that are permitted and regulated under Chapter 1514 of the Revised Code or activities that are related to making finished aggregate products, the board shall not consider or base its determination on matters that are regulated by any federal, state, or local agency. However, the board may require as a condition of the approval of a Conditional Use Permit for such an activity compliance with general standards contained in the zoning resolution that apply to all conditional uses that are provided for in the zoning resolution and, except as provided in division (C) of chapter 519.141 of the Ohio Revised Code, may require any specified measure, including, but not limited to, one or more of the following:

1. Inspections of nearby structures and water wells to determine structural integrity and water levels;

Simplify with language from Don

Move all to conditional use in AG district.

Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 101.

2. Compliance with applicable federal, state, and local laws and regulations;
3. Identification of specific roads in accordance with division (B) of section 303.141 of the Ohio Revised Code to be used as the primary means of ingress to and egress from the proposed activity;
4. Compliance with reasonable noise abatement measures;
5. Compliance with reasonable dust abatement measures;
6. Establishment of setbacks, berms, and buffers for the proposed activity;
7. Establishment of a complaint procedure;
8. Any other measure reasonably related to public health and safety.

240.07 Application for a Conditional Use Permit for surface mining activities.

Applications for a Conditional Use Permit to designate an area for use as mineral aggregate extraction shall be accompanied by Site Plans and text providing the following information:

1. The location, true shape, topography, contours, dimensions, area and description of the lands proposed as a new area of mineral aggregate extraction or the area proposed for expansion of an existing area of aggregate extraction;
2. The use of all land and the location and use of all buildings and structures lying within a distance of five hundred (500) feet of any of the boundaries of the lands set aside for the purposes of the operation;
3. The pattern, quality and estimated quantity of the mineral aggregate resources within the property;
4. The location, height, dimensions and use of all existing or proposed buildings or structures;
5. Existing and anticipated final grades of excavation;
6. Engineering plans showing the proposed drainage system;
7. Proposed entrances, exits and routes to be used by gravel trucks;
8. To the extent possible, plans showing the ultimate area of aggregate extraction, progressive and ultimate road plan, any water diversion or storage facilities, location of stockpiles for stripping and products, tree screening and mounding, progressing and ultimate rehabilitation of the site, and where possible, intended use and ownership of the land after aggregate extraction has ceased;
9. The extent of adjacent property holdings intended for future mineral aggregate extraction;
10. Additional information such as hydrology, wildlife, vegetation or soil studies which may be required due to special concerns related to a specific site; and any other information as deemed necessary by the township.

Move all to conditional use in AG district.

Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 1702.

add "and so that the spirit of the Resolution will be observed."

245 Variances

Upon appeal the Board of Zoning Appeals shall be authorized, in specific cases, such variance from the terms of this Resolution as will not be contrary to the public interest where, owing to special conditions, a literal enforcement of the provisions of this Resolution 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 the issuance of a variance. A variance from the terms of this Resolution shall not be granted by the Board of Zoning Appeals unless and until:

245.01 Application Required

An application for a variance shall be submitted to the Office of Zoning Inspector who shall forward the application to the Board of Zoning Appeals. Application forms shall be available in the Office of Zoning Inspector and completed applications must accompany such information as required on the application form.

add "completed"

245.02 Notice and Hearing

The Board of Zoning Appeals shall hold a public hearing within a reasonable period of time following its receipt of application. Notice shall be given at least ten (10) days in advance of the public hearing by publication in at least one newspaper of general circulation in the area. The notice shall state the date, time and place and the nature of the proposed hearing. The same information shall be mailed by first class mail to all parties in interest including the applicant and property owners contiguous to within 500' of the property concerned. Any party may appear in person, by authorized agent, or by attorney.

add "period of"

245.03 Action by the Board of Zoning Appeals

Upon conclusion of the public hearing the Board of Zoning Appeals shall, within a reasonable time frame, approve, approve with supplementary conditions, or disapprove the application as was submitted. In granting any variance the Board of Zoning Appeals may require reasonable standards and safeguards as necessary to insure compliance with the terms of the variance and to meet the purpose and intent of this Resolution. If approved with supplementary conditions the Zoning Inspector shall issue a zoning certificate listing the specific conditions listed by the Board of Zoning Appeals.

Note for Applicants on Variances:

Based upon Court Requirements (outside the control of the township), in order for the Jerome Township Board of Zoning Appeals to rule in favor of granting a variance, the applicant must demonstrate a "hardship". To prove a "hardship" the applicant must demonstrate that:

- Special conditions exist that are specific to the property, structure or building that do not exist with other buildings or properties in the same zoning district and that would prevent the applicant from using the land or buildings under the requirements of that district.
- That a variance will not give the applicant special privileges that are denied to other uses in the district. (ex. Allowing a use not permitted in the district)

Hardships do not include:

- Conditions that exist as a result of actions of the applicant. (ex. Applicant splits a lot for development which is too small for the intended use)
- Economic conditions common to all property owners in the district.
- A permitted non-conforming use or variance existing on another lot within the district (ex. My neighbor can do it so why can't I?)

By rule of law the Jerome Township Board of Zoning Appeals may not rule in favor of the applicant until these facts have been demonstrated.

Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 101

245.04 Findings-Required **Decision**

A variance from the terms of this Resolution shall not be granted by the Board of Zoning Appeals unless and until the applicant demonstrates the following:

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 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 the 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. ~~The Board of Zoning Appeals shall further make a finding that the reasons set forth in the application justify the granting of the variance, and that the variance is the minimum variance that will make possible the reasonable use of the land, building, or structure;~~
6. ~~The Board of Zoning Appeals shall further make a finding that the granting of the variance will be in harmony with the general purpose and intent of this Resolution and will not be injurious to the neighborhood, or otherwise detrimental to the public welfare.~~

Remove

Remove

245.05 Supplementary Conditions and Safeguards May be Prescribed

In granting any variance, the Board of Zoning Appeals may prescribe appropriate conditions and safeguards in conformity with this Resolution. Violation of such conditions and safeguards, when made a part of the terms under which the variance is granted, shall be deemed a violation of this Resolution and punishable under Section ~~xxx~~ of this Resolution. Under no circumstances shall the Board of Zoning Appeals grant a variance to allow a use not permissible under the terms of this Resolution in the district involved, or any use expressly or by implication prohibited by the terms of this Resolution in said district.

add "conditional uses, variances"

250 Fees

add "zoning amendments"

The Board of Township Trustees shall establish a schedule of fees, charges, and expenses and a collection procedure for zoning certificates, zoning appeals and other matters pertaining to this Resolution. The schedule of fees shall be posted in the office of the Zoning Inspector, and may be altered or amended only by the Board of Township Trustees. Until all applicable fees, charges, and expenses

Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section ~~xxx~~

have been paid in full, no action shall be taken on any application or appeal.

255 Violations of this Resolution

Whenever a violation of this Resolution occurs, or is alleged to have occurred, any person may file a written complaint. Such complaint stating fully the causes and basis thereof shall be filed with the Zoning Inspector. ~~He/she shall record properly such complaint, immediately investigate, and take action thereon as provided by this Resolution.~~

Remove

260 Penalties

Violation 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 and conditions established for variances and conditional uses) shall constitute a misdemeanor. Any person who violates this Resolution or fails to comply with any of its requirements shall upon conviction of the violation be fined not more than Five Hundred Dollars (\$500.00), in accordance with section 519.99 of the Ohio Revised Code, and in addition, shall pay all costs and expenses involved in the case. Each day such violation continues shall be considered a separate offense and is punishable as such. 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 violation 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 violations.

update based upon language from Don

Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 1.01

300 Definitions

For the purposes of this resolution certain terms or words used herein shall be interpreted as follows:

- A. The word "person" includes a firm, association, organization, partnership, trust, company, or corporation as well as an individual.
- B. The present tense includes the future tense, the singular number includes the plural, and the plural number includes the singular.
- C. The word "shall" is mandatory; the word "may" is permissive.
- D. The words "used" or "occupied" include the words "intended, designed, or arranged to be used or occupied".
- E. The word "lot" includes the words "plot" or "parcel".

Accessory Use - A use subordinate to the principal use of a lot, or of a principal building on the same lot, and serving a purpose clearly incidental to a permitted principal use of the lot or of the building and which accessory use or structure is compatible with the principal permitted uses or structures authorized under zoning regulations applicable to the property.

Agriculture - "Agricultural Use" is as defined in the Ohio Revised Code Section 519.01, ~~to may~~ be amended, includes farming; ranching; aquaculture; apiculture; horticulture; viticulture; animal husbandry, including, but not limited to, the care and raising of livestock, equine, and fur-bearing animals; poultry husbandry and the production of poultry and poultry products; dairy production; the production of field crops, tobacco, fruits, vegetables, nursery stock, ornamental shrubs, ornamental trees, flowers, sod, or mushrooms; timber; pasturage; any combination of the foregoing; the processing, drying, storage, and marketing of agricultural products when those activities are conducted in conjunction with, but are secondary to, such husbandry or production.

Buffer Zone - A man-made or natural vegetated area, between the side or rear lot line and the required side or rear setback line, where mounding, planting, walls, fences or a combination thereof are installed and constructed to protect adjacent uses from noise, odor, dust, fumes, glare, or unsightly storage of materials in commercial or industrial districts.

Building - A structure enclosed within exterior walls, built, erected and framed of a combination of materials, whether portable or fixed, having a roof, to form a structure for the shelter of persons, animals, or property or to support a proposed use of a property.

Number all Definitions

update to clean up and add "accessory structure"

update per ORC 519.01



Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 204

Building, Height of – Building height shall be measured as the vertical distance from the grade to the highest point of the coping of a flat roof or to the deck line of mansard roof, or to the mean height level between eaves and ridge for gable, hip and gambrel roofs.

Building, Principal - A building in which is conducted the main or principal use of the lot on which said building is situated.

Conditional Use - A use that, because of special requirements or characteristics, may be allowed in a particular zoning district after review by the Board of Zoning Appeals and granting of Conditional Use Permit. With the approval of a Conditional Use Permit the Board of Zoning Appeals may impose such conditions as necessary to make the use compatible with other uses permitted in the same zone or vicinity.

Conditional Use Permit - The documented evidence of authority granted by the Board of Zoning Appeals to locate, operate, and maintain a conditional use on a particular property.

Corporate Office Facility - An establishment primarily engaged in providing internal office administration services as opposed to customer service in a single building or a campus setting; for example, the headquarters, regional offices or the administrative offices for a corporation. Generally the majority of the traffic generated from corporate offices comes from employees and not the general public.

Dwelling - Any building or structure (except a mobile home as defined elsewhere in this resolution) which is wholly or partly used or intended to be used for living or sleeping by one or more human occupants.

Dwelling Unit – A single unit providing complete, independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking, and sanitation.

Dwelling, Modular Home - A dwelling unit constructed on-site in accordance with state and local codes and composed of components substantially assembled in a manufacturing plant and transported to the building site for final assembly on a permanent foundation.

Family - Two or more persons related to each other by blood, marriage, or legal adoption living together as a single housekeeping unit; or a group of not more than three persons who need not be related by blood, marriage, or legal adoption, living together as a single housekeeping unit and occupying a single dwelling unit.

Dwelling, Mobile Home - A mobile unit built on a chassis, with body width exceeding eight (8) feet or body length exceeding thirty-two (32) feet, designed to be used as a dwelling, with or without a permanent foundation, when connected to the required utilities.

add "common access drive" as defined by Union County

manufactured home?

better definition of "Family"

Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section XXX

Double-wide or Triple-wide - A mobile home consisting respectively of two or three sections combined horizontally at the site to form a single dwelling, while still retaining their individual chassis for possible future movement.

Expandable Mobile Home - A mobile home with one or more room sections that fold, collapse, or telescope into the principal unit when being transported and which can be expanded at the site to provide additional living area.

Dwelling, Multi-Family - A residential building designed for or occupied by two or more families, with the number of families in residence not exceeding the number of dwelling units provided, including public housing units and industrialized units.

Dwelling, Single-Family - A detached residential dwelling or housing unit other than a mobile home, designed for and occupied by one family only, ~~including public housing units and industrialized units.~~

Enclosed Storage - Any building such as a warehouse, pole barn, etc., fully enclosed on all sides and with roof where equipment, materials, or goods are stored.

Essential Services - The erection, construction, alterations, or maintenance, by public utilities or municipal or other governmental agencies, of underground gas, electrical or water transmission or distribution systems, collection, communication, supply or disposal systems, including poles, wires, drains, mains, sewers, pipes, traffic signals, hydrants, and other similar equipment and accessories in connection therewith; reasonably necessary for the furnishing of adequate service by such public utilities or municipal or other governmental agencies or for the public health or safety or general welfare, but not including buildings.

Farm - Any land, buildings, or structures on or in which agriculture and farming operations are carried on as defined in the Ohio Revised Code Section 519.01 ~~and shall include the residence or residences of owners.~~

Gas Station - That portion of property where flammable or combustible liquids or gases used as fuel are stored and dispersed from fixed equipment into the fuel tanks of motor vehicles. Such an establishment may offer for sale at retail other convenience items as a clearly secondary activity and may also include a freestanding automatic car wash.

Granny Flat - A conditionally permitted independent, subordinate dwelling unit contained within a single-family detached dwelling or its accessory detached structure.

better define "dwellings"

Remove

can't regulate within a single family dwelling. look at definitions with accessory structure use only and no rental permitted

Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 10.1

(Public or Private) Gun Club - Any private or public facility for the discharge of firearms operated on a fee or membership basis.

Hazardous Wastes - Means those substances which, singly or in combination, pose a significant present or potential threat or hazard to human health or to the environment, and which, singly or in combination, require special handling, processing, or disposal, because they are or may be flammable, explosive, reactive, corrosive, toxic, infectious, carcinogenic, bioconcentrative, or persistent in nature, potentially lethal, or an irritant or strong sensitizer.

Home Occupation - An occupation, profession, activity or use that is clearly a customary, secondary, and incidental use of a residential dwelling unit which does not alter the exterior of the property or affect the residential character of the neighborhood in accordance with Section 635 of this Resolution.

Junk - Means old scrap copper, brass, rope, rags, trash, waste, batteries, paper, rubber, junk, dismantled automobiles, equipment or parts thereof, construction salvage, mechanical salvage, iron or steel and other old or scrap ferrous or non-ferrous materials.

Junk Yard - Means an establishment or place of business which is maintained or operated or any other land used for the purpose of storing, keeping, buying, or selling junk or for the maintenance or operation of an automobile graveyard. It shall also include scrap material, processing facilities which are located within one thousand (1,000) feet of the nearest edge of the right of way of a highway or street.

Kennel/Animal Boarding - Any lot or premise, on which dogs, cats or other household pets are boarded, bred or exchanged for monetary compensation.

Litter - Garbage, trash, waste, rubbish, ashes, cans, bottles, wire, paper, cartons, boxes, automobile or equipment parts, furniture, glass or anything else of an unsightly or unsanitary nature thrown, dropped, discarded, placed, or deposited by a person on public property, on private property not owned by the person, or in or on waters of the state.

Loading Space, Off-Street - Space logically and conveniently located for bulk pickups and deliveries, scaled to delivery vehicles expected to be used and accessible to such vehicles when required off-street parking spaces are filled. Required off-street loading space is not to be included as off-street parking space in computation of required off-street parking space.

Update this definition

Add "Group Home"

Lot and Yard Definitions

Lot - A contiguous parcel of land in identical ownership throughout, bounded by other lots or streets, and being sufficient in size to be used or set aside and available for use as the site of one or more buildings or other definite purpose as permitted by this resolution. For the purpose of this Resolution, a lot may or may not coincide with a lot of record. However in no case of division or combination shall any lot or parcel be created which does not meet the requirements of this resolution.

Lot Coverage - The area of a lot covered by a building or buildings, expressed as a percentage of the total lot area.

Lot Frontage - The uninterrupted linear or curvilinear extent of a lot measured along the street right-of-way from the intersection of one side lot line to the intersection of the other side lot line.

Lot Measurements - A lot shall be measured as follows:

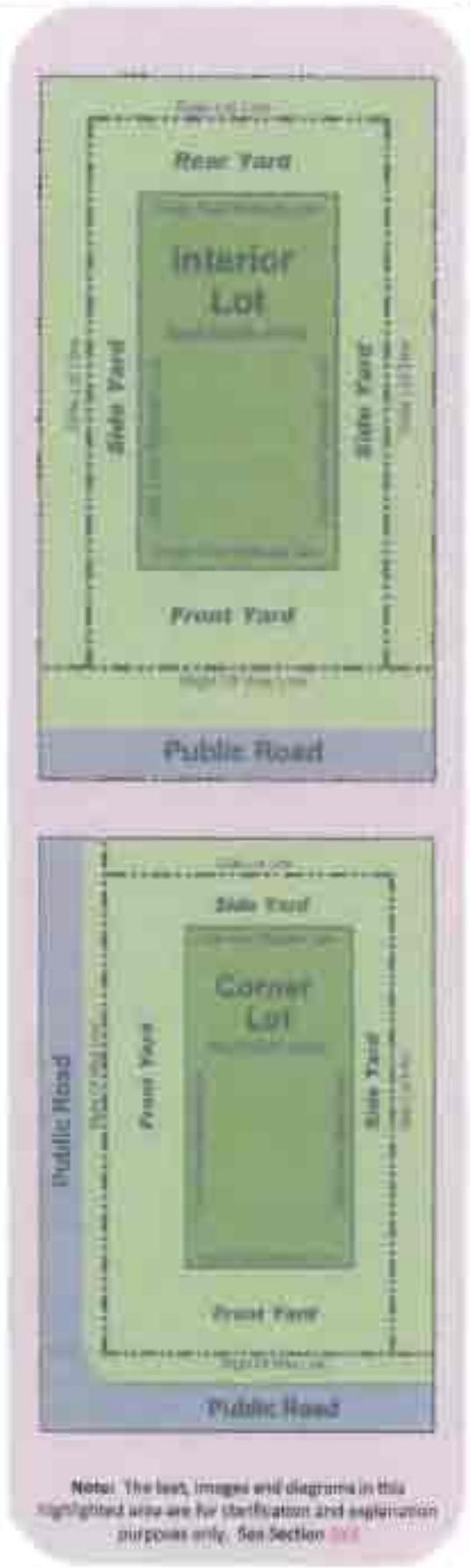
- A. Depth of a lot shall be considered to be the average horizontal distance between the front lot line and the rear lot line.
- B. Width of a lot shall be considered to be The horizontal distance between side lot lines measured at the required front setback., provided, however, that the width between side lot lines at their foremost points (where they intersect with the street line) shall not be less than eighty (80) percent of the required lot width except in case of lots on the turning circle of cul-de-sacs.

Lot, Minimum Area - The lot area required within each zoning district determined to be the minimum necessary to support the permitted use.

Lot of Record - A lot that is a part of a subdivision, the map or plat of which has been recorded in the office of the county recorder . . . ; or a lot or parcel of land, the deed of which has been recorded in the office of the county recorder.

Lot Types - Terminology used in this resolution with reference to corner lots, interior lots, and through lots is as follows:

- A. A corner lot is defined as a lot located at the intersection of two or more streets. A lot abutting on a curved street or streets shall be considered a corner lot if straight lines drawn from the foremost points of the side lot lines to the foremost point of the lot meet at an interior angle of less than 135 degrees.
- B. An interior lot is a lot other than a corner lot with only one frontage on a street.



- C. A through lot is a lot other than a corner lot with frontage on more than one street. Through lots abutting two streets may be referred to as double frontage lots.

Yard - A required open space, other than a court, unoccupied and unobstructed by any structure or portion of a structure from three feet above the general ground level of the graded lot upward, provided, however, that fences, walls, poles, posts, and other customary yard accessories, ornaments, and furniture may be permitted in any yard, subject to height limitations and requirements limiting obstruction of visibility.

Yard, Front - A yard area of which the width is measured the entire length of the front property line between the side property lines; and the depth is measured as the distance between the street right-of-way line and the required front setback line.

- A. In the case of through lots front yards shall be provided on all frontages.
- B. In the case of all corner lots, a front yard of the required depth shall be provided on both frontages.

Yard, Rear Setback - Extends across the full width of a site, the depth of which is the minimum horizontal distance between the rear property line and the rear yard setback line.

Yard, Side Setback - A yard extending from the required front yard setback line to the rear yard setback line, or in the absence of any clearly defined rear lot line to the point on the lot farthest from the intersection of the lot line involved with the public street. In the case of through lots, side yards shall extend from the rear lines of front yards required. In the case of corner lots, the yards remaining after both front yards have been established shall be considered side yards. Width of a required side yard shall be measured in such a manner that the yard established is a strip of the minimum width required by district regulations with its inner edge parallel with the side lot line.

Manufacturing, Heavy - Manufacturing, processing, assembling, mining, storage, research, testing and similar industrial uses which are generally major operations and extensive in character; require large sites, open storage and service areas, extensive services and facilities, ready access to regional transportation; and normally generate some nuisances such as smoke, noise, vibration, dust, glare, air pollution, and water pollution.

Manufacturing, Light - Manufacturing or industrial uses which are usually controlled operations; relatively clean, quiet and free of objectionable or hazardous elements such as smoke, noise, odor, or dust; operating within enclosed structures; and generate little industrial traffic and no nuisances.

re-organize alphabetically

Motor Vehicle, Inoperable - A car, truck, bus, or van that cannot be started and moved under its own power or does not meet Ohio Revised Code requirements for operation on a public streets. A vehicle that is without a valid, current registration decal and/or license, including recreational vehicle or trailer that is designed for travel on the public roads is also considered an inoperable vehicle.

Motor Vehicle Salvage Facility - Any establishment or place of business which is maintained, used, or operated for buying or selling wrecked, scrapped, ruined, or dismantled motor vehicles or motor vehicle parts.

Non-Commercial Recreation - Any public or quasi-public related recreational use.

Non-Conforming Use - A building, structure or use of land existing at the time of enactment of this resolution, and which does not conform to the regulations of the district or zone in which it is situated.

Nuisance - A building or property that is structurally unsafe, unsanitary, or not provided with adequate safe egress; that constitutes a fire hazard, is otherwise dangerous to human life, or is otherwise no longer fit and habitable; or that, in relation to its existing use, constitutes a hazard to the public health, welfare, or safety by reason of inadequate maintenance, dilapidation, obsolescence, or abandonment. A nuisance could constitute an offensive activity on a property that reduces the property value of neighboring properties or results in a lessening of normal use and enjoyment to neighboring properties. Examples include, noise, junk, automobile storage, accumulation of rodents and/or insects or mosquitoes, rubbish, refuse, and debris. Additionally "Nuisance" means any of the following:

- A. That which is defined and declared by statutes to be a nuisance;
- B. Any place in or upon which lewdness, assignation, or prostitution is conducted, permitted, continued, or exists, or any place, in or upon which lewd, indecent, lascivious, or obscene films or plate negatives, film or plate positives, films designed to be projected on a screen or exhibition films, or glass slides either in negative or positive form designed for exhibition by projection on a screen, are photographed, manufactured, developed, screened, exhibited, or otherwise prepared or shown, and the personal property and contents used in conducting and maintaining any such place for such purpose.
- C. Any room, house, building, boat, vehicle, structure, or place where beer or intoxicating liquor is manufactured or sold, bartered, possessed, or kept in violation of law and all property kept and used in maintaining the same, and all property designed for the

add diagrams for:
* lots
* building height
* signs
* yards

add "lawfully"

add "or amendment"

add "current"

Look at Nuisance Statutes ORC:
* 505.86
* 505.87
* 505.871

Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 100

unlawful manufacture of beer or intoxicating liquor and beer or intoxicating liquor contained in the room, house, building, boat, structure, or place, or the operation of such a room, house, building, boat, structure or place where the operation of that place substantially interferes with public decency, sobriety, peace, and good order. "Violation of law" includes, but is not limited to, sales to any person under the legal drinking age.

Nursery Business - A horticultural type business (tree and/or plant) whose main purpose is the buying, warehousing and/or temporary growing of transitional plants for the purpose of resale, both wholesale and retail.

Parking Space, Off-Street - For the purposes of this resolution, an off-street parking space shall consist of an off-street space available for the parking of one motor vehicle conforming to the requirements of section 605.

Pond - Any man made structure in which water is impounded by constructing a dam or embankment or by excavating a pit or dugout. Definitions for ponds include retention basins designed to permanently hold water. This definition would not apply to detention basins or bio-swales designed for short-term storm water containment. This would not include landscape water features less than 150 square feet.

Portable Pools - Those pools which are not permanently installed; do not require water filtration circulation, and purification; do not exceed 18 inches in depth; do not exceed a water surface of 100 square feet; and do not require braces or supports.

Public Service Facility - A government regulated public buildings, power plants, substations, water treatment plants or pump stations, sewage disposal plants or pump stations, electrical, gas, water and sewerage service and other similar public service structures or facilities whether publicly or privately owned; but excluding sanitary landfills and incinerators.

Public Use - A public school, park, administrative, cultural or recreational building, excluding public service facilities.

Quasi-public Use - Churches, Sunday schools, parochial schools, colleges, hospitals, and other institutions of an educational, religious, charitable, philanthropic or non-profit nature.

Refuse - Anything thrown away or rejected as worthless or useless, waste (combustible and noncombustible) trash or rubbish. "Refuse" also includes all foreign substances and pollutants in water other than liquid sewage.

Research Activities - Research, development and testing related to such fields as chemicals, pharmaceutical, medical, electrical, transportation and engineering, all of which are conducted within entirely enclosed buildings.

Retail Business, Convenience Type - A small retail business whose market area is the neighborhood or part of the community, which provides convenience-type goods and personal services for the daily needs of the people within the residential area. Examples of convenience-type businesses are drug stores, food stores, cleaners and barber shops.

Retail Business, Shopping Type - retail or service business which supplies a wide variety of comparison goods and services to consumers in a market area that includes the community or an area greater than a community. Examples of shopping-type businesses are furniture stores, automobile sales and service, jewelry stores and clothing shops.

Sanitary Landfill - Means a disposal site employing a method of disposing of solid wastes on land in a manner intended to minimize environmental hazards by spreading the solid wastes in thin layers, compacting the solid wastes to the smallest practical volume, and applying and compacting cover material daily.

Sewers, Central or Group - A public or private sewage disposal system, approved by the county, which provides a collection network and disposal system and central sewage treatment facility for a single development, community or region.

Sewers, On-Site - A septic tank or similar installation on an individual lot which utilizes an aerobic bacteriological process or equally satisfactory process for the elimination of sewage and provides for the proper and safe disposal of the effluent, subject to the approval of health and sanitation officials having jurisdiction.

Signage - Any permanent or temporary object, image or fixture which is exposed to the exterior, whether free standing, inflatable or attached to the ground, building, roof, other structures or on natural materials, whether illuminated or not, which displays wording, lettering, noise, motion, color or illustration, or which provides direction or instruction, or which conveys a concept or message intending to suggest presence or to draw attention to a particular location, product or service for purposes of advertising or promotion. A sign includes, but is not limited to, ground based or aerial displays using fixtures, noise, electronic or neon lighting/illumination, paint, paper, posters, drawings or graphics, pennants, flags, banners, streamers, wind, water or other powered devices, and all other demonstrations or exhibits that proclaim the activity of commerce. The following definitions apply for signage:

- A. Aerial – means a sign of any material that is principally airborne, whether or not attached, anchored or tethered to the ground directly or indirectly.
- B. Animated or Moving sign – a sign or any part thereof, which changes its physical appearance/position by any movement or rotation, or which emits a visual impression of such movement or alteration.
- C. Display Area – the entire display area including the advertising surface of one or more sign faces. The area of individual elements of a sign placed against a non-localized background (i.e. window, canopy or wall) shall be measured by calculating the area of the smallest single rectangle which would encase all elements in that sign.
- D. Billboard – any off-premise outdoor ground sign exceeding 50 square feet in area.
- E. Canopy, Awning, and Marquee – means a projection (permanent or temporary) from a structure made from any material which is cantilevered, suspended or supported on columns or braces and intended for shelter or ornamentation.
- F. Changeable copy sign (manual or mechanical/electronic) - means a sign, or a portion thereof, on which characters, letters or illustrations may be changed within in a field without altering the face or surface of the sign.
- G. Flag – means any fabric or material or bunting containing distinctive colors, patterns used as a symbol.
- H. Flashing lights – any device which contains an intermittent or flashing light source or graphics, or which projects the illusion of such by animation or any other internal or external source.
- I. Height of sign – The vertical distance to the top of the sign structure measured from the adjacent street grade or upper surface of the nearest street curb, exclusive of any elevated roadways. In the event the site is elevated above the adjacent roadway (or upper curb surface), the height shall be determined from the lowest ground elevation point where the sign is mounted to the top of the sign structure, but in no instance shall the maximum height of the permitted sign and the lowest ground elevation point adjustment be allowed to increase more than twelve (12) inches from the street grade or upper curb surface. In the event the sign must be mounted on an earthen mound mandated by township landscaping and screening regulations, and such mound equals or exceed the district height requirement, a sign may be erected on top of said mound subject to a sign height

define

Update the sign definitions

limitation not to exceed two (2) feet, including any visible structural support above the advertising surface.

- J. Inflatable sign – means any sign, character or shape constructed of any material in which air or gas is inserted with the intent of vertical lift and/or horizontal spread and inflated to attract attention to a particular use or location.
- K. Joint Identification sign - a sign intended to provide identity (by name, logo, type, graphics or other symbols) of two or more uses in a building or property.
- L. Monument/Ground sign – a freestanding sign (permanent or temporary) placed on the ground and attached to a supporting foundation or supported between or more columns or posts and not attached to any building, but is constructed on the subject property and contains graphics directly related to the specific business(s) on that property.
- M. Permanant, Streamer, and Banner – means any lightweight plastic, fabric or other material, regardless of whether it contains a message that is suspended from a rope, wire, string or similar instrument, usually in a series and designed to move in the wind.
- N. Permanent sign – A sign attached to a building, structure, or the ground in some manner that requires a permit from the township and which is made of materials intended for long-term use.
- O. Portable sign – means a sign designed or constructed in such a manner that it is moveable and can be relocated without involving structural or support changes.
- P. Projecting sign – a sign which is wholly or partially dependent upon the structure for support and which projects outward more than twelve (12) inches and typically where the display area is perpendicular to the wall on which it is mounted.
- Q. Pylon/Pole sign – a freestanding sign (permanent or temporary) greater than six (6) feet in height supported by braces or uprights that is not attached to any building.
- R. Roof sign – a sign mounted on the roof of a structure or which is wholly dependent upon that structure for its support and which projects above the eave line of the structure.
- S. Temporary/Special Temporary sign – a temporary sign means a sign set or erected on the property, which is designed to provide information for a limited period of time, not to exceed one (1) year. A Special Temporary sign means a sign displayed for short duration not to exceed the limits specified in this resolution.

- T. Wall sign – a sign or mural and all associated graphics, whether painted, drawn or fastened to a building wall, where the wall becomes the supporting structure or forms the background, which does not project outward more than twelve (12) inches and typically where the display area is mounted flat and parallel to the wall.
- U. Window sign – A sign, poster, graphic, painting or other similar message or image that contains information about the purpose or use of the premises that is physically affixed to the glass or is within two (2) feet of the window and intended to be viewed from the exterior of the premises (This does not include an information window sign of two (2) square feet or less bearing information about the business hours, accepted forms of payment and similar basic functional notices).

Slaughterhouse - Processing of livestock, fowl, fish (and/or game animals) into meat by-products.

Solid Wastes - Means such unwanted residual solid or semisolid material as results from residential, industrial, commercial, agricultural and community operations, excluding earth or material from construction, mining or demolition operations, and slag and other substances which are harmful or inimical to public health, and includes, but is not limited to, garbage, combustible and non-combustible material, street dirt, and debris. For purposes of this definition, "material from construction operations" and "material from demolition operations" are those items affixed to the structure being constructed or demolished, such as brick, concrete, stone, glass, wallboard, framing and finishing lumber, roofing materials, plumbing, plumbing fixtures, wiring, and insulation material.

Structure - A combination of materials assembled to give support or shelter such as buildings, towers, masts, sheds, roofed storage areas, mechanical equipment, swimming pools, signs, fences; but not including septic tanks, and septic systems and accessory facilities associated with the provision of utilities such as drains, wells, transformers, and telephone poles.

Structure, Accessory - A subordinate structure detached from but located on the same lot as a principal building. The use of an accessory structure must be identical and accessory to the use of the principal building. Accessory structures include garages, decks, and fences.

Toxic or Hazardous Material - Means any substance or mixture by physical characteristic that is flammable, corrosive, toxic, reactive, or infectious and poses a significant or potential hazard to water supplies or human health if such substances were discharged to land or waters of the township or community.

Trailer - A trailer is any vehicle with an integrated frame, either open or closed to the elements, which has or has had an axle(s) and/or wheels and/or electric brakes and/or a towing device (tongue or hitch).

Transitional Plantings - Plantings that are potted, balled, or otherwise temporarily stored for resale.

Use - The specific purpose for which land or a building is designated, arranged, intended, or for which it is or may be occupied or maintained. The term "permitted use" or its equivalent shall not be deemed to include any non-conforming use.

Variance - A variance is a modification of the zoning resolution where such variance 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 the resolution would result in unnecessary and undue hardship. As used in the resolution a variance is authorized only for height, area, and size of structure or size of yards and open spaces; establishment or expansion of a use otherwise prohibited shall not be allowed by variance, nor shall a variance be granted because of presence of non-conformities in the zoning district or uses in an adjoining zoning district.

Veterinary Hospital and Clinic - A place for the care, diagnosis, and treatment of sick, ailing, infirm, or injured animals, and those who are in need of medical or surgical attention, and may include overnight accommodation on the premises for treatment, observation and/or recuperation. (it may also include boarding that is incidental to the primary activity.)

Warehouse, Wholesale and Distribution Facility - A facility which houses a business which primarily stores, sells and distributes large quantities of goods or commodities to customers throughout a regional territory.

Yard - A required open space other than a court unoccupied and unobstructed by any structure or portion of a structure from three feet above the general ground level of the graded lot upward, provided, however, that fences, walls, poles, posts, and other customary yard accessories, ornaments, and furniture may be permitted in any yard, subject to height limitations and requirements limiting obstruction of visibility.

Yard, Front Setback - A yard area of which the width is measured the entire length of the front property line between the side property lines; and the depth is measured as the distance between the street right-of-way line and the required front setback line.

C. In the case of through lots front yards shall be provided on all frontages.

Duplicate

D. In the case of all corner lots, a front yard of the required depth shall be provided on all frontages.

Yard, Rear Setback - Extends across the full width of a site, the depth of which is the minimum horizontal distance between the rear property line and a line parallel thereto on the site, except that on a corner lot the rear yard shall extend only to the side yard abutting the street.

Yard, Side Setback - A yard extending from the required front yard setback line to the rear lot line, or in the absence of any clearly defined rear lot line to the point on the lot farthest from the intersection of the lot line involved with the public street. In the case of through lots, side yards shall extend from the rear lines of front yards required. In the case of corner lots, the yards remaining after each front yards have been established shall be considered side yards. Width of a required side yard shall be measured in such a manner that the yard established is a strip of the minimum width required by district regulations with its inner edge parallel with the side lot line.

Duplicate

Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 1001.

400 Adoption of the Zoning District Regulations

Regulations are hereby established and adopted pertaining to the use of land and/or structures and the physical development of such land and structures within each of the zoning Districts and as defined within Chapters 4, 5 and 6 of this Resolution.

405 Application

The standard regulations set forth in this Chapter 4 shall be interpreted and enforced as follows:

4XX.01 Identification of Uses

The 2012 edition of the NAICS (North American Industry Classification System) which is the United States Governmental System for classifying business establishments shall be used to identify all commercial and industrial permitted, accessory, and conditional uses within each District. This classification system may be electronically accessed at www.Census.gov/naics or viewed in the office of the Jerome Township Zoning Inspector. In the event that it is unclear as to where a proposed use falls into the NAICS classification system the Jerome Township Zoning Inspector shall make a determination. In the event the interpretation of the Zoning Inspector is disputed the final interpretive authority shall rest with the Board of Zoning Appeals. Uses shall be identified by their corresponding number, and unless otherwise noted, all uses falling within that sub-heading shall be permitted. All other non-commercial uses shall be defined by their customary name and definitions within Article 3 of this Resolution.

4XX.02 Permitted Uses

Only a use designated as a Permitted Use shall be allowed as matter of right in any zoning District and any use not so designated shall be prohibited.

4XX.03 Accessory Uses and Structures

An Accessory Use or Structure is a use or structure which is clearly subordinate to the principal use. Such accessory use or structure is incidental and secondary to the principal use or structure and located on the same lot as the principle use or structure. Accessory uses or structures shall be allowed in accordance with the specific district regulations and the requirements of section XXX of this Resolution.

Update this and remove the redundant language in the zoning districts

"may"

"only"



Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 100

4XX.04 Conditional Uses

A use designated as a conditional use may, if approved by the Board of Zoning Appeals, be permitted in the zoning district where the designation occurs. A conditional use shall not be permitted if its use, location, and/or method of development will unreasonably alter the character of the vicinity; unduly interfere with or impact the use of adjacent lots; affect the health, safety and general welfare of surrounding properties; or impact special privileges to its owner which are not normally enjoyed by other uses within the district. To this end the Board of Zoning Appeals may set forth additional requirements that will render the conditional use compatible with the existing and future use of adjacent lots in the district in accordance with section XXX of this Resolution. The approval of a conditional use shall be subject to the requirements of Section XXX of this Resolution and to the additional development standards outlined in each district.

Move language to Section 240

4XX.05 Development Standards

The Development Standards as set forth in this Resolution shall be the minimum allowed for uses permitted in a zoning district. If the development standards are in conflict with the requirements of any lawfully adopted rules, regulations or laws, the more restrictive or higher standard shall govern.

Identify districts by use to provide better control of cell towers

410 Zoning Districts Established

The following standard zoning districts are hereby established for Jerome Township, Union County Ohio:

- AG - Agricultural District
- RU - Rural Residential District
- LDR - Low Density Residential District
- MDR - Medium Density Residential District
- OSM - Office / Research / Medical District
- COM - Commerce District
- NC - Neighborhood Center District
- LR - Local Retail District
- RR - Regional Retail District
- MU - Mixed Use District
- SRE - Special Recreation District

The following special zoning districts are hereby established for Jerome Township, Union County Ohio:

- PD - Planned Development District
- OS - Open Space District

Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 100

415 Official Zoning Map

The districts and their boundary lines are indicated upon a map entitled "Zoning Districts Map of Jerome Township, Union County, and Ohio", which is hereby made a part of this Resolution. The Zoning Districts Map, together with all notations, references, and other matters shown thereon, are hereby declared a part of this Resolution. The official zoning map shall be held and maintained by ~~the Licking, Union, and Champagne Regional Planning Commission a copy of which shall be available~~ in the office of Zoning Inspector for Jerome Township. Where uncertainty exists with respect to the boundaries of any of the aforesaid districts as shown on the zoning map, the following rules shall apply:

4XX.01 Interpretation

The Jerome Township Zoning Inspector shall be responsible for interpreting the location of district boundaries as shown on the zoning map. When and if the Zoning Inspector's interpretation of such boundary line is disputed, the final interpretation authority shall rest with the Board of Zoning Appeals.

4XX.02 District Boundaries

The zoning district boundaries, as indicated on the Official Zoning Map by lines or dimensions, shall be interpreted to follow property lines, lot lines, and the center lines of roads, streets, alleys, railroads, and streams at the time of passage of this Resolution.

4XX.03 Vacation of Public Ways

Whenever any street or public way is vacated by official action of the County Commissioners, the zoning districts adjoining each side of the street or public way shall be automatically extended to the center of such vacations and all area included in the vacation shall thereafter be subject to all regulations of the extended Districts.

Remove

Need better
interpretation of
district boundaries

Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 113.

420 Agricultural District (AG)

The purpose and intent of the Agricultural District (AG) is to; encourage the continuance of agricultural uses and farmland preservation, protect the rights of farmers, preserve rural character, and provide for land which is suitable to be used for agriculture as defined in the Jerome Township Comprehensive Plan. Residential land use in the AG District is related to dwellings owned by the persons farming the property. On-site water and sewer facilities are permitted, provided such facilities comply with all applicable county health regulations.

4XX.01 Agricultural Uses Defined

"Agricultural Use" is as defined in the Ohio Revised Code Section 519.01, as may be amended, includes farming; ranching; aquaculture; apiculture; horticulture; viticulture; animal husbandry, including, but not limited to, the care and raising of livestock, equine, and fur-bearing animals; poultry husbandry and the production of poultry and poultry products; dairy production; the production of field crops, tobacco, fruits, vegetables, nursery stock, ornamental shrubs, ornamental trees, flowers, sod, or mushrooms; timber; pasturage; any combination of the foregoing; the processing, drying, storage, and marketing of agricultural products when those activities are conducted in conjunction with, but are secondary to, such husbandry or production.

4XX.02 Permitted Uses

Within the AG District the following uses, developed in accordance with all other provisions of this Resolution, shall be permitted:

1. Agricultural uses, along with customary agricultural buildings and structures incidental to carrying out the principal agricultural use and / or no more than one single-family detached residence per lot.
2. Limited Home Occupation Subject to requirements of section ~~xxx~~ of this Resolution.

4XX.03 Accessory Uses and Structures

Within the AG District the following accessory uses and structures, developed in accordance with all other provisions of this Resolution, shall be permitted:

1. Accessory buildings or structures normally associated with single family residential use including detached garages, tool or garden sheds, playhouses and swimming pools subject to the requirements of section ~~xxx~~ of this Resolution.
2. Farm Markets (as defined by ORC 519.21) provided a minimum of 50% of the gross income from the market is derived from the sale of produce raised on farms owned or operated by the market operator in a normal crop year.

Move this to new Ag section in General Provisions

Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section ~~xxx~~

4XX.04 Conditional Uses

The following uses may be permitted as conditional uses by the Board of Zoning Appeals in accordance with the requirements of Section 2XX of this Zoning Resolution. In order for a proposed use to be eligible for approval as a conditional use the proposed use must meet the findings required in Section 2XX of this Zoning Resolution and comply with the development standards for such uses established herein:

1. Agri-tourism businesses primarily engaged in providing a farming experience for customers.
2. 423820 Farm machinery and equipment merchant wholesalers
3. 444220 Farm supply stores
4. 444220 Feed stores (except pet)
5. 541940 Livestock veterinary services
6. 721191 Bed-and-Breakfast Inns
7. 812910 Pet Care (except Veterinary) Services
8. Expanded home occupations subject to the requirements of section XXX of this Resolution.
9. Limited eating establishments provided such establishment is specifically for consuming food or drinking wines primarily made from produce raised on premises subject to the requirements below.
10. Accessory Apartment (Granny Flat) subject to the requirements of section XXX of this Resolution.

11. Alternative energy production (less than 5 mw) subject to the requirements of section XXX of this Resolution. Such uses include:
a) Windmills, Wind Turbines, Solar Panels, etc.

12. Private landing fields for private or agricultural aircraft use.

13. Add requirements for Aggregate Mining in this district

Remove "Findings" in all languages throughout code...

Can't regulate (falls into AG protection in the ORC)

update to "small wind projects" and add language from Don in the Gen Standards

Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 1.7.

8. Driveways and parking areas

Driveways and parking areas for any residential or approved conditional use shall not be permitted within any side or rear yard setbacks within the AG District. Except as noted herein parking areas for any permitted use or approved conditional use shall not be located within the Front Yard Setback of any property.

Remove

4XX.06 Building and Site Development Standards

The following standards shall apply to the development of all permitted uses and accessory uses and structures within the AG District:

1. Minimum and Maximum Square Footages

a) Residential and Agricultural Accessory Structures – See Section XXX for regulations concerning accessory structures.

b) Single Family Dwellings – Single family dwellings in the AG District shall provide a minimum of 1,200 square feet for a single story dwelling and a minimum of 1,600 square feet for a split-level or multi-story dwelling. Square footage shall be measured exclusive of garages, carports, basements, Porches and Patio's.

Provide a better definition for how square footage is measured (see prairie township)

2. Maximum Building Height

a) Accessory Structures – See Section XXX for regulations concerning accessory structures.

b) Single Family Dwellings – The maximum building height for single family dwellings in the AG District shall be 35 feet as measured from the average grade at the lowest side of the structure to the peak of the roof. Cupolas, chimneys and other appurtenances usually required to be placed above the roof and not intended for human occupancy are not included in the maximum height requirements.

Better definition for mobile home and manufactured home. See ORC for definitions

3. Residential Building Standards

The following standards apply to all single-family dwelling units within the AG District:

a) Mobile Homes and/or trailers – The use of a mobile home or trailer is prohibited within the AG District.

b) Factory Built Housing – The use of factory built housing is permitted within the AG District provided that the house meets all applicable residential building code standards, is installed on a permanent foundation and meets all minimum square footage requirements.

Note: The text, images and diagrams in this highlighted area are for identification and explanation purposes only. See Section 4.03

4XX.07 Conditional and Accessory Use Standards

The following additional development standards shall apply to conditional and accessory uses approved within the AG District.

1. Farm Markets / Roadside Farm Stands

Farm markets and roadside stands in the AG District shall comply with the following standards:

a) Parking

- (i) Seasonal Farm markets / roadside stands less than 200 square feet may use grassed area for parking. Permanent farm markets less than 200 square feet must provide paved or graveled parking. Parking must be located outside of the public road right of way to avoid conflict with moving vehicles. Under no circumstance shall any part of the public road be used for parking. If a culvert is required to provide access for a seasonal Farm Market / roadside stand the owner shall follow the requirements of the Union County Engineer.
- (ii) For farm markets / roadside stands larger than 200 square feet, off street parking must be provided at the ratio of one parking space per each 150 square feet of indoor and outdoor sales area. Parking must be paved or gravel and provide access to the public road in accordance with the recommendation of the Union County Engineer.

Move this to the new Ag section in the general standards

2. Limited Eating Establishments

Limited eating establishments approved as a conditional use in the AG District shall comply with the following standards:

- a) ~~All proposed establishments shall comply with all applicable county / state permits and requirements for preparation, sale and consumption of food or alcoholic beverages.~~
- b) ~~The owner shall provide a Certificate of Approval from the Union County Board of Health for the proposed method of water supply and sanitary waste disposal.~~
- c) ~~Parking – Parking must be provided at a rate of 1 space per 150 square feet of indoor and outdoor eating area. Parking shall be paved or gravel, set back from the public right of way a minimum of 50 feet and must meet the requirements of section ~~XXX~~.~~
- d) ~~Signage – Limited eating establishments shall be permitted to install one sign to advertise the principle business. Such sign shall not exceed 8 square feet per side or a maximum height of 8 feet and shall be set back from the right of way a minimum of 15 feet. All signage in the District shall comply with section ~~XXX~~ of this Resolution.~~

Remove - township can't regulate per ORC.

Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section ~~XXX~~

3. Veterinary Services and Pet Care

Veterinary Services and Pet Care services approved as a conditional use in the AG District shall comply with the following standards:

- a) The owner shall provide a Certificate of Approval from the Union County Board of Health for the proposed method of water supply and sanitary waste disposal.
- b) Parking - Parking for vet services and pet care businesses in the agricultural District shall be either paved or gravel and shall be designed in accordance with section XXX. Spaces shall be provided as indicated below:
 - (i) Pet care services – 1 parking space per each 400 square feet of principal structure
 - (ii) Livestock Veterinary services – 5 parking spaces per each Veterinarian at the facility
- c) All outdoor boarding areas associated with a pet care business shall be located to the rear of the principal structure and shall be screened from view on all sides by a continuous fence and evergreen planting meeting the requirements of section XXX. Outdoor boarding areas must be a minimum of 500 feet away from the nearest adjacent residential building.
- d) Livestock and pet containment areas – All animals being held or observed outdoors shall be fully contained on the property by a fence designed specifically for keeping such animals secure and preventing animals from wandering onto adjacent properties or the public right of way. Such fences shall meet all minimum setback requirements.

4. Farm Supply / Feed Store / Farm Equipment Dealer

Farm Supply stores, Feed Stores and Farm Equipment Dealers approved as a conditional use in the AG District shall comply with the following standards:

- a) The owner shall provide a Certificate of Approval from the Union County Board of Health for the proposed method of water supply and sanitary waste disposal.
- b) Parking –parking for these uses shall be provided at a rate of 1 space per 200 square feet of gross sales area. Parking shall be paved and constructed in accordance with section XXX of this Resolution and shall be set back from the right of way a minimum of 50 feet.
- c) The following standards apply to the outdoor sales and outdoor storage of goods or equipment:
 - (i) The outdoor display or storage of goods or equipment shall not be permitted in the front of any business / structure in the agricultural District.
 - (ii) The outdoor storage and display areas shall meet all side and rear yard setbacks for the District.

Note: The text, images and diagrams in this highlighted area are for clarification and explanatory purposes only. See Section 101.

- (iii) The outdoor storage and display areas shall be screened from view on all sides by either fencing or a continuous evergreen buffer, similar to buffer type 'C', meeting the requirements of Section XXX. Such fence shall meet all side and rear yard setback requirements for the AG District.
- (iv) The outdoor storage and display areas shall not exceed 150 percent of the area of the principal store or structure.
- d) Loading, delivery and service areas shall be located to the side or rear of the building and shall be screened from view from all public roads.
- e) Signage – farm supply stores, feed store and equipment dealers approved in the AG District shall be permitted one sign to advertise the business. Such sign shall not exceed 15 square feet per each side or 5 feet in height and shall be set back a minimum of 15 feet from the right of way.

Remove "Agricultural"

- 5. Private Landing Fields for Agricultural Aircraft use:
Private Landing Fields approved as a conditional use in the AG District shall comply with the following standards:
 - a) The applicant shall demonstrate that the design and location of the facility meets all applicable requirements of the Federal Aviation Administration, The Ohio Department of Transportation (ODOT), Division of Aviation, and Union County.
 - b) The applicant shall provide proof to the township that all applicable air rights have been secured for all runway paths.
 - c) The location of buildings, hangars, and all other structures must meet the minimum setback requirements established for the District.
 - d) All airplanes must be stored in hangars or garages.
 - e) The Private Landing field shall be used for a maximum of 2 planes or helicopters owned by the owner of the property only.
 - f) The location of all off-street parking & loading shall be approved by the Board of Zoning Appeals.
 - g) The facility shall have water and wastewater facilities that meet the requirements of Union County and the Ohio EPA.
 - h) The facility must be placed a minimum of 500 feet from any existing residence or residential District.

- 6. Aggregate Mining
Aggregate Mining approved as a conditional use in the AG district shall be subject to the requirements in Section XXX of this Resolution and in conformance with Ohio Revised Code Section 1514.02. A copy of the surface mining permit application required by Ohio Revised Code Section 1514.01(A) and any amendments thereto proposed by the state or applicant shall be provided as a site plan for the surface mining operation. In addition to the

Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section XXX

requirements stipulated in Ohio Revised Code 1514.01(A), the following regulations shall apply to all operations covered under this Section:

- a) Setbacks – The setbacks for all mining operations, structures related to such operations, and the parking and storage of equipment related to such operations shall be as follows:
 - (i) Minimum Front Yard Setback – 200 feet
 - (ii) Minimum Side Yard Setbacks – 75 feet
 - (iii) Minimum Rear Yard Setback – 75 feet
- b) Noise - All blasting and quarrying operations (except loading) shall be limited between the hours of 7 o'clock a.m. and 7 o'clock p.m. except in emergencies.
- c) Air Pollution - Control measures shall be implemented on a continuing basis, during times of operation, to control dust on entrance roadways, in equipment operation and throughout the mining site. The Zoning Inspector may require additional control measures during periods of high wind or very dry weather.
- a) Screening from residential uses, Industrial Parkway and State Route 33 – Any mining operation or parking and storage area for mining equipment visible to adjacent residential lots or uses, Industrial Parkway, State Route 42, and/or State Route 33 shall be entirely screened from view through the use of one of the following:
 - (i) A combination of a continuous 5 foot high earthen mound and completely opaque masonry walls, in accordance with section XXX of this Resolution and deciduous shade trees planted at a maximum of 40' on center similar to buffer type 'A' shown in Appendix 1. Said walls shall be a minimum of 8 feet in height and not exceed 12 feet in height, as measured from the top of mound to the top of wall.
 - (ii) A combination of a continuous 5 foot high earthen mound and a continuous planting of evergreen trees, a minimum of 6 feet in height at the time of planting. Evergreen trees shall be planted on top of the mound and staggered or spaced to achieve 100% screening of the mining operation and equipment within 3 years of the time of planting similar to buffer type 'B' shown in Appendix 1.
- d) Transportation
 - (i) Points of ingress and egress associated with extraction and/or processing sites shall be located as approved by the County Engineer or the Ohio Department of Transportation as appropriate.
 - (ii) The applicant shall include with his submittal a map describing the proposed major access roads to be utilized for ingress and egress for the extraction operation.

Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section XXX

e) Surface Water

- (i) The hydrographs and quality of water leaving the site of an extraction activity meet the Ohio EPA standards.
- (ii) During mining and reclamation, drainage shall be controlled so as to prevent the causing of flooding, landslides and flood hazards to adjoining lands resulting from the mining operations. Upon completion of mining, ponds shall be left in such condition as to avoid their constituting a hazard to adjoining lands.

f) Groundwater

- (i) During mining and reclamation, contamination of underground water supplies shall be prevented. Backfilling or grading of any nature up to a level of ten (10) feet above the water level shall be accomplished with materials approved by the Zoning Inspector and the Ohio Environmental Protection Agency. Materials contaminating to groundwater shall not be used for filling or grading at any time. Upon completion of reclamation, any lake or pond located within the site boundaries shall be of **quality equal** to that existing for groundwater on adjacent property.
- (ii) The storage of fuels and chemical and equipment services facilities required by uses permitted in Section XXX shall be located where they are least likely to contaminate groundwater as determined by the Zoning Inspector.

g) Vibration and Blasting

- (i) The operation of stationary and mobile equipment shall not cause vibration in excess of that permitted by applicable federal and state law.
- (ii) Blasting shall be done in accordance with the applicable laws of the state of Ohio and shall be carried out by persons certified to be knowledgeable and competent in the sizing and placing of the explosive to be used for blasting.
- (iii) When the blasting area is within one thousand (1,000) feet of an existing residential structure the maximum hours of blasting operation shall be 7:00 a.m. to 7:00 p.m.

h) Slope Stability

- (i) The sides of excavation sites shall be set back a minimum of fifty (50) feet from the property line with a sufficient slope of excavation to insure the lateral support of surrounding property with the following provisions:
 - The reclaimed sides of excavation sites shall be set back a minimum of fifty (50) feet from the right-of-way of all public streets or roads.

Note: The text, images and diagrams in this highlighted area are for clarification and explanatory purposes only. See Section 1102.

- (ii) Final slopes shall be graded, contoured or terraced, wherever needed, sufficient to achieve soil stability and control landslides, erosion and sedimentation. High walls will be permitted if they are compatible with the future uses specified in the site plan and measures taken to insure public safety. Where ponds, impoundments, or other resulting bodies of water are intended for recreational use, banks and slopes shall be established that will assure safe access to such bodies of water. Where such bodies of water are not intended for recreation, measure to insure public safety shall be included and one egress provided.
- l) Soil Erosion Sedimentation Control
 - (i) The area of land affected shall be resoled, wherever needed, with topsoil or suitable subsoil, fertilizer, lime or soil amendments, as appropriate, in sufficient quantity and depth to raise and maintain a diverse growth of vegetation adequate to bind the soil and control soil erosion and sedimentation.
 - (ii) A diverse vegetative cover of grass and legumes or trees, grasses and legumes capable of self-regeneration and plant succession wherever required by the site plan shall be established.
- j) Other Requirements
 - (i) Government boundary, section corner and other government survey monuments that were removed by the operator as a result of the mining shall be replaced where practical.
 - (ii) Mining and reclamation shall be carried out in the sequence and manner set forth in the site plan and reclamation measure shall be performed in a timely manner. All reclamation of an area of land affected shall be completed no later than three years following the active mining of such area, unless a showing satisfactory to the Zoning Board of Appeals is made that the future use of such area requires a longer period for completing reclamation.
 - (iii) During mining, store topsoil or fill in quantities sufficient to complete the backfilling, grading, contouring, terracing and resoling that is specified in the plan. Stabilize the slopes of and plant each soil bank to control soil erosion and sedimentation.

Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 1001

425 Rural Residential District (RU)

The purpose and intent of the Rural Residential District (RU) is to encourage the continuance of agricultural uses, preserve rural character and provide for land which is suitable or used for agriculture and very low density residences as defined in the Jerome Township Comprehensive Plan. Very low density residential land use refers to farm housing units and isolated residential development typically not requiring a plat under the County subdivision regulations. On-site water and sewer facilities are permitted, provided such facilities comply with all applicable County Health regulations. This district supersedes the U-1 Rural zoning district in existence prior to the enactment of this resolution.

4XX.01 Permitted Uses

Within the RU District the following uses, developed in accordance with all other provisions of this Resolution, shall be permitted:

1. ~~Agricultural uses, along with customary agricultural buildings and structures incidental to carrying out the principal agricultural use and / or no more than one single-family detached residence per lot~~
2. Limited Home Occupation Subject to requirements of section ~~xxx~~ of this Resolution
3. The use of land for conservation, preservation, or wetland restoration

4XX.02 Accessory Uses and Structures

1. Accessory buildings or structures normally associated with single family residential use including detached garages, tool or garden sheds, playhouses and swimming pools subject to the requirements of section ~~xxx~~ of this Resolution.
2. ~~Farm Markets (as defined by ORC 519.21) provided a minimum of 50% of the gross income from the market is derived from the sale of produce raised on farms owned or operated by the market operator in a normal crop year.~~

4XX.03 Conditional Uses

The following uses may be permitted as conditional uses by the Board of Zoning Appeals in accordance with the requirements of Section 2XX of this Zoning Resolution. In order for a proposed use to be eligible for approval as a conditional use the proposed use must meet the findings required in Section 2XX of this Zoning Resolution and comply with the development standards for such uses established herein:

1. 721191 Bed-and-Breakfast Inns
2. 813110 Church or other places of religious worship subject to the requirements below.

Remove references to "Agriculture" in this district

Remove references to "Agriculture" in this district

Use "Dwelling" instead of residence

Remove references to "Agriculture" in this district

Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 2XX

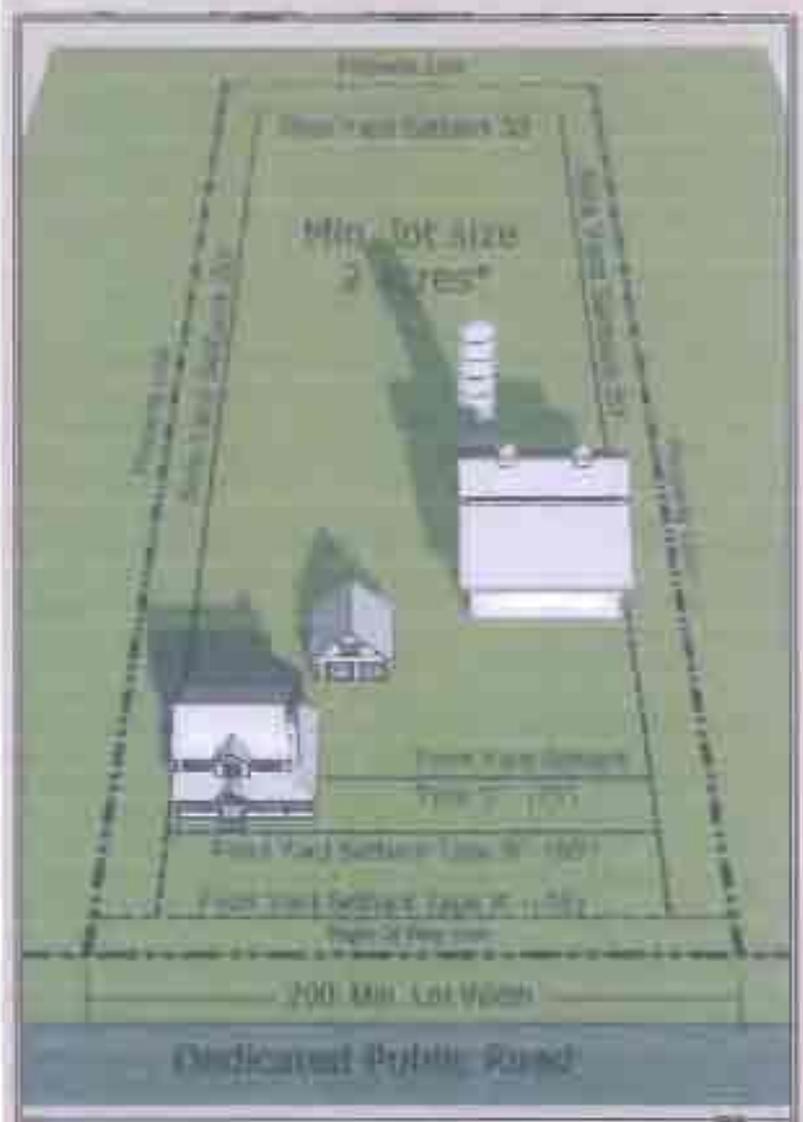
3. ~~Limited existing establishments provided such establishment is specifically for consuming food or drinking wine primarily made from produce raised on premises subject to the requirements below.~~
4. Telecommunications towers subject to the requirements of section ~~xxx~~ of this resolution
5. Expanded home occupations subject to the requirements of section ~~xxx~~ of this Resolution.
6. Accessory Apartment (Granny Flat) subject to the requirements of section ~~xxx~~ of this Resolution.
7. Alternative energy production (less than 5 mw) subject to the requirements of section ~~xxx~~ of this Resolution. Such uses include:
 - a) Wind Turbines, Windmills, Solar Panels, etc.

Can't regulate under ORC

4XX.04 Lot Size and Yard Setback Standards

The following lot size and yard setback standards shall apply to all lots in the RU District:

1. **Minimum Lot Size**
The minimum lot size for parcels in the RU District shall be 2 acres or as required by the Union County Board of Health for the provision of water and sanitary systems. The minimum lot size for all conditional uses shall be adequate to develop the site for the intended use with all applicable development standards.
2. **Minimum Lot Frontage**
Lots in the RU District shall have a minimum 200 feet of continuous frontage on a dedicated public road.
3. **Flag Lots**
Flag lots are not permitted within the RU District.
4. **Front Yard Setbacks**
All Front Yard Setbacks shall be measured from the right of way of the Dedicated Public Road. Front Yard Setbacks for the RU District shall be as follows:
 - a) Type 'A' – The Setback for Farm



Define Flag Lots

Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 111.

Markets / Roadside stands less than 200 square feet shall be a minimum of 15 feet.

- b) **Type 'B'** –The Setback for Single Family Dwellings and Farm Markets larger than 200 Square feet shall be a minimum of 50 feet.
- c) **Type 'C'** – The Setback for all other structures supporting a residential, agricultural, or conditional use of the property shall be 75 feet.

3. Side Yard Setbacks

The minimum side yard width in the RU District shall be 20 feet.

6. Rear Yard Setbacks

The minimum rear yard depth in the RU District shall be 30 feet.

7. Architectural Projections

Open Structures such as porches, canopies, balconies, platforms, carports, and covered patios, and similar architectural projections shall be considered parts of the building to which it is attached and shall not project into the required minimum front, side or rear yard.

8. Driveways and parking areas

Driveways and parking areas for any residential or approved conditional use shall not be permitted within any side or rear yard setbacks within the RU District. Except as noted herein parking areas for any permitted use or approved conditional use shall not be located within the Front Yard Setback of any property.

4XX.06 Building and Site Development Standards

The following standards shall apply to the development of all permitted uses and accessory uses and structures within the RU District:

1. Minimum and Maximum Square Footages

- a) **Residential and Agricultural Accessory Structures** – See Section XXX for regulations concerning accessory structures.
- b) **Single Family Dwellings** – Single family dwellings in the RU District shall provide a minimum of 1,200 square feet for a single story dwelling and a minimum of 1,600 square feet for a split-level or multi-story dwelling. Square footage shall be measured exclusive of garages, carports, basements, Porches and Patio's.

2. Maximum Building Height

- a) **Accessory Structures** – See Section XXX for regulations concerning accessory structures.

Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 1.03

- b) Single Family Dwellings – The maximum building height for single family dwellings in the RU District shall be 35 feet as measured from the average grade at the lowest side of the structure to the peak of the roof. Cupolas, chimneys and other appurtenances usually required to be placed above the roof and not intended for human occupancy are not included in the maximum height requirements.

3. Residential Building Standards

The following standards apply to all single-family dwelling units within the RU District:

- a) Mobile Homes and/or trailers – The use of a mobile home or trailer is prohibited within the RU District.
- b) Factory Built Housing – The use of factory built housing is permitted within the RU District provided that the house meets all applicable residential building code standards, is installed on a permanent foundation and meets all minimum square footage requirements.

4XX.07 Conditional and Accessory Use Standards

The following additional development standards shall apply to conditional and accessory uses approved within the RU District.

1. Farm Markets / Roadside Farm Stands

Farm markets and roadside stands in the RU District shall comply with the following standards:

a) Parking

- (i) Seasonal farm markets / roadside stands less than 200 square feet may use grassed area for parking. Permanent farm markets less than 200 square feet must provide paved or gravelled parking. Parking must be located outside of the public road right of way to avoid conflicts with moving vehicles. Under no circumstances shall any part of the public road be used for parking. If a culvert is required to provide access for a seasonal farm market / roadside stand the owner shall follow the requirements of the Union County Engineer.
- (ii) For farm markets / roadside stands larger than 200 square feet, off street parking must be provided at the ratio of one parking space per each 150 square feet of indoor and outdoor sales area. Parking must be paved or gravel and provide access to the public road in accordance with the recommendation of the Union County Engineer.

2. Churches or other places of worship

Churches and other places of worship approved in the RU District shall comply with the following standards:

Move to Ag section in General standards

Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 404

- a) Lot size – Churches shall occupy a lot not less than 3 acres plus 1 acre for each 100 seats over 200 in the main assembly area.
- b) Parking – Churches or other places of worship shall provide off street parking and loading to meet the requirements of section XXX
- c) Signage – Free standing churches or other places of worship shall be permitted one ground mounted monument sign in conformance with the following:
 - (i) Construction - Monument signs shall be permanently installed on a solid base constructed of durable natural materials or between two posts or columns constructed of durable natural materials.
 - (ii) Height – Monument signs shall not exceed a total of 5 feet in height including the sign, sign base or support columns.
 - (iii) Location – Monument signs shall be set back at least 5 feet from any right of way or lot line and shall be installed in a location that will not impede the view of traffic from driveways or intersections.
 - (iv) Display Area – The total display area of a single sided sign shall not exceed 15 square feet per side not including the sign base or support columns.
 - (v) Changeable Copy – Monument signs for churches may contain a total of 8 square feet of changeable copy per side to post service times or special events

Provide definition for display area and how it is measured

Remove - township can't regulate per ORC.

~~3- Limited Eating Establishments~~

~~Limited eating establishments approved as a conditional use in the RU District shall comply with the following standards:~~

- ~~a) All proposed establishments shall comply with all applicable county / state permits and requirements for preparation, sale and consumption of food or alcoholic beverages.~~
- ~~b) The owner shall provide a Certificate of Approval from the Union County Board of Health for the proposed method of water supply and sanitary waste disposal.~~
- ~~c) Parking – Parking must be provided at a rate of 1 space per 150 square feet of indoor and outdoor eating area. Parking shall be paved or gravel, set back from the public right of way a minimum of 50 feet and must meet the requirements of section XXX.~~
- ~~d) Signage – Limited eating establishments shall be permitted to install one sign to advertise the principle business. Such sign shall not exceed 8 square feet per side or a maximum height of 5 feet and shall be set back from the right of way a minimum of 15 feet. All signage in the District shall comply with section XXX of this Resolution.~~

Note: The text, images and diagrams in the highlighted area are for clarification and explanation purposes only. See Section 101

430 Low Density Residential District (LDR)

The purpose and intent of the Low Density Residential (LDR) District is to provide areas for larger lot, lower density residential uses and / or estate lots that may or may not have access to centralized sewer services as outlined in the Jerome Township Comprehensive Plan. The Low Density Residential (LDR) District will provide a transition between Agricultural or Rural Residential use and more urbanized areas. This district supersedes the R-1 Low Density Residential District in existence prior to the enactment of this resolution.

4XX.01 Permitted uses

Within the LDR District the following uses, developed in accordance with all other provisions of this Resolution, shall be permitted:

1. Single-family detached residential **Dwelling**
2. Limited Home occupations subject to the requirements of section ~~XXX~~ of this Resolution.
3. Community and Public Parks, playgrounds and sports fields

4XX.02 Accessory Uses and Structures

Accessory buildings or structures normally associated with single family residential use including detached garages, tool or garden sheds, playhouses and swimming pools subject to the requirements of section ~~XXX~~ of this Resolution.

4XX.03 Conditional Uses

The following uses may be permitted as conditional uses by the Board of Zoning Appeals in accordance with the requirements of Section ~~XXX~~ of this Zoning Resolution. In order for a proposed use to be eligible for approval as a conditional use the proposed use must meet the findings required in Section ~~XXX~~ of this Zoning Resolution and comply with the development standards for such uses established herein:

1. 813110 Church or other place of worship
2. Telecommunications towers subject to the requirements of section ~~XXX~~ of this Resolution.
3. Expanded Home Occupation subject to the requirements of section ~~XXX~~ of this Resolution.
4. Accessory Apartment (Granny Flat), subject to the requirements of section ~~XXX~~ of this Resolution.
5. Alternative energy production (less than 5 mw) subject to the requirements of section ~~XXX~~ of this Resolution. Such uses include:
 - a) Wind Turbines, Windmills, Solar Panels, etc.

Add Schools, Fire Stations,
Township Halls....

Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section ~~113~~

4XX.04 Lot Size and Yard Setback Standards
The following lot size and yard setback standards shall apply to all lots in the LDR District:

1. Minimum Lot Size
The minimum lot size for residential use with public sewer and water shall be one half (1/2) acre. Without public sewer or water the minimum lot size shall be 2 acres or as determined necessary by the Union County Health Department. For all conditional uses the lot size shall be adequate to meet the development standards of the District as determined by the Board of Zoning Appeals.

2. Minimum Lot Frontage
All lots shall provide a minimum of 120 feet of continuous frontage on a dedicated public road. Lot frontage on a curved road or a cul-de-sac may be reduced to 80 feet provided that a minimum width of 120 feet shall be maintained at the front yard setback line.

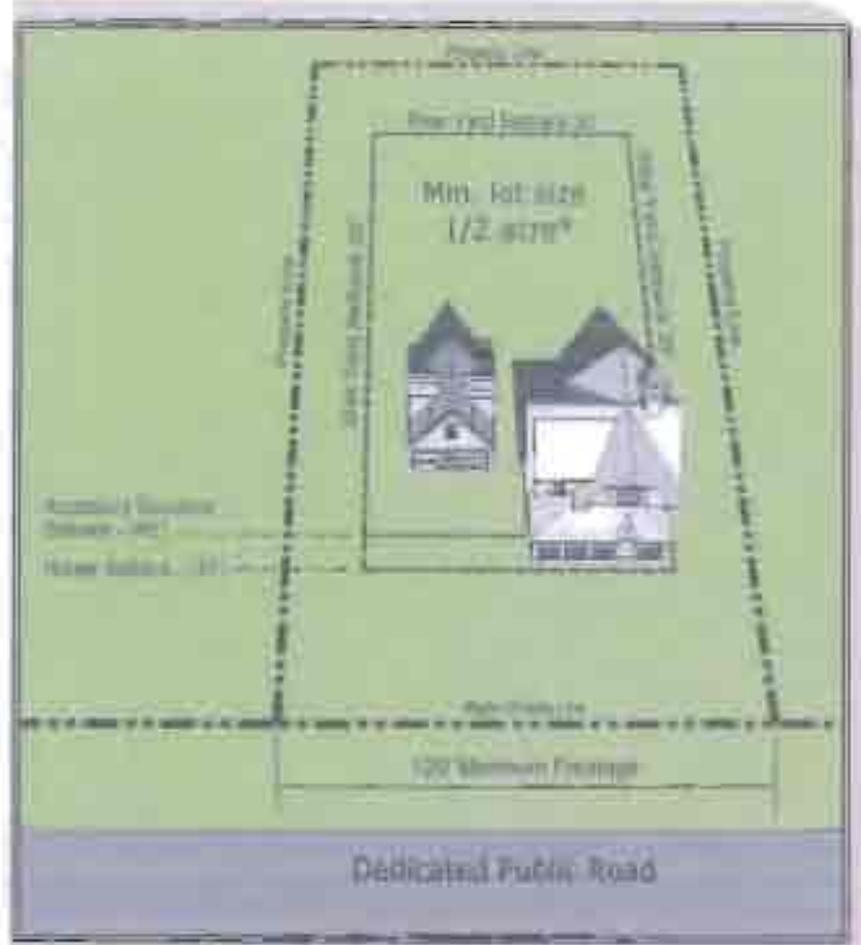
3. Front Yard Setbacks
All Front Yard Setbacks shall be measured from the right of way of the Dedicated Public Road. Front Yard Setbacks for the LDR District shall be as follows:

- a) Residential Dwellings - The Setback for residential dwellings shall be 35 feet.
- b) Detached Garage or other accessory structure - The setback for Detached Garages or other accessory structures shall be 45 feet.

Note: In the LDR District it shall be prohibited to construct any detached garage or residential accessory structure closer to the public road than the principal residential dwelling.

4. Side yard Setbacks
The minimum side yard width in the LDR District shall be 20 feet.

5. Rear Yard Setbacks
The minimum rear yard setback in the LDR District shall be 30 feet.



@000 such larger size

Flag lots not permitted

Add open space requirement?

Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 1000

6. Architectural Projections

Open Structures such as porches, canopies, balconies, platforms, carports, and covered patios, and similar architectural projections shall be considered parts of the building to which it is attached and shall not project into the required minimum front, side or rear yard.

7. Driveways and parking areas

Driveways and parking areas for any residential or approved conditional use shall not be permitted within any side or rear yard setbacks within the LDR District

4xx.05

4XX.06 ~~Building~~ Building and Site Development Standards

The following standards shall apply to the development of all permitted uses and accessory uses and structures within the LDR District:

1. Minimum and Maximum Square Footages

- a) Residential Accessory Structures – See Section ~~XXX~~ for regulations concerning accessory structures.
- b) Single Family Dwellings – Single family dwellings in the LDR District shall provide a minimum of 1,200 square feet for a single story dwelling and a minimum of 1,600 square feet for a split-level or multi-story dwelling. Square footage shall be measured exclusive of garages, carports, basements, Porches and Patios.

2. Maximum Building Height

- a) Accessory Structures – See Section ~~XXX~~ for regulations concerning accessory structures.
- b) Single Family Dwellings – The maximum building height for single family dwellings in the LDR District shall be 35 feet as measured from the average grade at the lowest side of the structure to the peak of the roof. Cupolas, chimneys and other appurtenances usually required to be placed above the roof and not intended for human occupancy are not included in the maximum height requirements.

3. Residential Building Standards

The following standards apply to all single-family dwelling units within the LDR District:

- a) Mobile Homes and/or trailers – The use of a mobile home or trailer is prohibited within the LDR District.
- b) Factory Built Housing – The use of factory built housing is permitted provided that the house meets all applicable residential building code standards, is installed on a permanent foundation and meets all minimum square footage requirements.

Definitions & Consistency

Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 1.02

4XX.03 – Conditional and Accessory Use Standards

The following additional development standards shall apply to conditional and accessory uses approved within the LDR District.

1. Churches or other places of worship

Churches and other places of worship approved in the LDR District shall comply with the following standards:

- a) **Lot size** – Churches shall be permitted provided they occupy a lot of not less than 2 acres plus 1 acre for each 100 seats over 100 in the main assembly area.
- b) **Setbacks** – setbacks for churches shall be the same as for other permitted uses in the District.
- c) **Parking** – Churches or other places of worship shall provide off street parking and loading to meet the requirements of section ~~XXX~~.
- d) **Signage** – Free standing churches or other places of worship shall be permitted one ground mounted monument sign in conformance with the following:
 - (i) **Construction** - Monument signs shall be permanently installed on a solid base constructed of durable natural materials or between two posts or columns constructed of durable natural materials.
 - (ii) **Height** – Monument signs shall not exceed a total of 5 feet in height including the sign, sign base or support columns.
 - (iii) **Location** – Monument signs shall be set back at least 5 feet from any right of way or lot line and shall be installed in a location that will not impede the view of traffic from driveways or intersections.
 - (iv) **Display Area** – The total display area of a single sided sign shall not exceed 15 square feet per side not including the sign base or support columns.
 - (v) **Changeable Copy** – Monument signs for churches may contain a total of 8 square feet of changeable copy per side to post service times or special events.

Note: The text, images and diagrams in this highlighted area are for clarification and separation purposes only. See Section ~~417~~

435 Medium Density Residential District (MDR)

The Purpose and Intent of the Medium Density Residential (MDR) District is to provide opportunity to develop single-family residential lots at more traditional suburban densities where appropriate as defined by the Jerome Township Comprehensive Plan. Because of the smaller lot sizes allowed these properties are required to be served by centralized sewer and water services and will provide a transition between more commercial uses and lower density or agricultural uses. This district supersedes the R-2 Medium Density Residential district in existence prior to the enactment of this resolution.

4XX.01 Permitted uses

Within the MDR District the following uses, developed in accordance with all other provisions of this Resolution, shall be permitted:

1. One single-family ~~detached residential~~ dwelling per lot.
2. Limited Home occupations subject to the requirements of section ~~XXX~~ of this Resolution.
3. Community and Public Parks, playgrounds and sports fields.

4XX.02 Accessory Uses and Structures

Accessory buildings or structures normally associated with single family residential use including detached garages, tool or garden sheds, playhouses and swimming pools subject to the requirements of section ~~XXX~~ of this Resolution.

4XX.03 Conditional Uses

The following uses may be permitted as conditional uses by the Board of Zoning Appeals in accordance with the requirements of Section ~~2XX~~ of this Zoning Resolution. In order for a proposed use to be eligible for approval as a conditional use the proposed use must meet the findings required in Section ~~2XX~~ of this Zoning Resolution and comply with the development standards for such uses established herein:

1. 623110 Nursing Care Facilities.
2. 623312 Assisted Living Facilities for the Elderly.
3. 813110 Church or other place of worship.
4. Telecommunications towers subject to the requirements of section ~~XXX~~ of this Resolution.
5. Expanded Home Occupation subject to the requirements of section ~~XXX~~ of this Resolution.
6. Accessory Apartment (Granny Flat), subject to the requirements of section ~~XXX~~ of this Resolution.

Add schools, fire and township hall...

Remove

Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 2.01

4XX.04 Lot Size and Yard Setback Standards

The following lot size and yard setback standards shall apply to all lots in the MDR District:

1. Minimum Lot Size
The minimum lot size for Single Family residential Lots in the MDR District shall be 12,000 Square Feet.

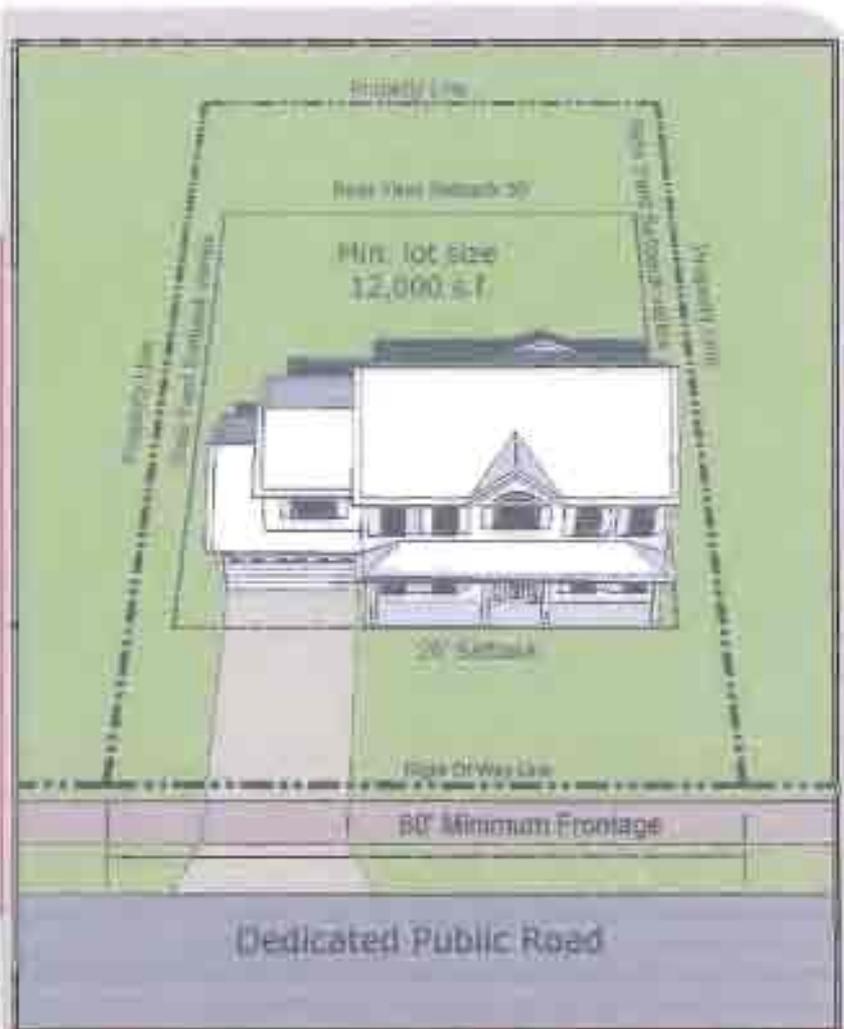
2. Minimum Lot Frontage
Single Family residential lots shall provide a minimum of 80 feet of continuous frontage on a dedicated public road. Lot Frontage on a curved road or a cul-de-sac may be reduced to a minimum of 65 feet provided that a minimum lot width of 80 feet shall be maintained at the front yard setback line. Corner lots having frontage on two public roads shall provide a minimum lot width of 90 feet.

3. Front Yard Setbacks
All Front Yard Setbacks shall be measured from the right of way of the Dedicated Public Road. The minimum front yard setback for all structures in the MDR District shall be 25 feet.

4. Side yard Setbacks
The side yard setbacks for all buildings and structures in the MDR District shall be as follows:

- a) For lots having a width less than 90 feet the minimum side yard setback shall be 6 feet.
- b) For lots having a width less than 100 feet the minimum side yard setback shall be 8 feet.
- c) For lots having a width greater than 100 feet the minimum side yard setback shall be 10 feet.
- d) For residences with side loaded garages the driveway shall be permitted to extend into the side yard a maximum of 4 feet. For residences with forward facing garages the driveway shall meet all side yard setbacks.

5. Rear Yard Setbacks
The minimum rear yard setback in the MDR District shall be 30 feet.



add "or less"

add "greater than 90 and"

add "or more"

Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 400

6. Architectural Projections

Open Structures such as porches, canopies, balconies, platforms, carports, and covered patios, and similar architectural projections shall be considered parts of the building to which it is attached and shall not project into the required minimum front, side or rear yard.

7. Driveways and parking areas

Driveways and parking areas for any residential or approved conditional use shall not be permitted within any side or rear yard setbacks within the MDR District **except as permitted by 4xx.04 (4)(d)**

4XX.05 Building and Site Development Standards

The following standards shall apply to the development of all permitted uses and accessory uses and structures within the MDR District:

1. Minimum and Maximum Square Footages

- a) Residential Accessory Structures – See Section XXX for regulations concerning accessory structures.
- b) Single Family Dwellings – Single family dwellings in the MDR District shall provide a minimum of 1,200 square feet for a single story dwelling and a minimum of 1,600 square feet for a split-level or multi-story dwelling. Square footage shall be measured exclusive of garages, carports, basements, Porches and Patio's.

Define how square footage is measured

2. Maximum Building Height

- a) Accessory Structures – See Section XXX for regulations concerning accessory structures.
- b) Single Family Dwellings – The maximum building height for single family dwellings in the MDR District shall be 35 feet as measured from the average grade at the lowest side of the structure to the peak of the roof. Cupolas, chimneys and other appurtenances usually required to be placed above the roof and not intended for human occupancy are not included in the maximum height requirements.

3. Residential Building Standards

The following standards apply to all single-family dwelling units within the District:

- a) Mobile Homes and/or Trailers – the use of mobile homes and/or trailers is prohibited in the MDR District.
- b) Factory Built Housing – The use of factory built housing is permitted within the MDR District provided that the house meets all applicable residential building code standards, is sited on a permanent foundation, and meets all minimum square footage requirements.

Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 1101

- c) **Attached Garages** – The follow standards apply to all single family dwellings with attached garages.
- (i) The face of all front-loaded garages must be set back from the face of the principal residence a minimum of 2 feet in the case of 1 and 2 car garages. 3 car front-loaded garages are permitted on lots 50 feet and larger provided the third garage bay is set back a minimum of an additional 2 feet from the first two garage bays
 - (ii) Side-loaded garages are permitted to extend past the front of the principal residence to create a front parking court provided that the elevation of the garage facing the street is treated with windows and the garage meets the front yard setback for the District.



4. Platted Residential Subdivisions

The following standards shall apply to all new subdivisions having 20 or more lots within the MDR District:

- a) **Architectural Diversity** – In the Medium Density Residential District a house with the same or similar front elevation shall not be repeated within 6 houses on the same side of the street and within 3 houses in either direction of the house on the opposite side of the street. The builder is permitted to construct houses with the same or similar floor plans within these areas but shall substantially alter the front elevation by varying the building materials and architectural elements such as porches.
- b) **Open Space** – the developer of any platted subdivision within the Medium Density Residential District shall dedicate a minimum of 10% of the gross acreage of the property to permanent open space to be used by the residents of the development.

Platted

Single Family Dwelling

4XX.06 Conditional and Accessory Use Standards

The following additional development standards shall apply to conditional and accessory uses approved within the MDR District.

1. Churches or other places of worship

Churches and other places of worship approved in the MDR District shall comply with the following standards:

- a) **Lot size** – Churches shall be permitted provided they occupy a lot of not less than 2 acres plus 1 acre for each 100 seats over 100 in the main assembly area.
- b) **Setbacks** – setbacks for churches shall be the same as for other permitted uses in the District.

Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 1114

- c) Parking – Churches or other places of worship shall provide off street parking and loading to meet the requirements of section ~~XXX~~.
- d) Signage – Free standing churches or other places of worship shall be permitted one ground mounted monument sign in conformance with the following:
 - (i) Construction - Monument signs shall be permanently installed on a solid base constructed of durable natural materials or between two posts or columns constructed of durable natural materials.
 - (ii) Height – Monument signs shall not exceed a total of 5 feet in height including the sign, sign base or support columns.
 - (iii) Location – Monument signs shall be set back at least 5 feet from any right of way or lot line and shall be installed in a location that will not impede the view of traffic from driveways or intersections.
 - (iv) Display Area – The total display area of a single sided sign shall not exceed 15 square feet per side not including the sign base or support columns.
 - (v) Changeable Copy – Monument signs for churches may contain a total of 8 square feet of changeable copy per side to post service times or special events.

Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section ~~XXX~~

440 Office / Research / Medical District (ORM)

The purpose of the Office/ Research/Medical (ORM) District is to provide opportunities for higher density corporate offices or lower density professional, research and medical uses as identified by the Jerome Township Comprehensive Plan. These uses provide employment, economic development, and community access to professional services and are typically located in areas easily accessed by commuters and close to support type uses. This district supersedes the B-11 Professional Services District in existence prior to the enactment of this resolution.

In this district hours of operation are typically limited to normal business hours and do not include overnight operations. Developments can be planned with individual buildings on single sites, or as part of a campus development, and provide a good transition between higher intensity retail uses and residential Districts. Appropriate sites include areas where access to busier streets is available, where higher density retail uses or lower density residential uses are not appropriate and access to services and restaurants is available.

4XX.01 Permitted Uses

The NAICS (North American Industry Classification System) which is the United States Governmental System for classifying business establishments shall be used to identify all commercial and industrial-permitted, accessory, and conditional uses within this District. This classification system may be electronically accessed at www.Census.gov/naics or viewed in the office of the Jerome Township Zoning Inspector. Uses shall be identified by their corresponding number, and unless otherwise noted, all uses falling within that sub-heading shall be permitted. Permitted uses for the ORM District are as follows:

1. 511 – Publishing Industries
2. 517 – Telecommunications
3. 518 - Data Processing, Hosting, and Related Services
4. 519 - Other Information Services
5. 522 – Credit Intermediation and Related Activities
6. 523 – Securities, Commodity Contracts, and other Financial Investments and Related Activities
7. 524 – Insurance Carriers and Related Activities
8. 525 – funds, Trusts, and other Financial Vehicles
9. 531 – Real Estate, all with the exception of the following uses which are prohibited:
 - a) 53113 – Lessors of Mini-warehouses and Self Storage Units
10. 533 – Lessors of Nonfinancial Intangible Assets
11. 54 – Professional, Scientific, and Technical services, all with the exception of the following uses:
 - a) 54185 – Outdoor Advertising
 - b) 54186 – Direct Mail Advertising

Already established at the beginning of Chapter 4... save space and remove redundant language from each district

Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 100

- c) 54187 – Advertising Material Distribution Services
- d) 54189 – Other Services Relating to Advertising
- e) 54192 – Photographic Services
- f) 54194 – Veterinary Services
- 12. 55 – Management of Companies and Enterprises (all)
- 13. 5611 – Office Administrative Services
- 14. 5613 – Employment Services
- 15. 5614 – Business Support Services with the exception of
 - a) 561491 – repossession services
- 16. 561492 – Court Reporting and Stenotype Services
- 17. 5615 – Travel Arrangement and Reservation Services
- 18. 621 – Ambulatory Health Care Service, All with the exception of the following:
 - a) 62191 – Ambulance Services
- 19. 622 – Hospitals
- 20. 71132 – Promoters of Performing Arts, Sports, and Similar Events Without Facilities
- 21. 7114 – Agents and Managers for Artists, Athletes, Entertainers, and other Public Figures
- 22. 8132 – Grant making and Giving Services
- 23. 8133 – Social Advocacy Organizations
- 24. 8134 – Civic and Social Organizations
- 25. 8139 – Business, Professional, Labor, Political, and Similar Organizations
- 26. 92 – Public Administration, all except for the following:
 - a) 92214 – Correctional Institutions
 - b) 92215 – Parole Offices and Probation Offices

4XX.02 Conditional Uses

The following uses may be permitted as conditional uses by the Board of Zoning Appeals in accordance with the requirements of Section 2XX of this Zoning Resolution. In order for a proposed use to be eligible for approval as a conditional use the proposed use must meet the findings required in Section 2XX of this Zoning Resolution and comply with the development standards for such uses established herein:

- 1. 51211 – Motion Picture and Video Production
- 2. 51219 – Postproduction Services and Other Motion Picture and Video Industries
- 3. 51222 – Integrated Record Production /Distribution
- 4. 51224 – Sound Recording Studios
- 5. 5151 – Radio and Television Broadcasting
- 6. 5152 – Cable and Other Subscription Programming
- 7. 54192 – Photographic Services
- 8. 54194 – Veterinary Services
- 9. 6112 – Junior Colleges
- 10. 6113 – Colleges, Universities and Professional Schools

Remove "findings" throughout document

Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 402

11. 6114 – Business Schools and Computer and Management Training
12. 61161 – Fine Arts Schools
13. 61163 – Language Schools
14. 611691 – Exam Preparation and Tutoring
15. 6117 – Educational Support Services
16. 6241 – Individual and Family Services (non-residential facilities only)
17. 6243 – Vocational Rehabilitation Services
18. 6244 Child Day Care Services
19. 922 – Justice, Public Order, and Safety Activities with the exception of:
 - a) 92214 – Correctional Institutions
 - b) 92215 – Parole Offices and Probation Offices

4XX.03 Lot Size and Yard Setback Standards

The following lot size and yard setback standards shall apply to all lots within the ORM District:

1. Minimum Lot Size

All lots within the ORM District shall be a minimum of 1.5 acres in size and shall be adequate to provide the yard space, landscaping, off-street parking, and all required engineering and storm water requirements for the proposed use.

2. Minimum Lot Frontage

The minimum lot frontage for all lots in the ORM District shall be determined based upon the functional classification of the roadway upon which the property fronts. Functional roadway classifications shall be as determined by the Union County Engineer. All driveway locations and driveway spacing shall meet the current requirements of the Union County Engineer at the time of construction. The following minimum lot frontages shall apply:

Fig. xxx.xx Lot Frontage Requirements for the ORM District

Road / Street Classification	Minimum Lot Frontage	
	Lots without C.A.D. [*]	Lots with C.A.D. [*]
Local Road	200 feet	150 feet
Minor Collector Road	300 feet	200 feet
Major Collector Road	400 feet	250 feet
Minor Arterial Road	600 feet	250 feet
Major Arterial Road	No Access	No Access

** Lots sharing a Common-Access-drive with an adjacent lot(s) shall be permitted to have a reduced Lot Frontage as shown in the above table.*

Need to change terminology. CAD refers to a shared residential driveway by Union County Standards. Maybe use "shared curb cut"

Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 4.13

3. Maximum Lot Coverage

The total ground area occupied by all buildings and structures shall not exceed a maximum of 35 percent of the total area of the lot or tract.

4. Front Yard Setbacks

All Front Yard Setbacks shall be determined based upon the functional classification of the public roadway upon which the property fronts and shall be measured from the right of way of said public road. The functional roadway classification shall be as determined by the Union County Engineer. The minimum front yard setbacks for the ORM District shall be as follows:

Fig. XXX.XX Front Setback Requirements for the ORM District

Road / Street Classification	Minimum Front Setbacks For:	
	Structure Buildings / Structures	Parking and Driveways
Local Road	40 feet	20 feet
Minor Collector Road	40 feet	20 feet
Major Collector Road	50 feet	30 feet
Minor Arterial Road	60 feet	40 feet
Major Arterial Road	n/a	n/a

5. Side yard Setbacks

The side yard setbacks in the ORM District shall be as follows:

- a) When any lot in the ORM District adjoins a Residential land use or a lot zoned in any Residential District the minimum side yard setbacks shall be:
 - (i) 20 feet for all parking and vehicular circulation areas.
 - (ii) 30 feet for any loading, delivery, and service areas.
 - (iii) 50 feet for all buildings and structures.
- b) When any lot in the ORM District adjoins any lot in any non-residential District the minimum side yard setbacks shall be:
 - (i) 10 feet for all parking and vehicular circulation areas.
 - (ii) 20 feet for any loading, delivery, and service areas.
 - (iii) 20 feet for all buildings and structures.



Notes: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 107.

6. Rear Yard Setbacks

The minimum rear yard setbacks in the ORM District shall be as follows:

- a) When the rear lot line of any lot in the ORM District adjoins a Residential land use or a lot zoned in any Residential District the minimum Rear yard setbacks shall be as follows:
 - (i) 20 feet for all parking and vehicular circulation areas.
 - (ii) 50 feet for all structures, loading, delivery and service areas.
- b) When the rear lot line of any lot in the ORM District adjoins a non-residential land use or a lot in any non-residential District the minimum rear yard setbacks shall be 20' for all buildings, parking, vehicular circulation and loading, delivery, and service areas.

4XX.04 Building and Development Standards

The following building and development standards shall apply to all uses and lots in the ORM District:

1. Building Construction

All uses within the ORM District shall be housed in permanent structures constructed on solid foundations meeting all applicable regulations for the construction of such structures within the State of Ohio and Union County. Buildings shall be constructed and clad with conventional building materials of a quality equal to or better than buildings in the surrounding area. The use of tents, inflatable buildings, fabric buildings and other such structures for permanent use shall be prohibited.

2. Temporary Structures

Temporary non-residential structures such as construction trailers may be used incidental to construction work on the premises, on adjacent public projects, or during the period while a permanent structure is being constructed. The user of said structure shall obtain a permit for such temporary use from the Township Zoning Inspector, which permit shall be valid for a period of 6 months. Such permit may be renewed at the discretion of the Zoning Inspector on finding of reasonable progress toward the completion of the permanent structure or project. Said temporary structure shall be removed within 10 days of the expiration of said permit, and /or the issuance of a Certificate of Zoning Compliance regarding such permanent structure.

3. Building Height

The maximum height of all structures in the ORM District shall be 4 stories or 50 feet as measured from the average grade on the lowest side of the structure to the mean of any sloped roof or top of any parapet wall.

Better definition for how height is measured

Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 4XX.

4. Building Design and Orientation on the Lot

The following standards apply to the construction of all buildings within the ORM District:

- a) **Main Entries** – All buildings within the ORM District shall be designed and located on the lot so that the main entrance to the building is visible from the street on which the lot fronts. In an **office campus development**, where more than one building are served by an internal roadway network, the main entry of individual buildings are permitted to front the interior circulation drive. The main entrance of each building, or to individual tenants of a multi-tenant building, shall be clearly delineated from the rest of the building through the use of architectural projections, a change in architectural design, a change in building materials, awnings, canopies or other such architectural features.
- b) **Blank Walls** – Large expanses of flat, featureless, exterior wall shall not be permitted on any building elevation within the ORM District. Buildings shall be designed so that, at a minimum, exterior walls are varied through the use of windows, changes in building mass, changes in building materials, or a combination of the above. For any use where the side or rear of a building is visible to US 33, SR 42, or **industrial parkway** those elevations visible shall be treated in a similar fashion to the main façade and shall not appear as an obvious side or rear elevation.
- c) **Overhead doors and loading areas** – **overhead doors** and loading areas shall not be permitted on the side of the building that faces the street. Buildings shall be designed and located on the lot so that overhead doors and loading areas are at the side or rear of the building.

Define

Canopy

Define

"public right-of-way"

4XX.05 Loading, Delivery and Service Areas

Loading, delivery and service areas within the ORM District shall meet the following standards:

1. Screening

All loading, delivery, and service areas in the ORM District shall be screened from view in accordance with the following standards:

- a) **Buffering from Non-Residential Uses** – Service and delivery areas, overhead doors, and loading docks, if required, shall be buffered from adjacent non-residential uses by a combination of a 2' mound and the installation of evergreen trees and/or shrubbery of a type and variety normally achieving a minimum of 5 feet in height within 3 years of planting. Evergreen trees and/or shrubbery shall be planted in such a way as to provide a minimum of a 75 percent opacity screen between the service area and/or loading dock

Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 1.03

and the adjacent use similar to buffer type 'F' in appendix 1. Walls and fences may be used for the purposes of buffering service areas and/or loading docks provided that such walls and fences meet the requirements of section XXX and do not contain any advertising.

b) Screening from Adjacent Residential Uses, Industrial Parkway and State Route 33 – All sides of any service areas and/or loading docks that are visible to adjacent residential uses or lots, Industrial Parkway, State Route 42, and State Route 33 shall be entirely screened from view through the use of one of the following:

- (i) A combination of a 2' mound and completely opaque walls or fences, in accordance with section XXX of this Resolution, to a height necessary for screening the proposed use but not less than 6 feet and not exceeding 12 feet in height similar to buffer type 'A' in appendix 1.
- (ii) Loading docks may be screened from view by an extension of a building wall provided that the wall is constructed of materials similar to and harmonious with the design of the principal structure.
- (iii) A combination of a 3' mound and evergreen shrubbery to obtain 100 percent screening of the area, to a minimum of 6 feet in height, within 3 years after planting similar to buffer type 'E' in Appendix 1.
- (iv) A continuous planting of evergreen trees, a minimum of 6 feet in height at the time of planting, and staggered or spaced to achieve 100 percent screening of the area within 3 years of planting similar to buffer type 'B' in Appendix 1.
- (v) Any combination of the above.

c) Screening of Dumpsters, Storage Tanks, and Mechanical Equipment – within the ORM District all dumpsters, compactors, trash receptacles, storage and fuel tanks, generators, heating and cooling equipment, and all other similar building service and mechanical equipment shall be screened from view on all sides by the proposed structure and/or free standing walls or fences. Free standing walls or fences shall be at a minimum height necessary to screen the proposed use and shall meet the requirements of section XXX.

d) Maintenance of Materials - All planting and landscape materials used for the purpose of buffering and screening shall be maintained in good condition and kept trimmed and orderly. Any plants and/or trees used for the purpose of screening/buffering that have died or become diseased shall be replaced by the property owner within the next available planting season with like materials of a minimum size required for new plantings.

Use consistent language, capitalization, etc.

Note: The text, images and diagrams in this highlighted area are for clarification and exploration purposes only. See Section XXX

4XX.06 Off-Street Parking

Off-street parking for all uses in the ORM District shall be provided at the time of construction of the main structure or building with adequate provisions for ingress and egress. All parking spaces and vehicular circulation areas shall meet the requirements of section ~~XXX~~ and the following standards:

1. Number of Parking Spaces Required

All uses in the ORM District shall provide a minimum number of off-street parking spaces in accordance with the type of use as defined in the following chart

Consolidate all parking requirements into Chapter 6 and reduce the size of chapters

How do we define square feet?

Fig. ~~XXX.IX~~ Parking Required for ORM District Uses

Type of use	Minimum Number of Parking Spaces Required
Professional and Business Offices and Multi-tenant Offices	1 per each 250 square feet of building
Research and Testing Offices	1 space per each 350 square feet of building
Hospitals and Clinics	1 and ¼ spaces per each bed plus one for each employee on the largest shift
Secondary schools, Colleges and Trade Schools	4 spaces for each classroom plus one space per each 4 students

2. Headlight Screening

All off-street parking areas shall have headlight screening installed between the parking and circulation area and the public road. Headlight screening shall be in the form of a continuous evergreen hedge planting, earthen mound, or a combination of the two, shall be a minimum of 3 feet 6 inches in height above the surface of the parking lot and shall be parallel and adjacent to the parking lot and circulation area being screened.

Use "Technical School" & provide definitions for these

3. Parking Lot Landscaping

To reduce the effect of heat absorption and provide for improved visual character landscaping shall be provided for all off-street parking areas having 10 or more parking spaces in accordance with the following standards:

Include a diagram

- a) Landscape Islands – The owner or developer of the proposed use shall provide landscape islands within the interior of the proposed parking lot at a ratio not less than 1 island per each 10 parking spaces. Such landscape islands shall be a minimum of 150 square feet and a minimum of 8 feet in width. Within a double row of parking spaces landscape

Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 2.01

Islands may be combined end to end in the middle or as a cap at the end of the row.

- b) **Parking Lot Trees** - The owner or developer of the proposed use shall install a minimum of 1 shade tree per every 10 parking spaces. Shade trees shall be installed in the center of the required landscape islands to avoid damage. Shade trees shall be of a species and variety that is typically known for urban tolerance, does not fruit heavily and shall be a minimum of two inches in caliper at the time of installation.

Capitalize "Shade Tree"

4XX.07 Landscaping

All uses within the ORM District shall be landscaped in accordance with section XXX of this Resolution.

4XX.08 Signage

Signs identifying or advertising uses within the ORM District shall be in strict compliance with section XXX of this Resolution and with the standards as follows:

1. Number and Type of Signs Permitted in the ORM District

For all uses and lots within the ORM District the total amount of signage permitted shall be as follows:

- a) **Single Uses on Individual Lots** – Single uses on individual parcels shall be permitted one ground mounted monument sign or one building mounted wall sign. Buildings on corner lots having at least 200 feet of frontage on two public rights-of-way shall be permitted either one monument sign or one wall sign along each right-of-way.
- b) **Office Campus Developments** – Office Developments having more than one building constructed along an interior roadway shall be permitted one ground mounted monument sign advertising the name of the development at the entrance to the development and one wall mounted sign at each building with the address of the building and the individual building tenant. Wall mounted signs for individual tenants must be oriented toward the interior roadway serving the development.
- c) **Freeway Oriented Office** – Corporate and professional offices, and hospitals and/or clinics located along the freeway, and having 2 or more stories, shall be permitted one building mounted wall sign along the freeway frontage and one ground mounted monument sign along the right-of-way which services the property.

"both or all"

define

define

Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 1.3.

2. Monument Signs

All monument signs within the ORM District shall comply with the requirements of Section 2007 and the following requirements:

- a) **Construction** - Monument signs shall be permanently installed on a solid base constructed of durable natural materials or between two posts or columns constructed of durable natural materials.
- b) **Height** - Monument signs in the ORM District shall not exceed a total of 6 feet in height including the sign, sign base or support columns.
- c) **Location** - Monument signs in the ORM District shall be set back at least 15 feet from any right of way or lot line and shall be installed in a location that will not impede the view of traffic from driveways or intersections. When two monument signs are permitted, in the case of a corner lot, each sign shall be installed on a separate road frontage. There shall be no less than 200 feet between the two signs and no less than 50 feet between any one sign and the intersection of the two signs if ways.
- d) **Display Area** - The total display area of all signage surfaces shall not exceed 64 square feet exclusive of the sign base or support columns.
- e) **Landscaped area** - Each monument sign shall be surrounded by landscaping around the base of the sign totaling a minimum of 50 square feet. Landscaped areas shall be comprised of a variety of plant materials such as annual or perennial flowers, ground covers, and shrubs.

define how this is measured in the signage section

3. Wall signs

All wall signs in the ORM shall meet the following requirements:

- a) **Installation** - All signs shall be installed parallel to the wall on which they are mounted and shall not protrude more than 12 inches from the building wall or face.
- b) **Construction** - Wall signs may be constructed of individual letters attached to the building or constructed as a solid sign or sign cabinet.
- c) **Display area** - The sign(s) surface(s) of a sign(s) placed flat against the building wall shall not exceed 80% of the length of the side of the building to which the sign(s) is/are attached. The total area of the sign shall not exceed 20% of the total area of the side of the building to which the sign is being attached up to a total sign area of 250 square feet. In no case shall a wall sign in the ORM District exceed 250 square feet.
- d) **Location** - Wall signs shall be located on or along the wall of the building which faces the street or parking lot and shall not project above the eaves of a sloped roof or the parapets

Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 2007

of a flat roof. When a building on a corner lot is permitted to have two wall signs, each sign shall be mounted on a separate building frontage and shall be a minimum of 30 feet apart.

4XX.09 Lighting

All exterior lighting within the ORM District shall strictly adhere to the requirements of Section XXX and the following standards:

1. Maximum Height Requirements

The total height of exterior light fixtures used for parking lot and site lighting within the ORM District shall not exceed a maximum height of 24 feet established from the average finished grade of the area intended to be illuminated surrounding the light fixture.

Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section XXX.

445 Commerce District (COM)

The purpose and intent of the Commerce District is to provide opportunities for business uses consisting of warehouse and distribution, flex offices, commercial services and light industry as identified in the Flex Office / Light Industrial section of the Jerome Township Comprehensive Plan and to provide standards for the development of such uses that protect the value of adjacent properties and promote the desired character of the area as defined by the Jerome Township Comprehensive plan. This district supersedes the B-15 Wholesale and Heavy Retail District, M-1 Manufacturing District, and M-2 Heavy Manufacturing District in existence prior to the enactment of this resolution.

The uses permitted in this district are appropriate for industrial corridors and major and minor arterials where access to interchanges, well designed roads and trucking or shipping routes are available to move goods and services. All uses will have their operations fully enclosed within a permanent structure and may have limited outside storage of goods and materials. Manufacturing and industrial uses in this area will be smaller, more specialized operations which are not intrusive by way of noise, dust, odor, vibration or present a danger to surrounding uses. Commerce District uses are more intense land uses that provide employment opportunities and economic development and should be buffered from residential uses.

4XX.01 Permitted Uses

~~The 2012 version of the NAICS (North American Industry Classification System) which is the United States Governmental System for classifying business establishments shall be used to identify all commercial and industrial permitted, accessory, and conditional uses within this District. This classification system may be electronically accessed at www.Census.gov/naics or viewed in the office of the Jerome Township Zoning inspector. Uses shall be identified by their corresponding number, and unless otherwise noted, all uses falling within that sub-heading shall be permitted.~~

Permitted uses for the Commerce District are as follows:

1. 23 - Construction
2. 31134 – Non-chocolate confectionary manufacturing
3. 31135 – Chocolate and confectionary manufacturing
4. 3118 – Bakeries and Tortilla Manufacturing with the exception of:
 - a) 311811 – Retail bakeries
5. 312113 – Ice Manufacturing
6. 3152 – Cut and Sew Apparel Manufacturing
7. 3159 - Apparel Accessories and Other Apparel Manufacturing
8. 3219 Other Wood Product Manufacturing with the exception of:

adjust language

remove in all districts and move to front of chapter



Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 1.02

- a) 321991 – Manufactured Home manufacturing
- b) 321992 – Prefabricated Wood Building manufacturing
9. 323 – Printing and Related Support Activities
10. 3261 – Plastics product manufacturing
11. 327910 Abrasive Product Manufacturing
12. 327991 Cut Stone and Stone Product Manufacturing
13. 3322 – Cutlery and Hand tool Manufacturing
14. 3323 – Architectural and Structural Metals Manufacturing
15. 3325 – Hardware Manufacturing
16. 3326 – Spring and Wire product Manufacturing
17. 3327 – Machine Shops; Turned Product; and Screw, Nut and Bolt Manufacturing.
18. 3329 - Other Fabricated Metal Product Manufacturing with the exception of:
 - a) 332992 Small Arms Ammunition Manufacturing
 - b) 332993 Ammunition (except Small Arms) Manufacturing
19. 334 – Computer and Electronic Product Manufacturing
20. 335 – Electrical Equipment, Appliance, and Component Manufacturing.
21. 3391 – Medical Equipment and Supplies Manufacturing
22. 3399 –Other Miscellaneous Manufacturing
23. 42312 – Motor Vehicle Supplies and New Parts Merchant Wholesalers
24. 42313 – Tire and tube merchant wholesalers
25. 4232 - Furniture and Home Furnishing Merchant Wholesalers
26. 4234 – Professional and Commercial Equipment and Supplies Merchant Wholesalers
27. 4236 – Electrical and Electronic Goods Merchant Wholesalers
28. 4237 – Hardware, and Plumbing and Heating Equipment and Supplies Merchant Wholesalers
29. 42383 – Industrial Machinery and Equipment Merchant Wholesalers
30. 42384 – Industrial Supplies Merchant Wholesalers
31. 424 – Merchant Wholesalers, Non-Durable Goods, all with the exception of the following non-permitted uses:
 - a) 4245 – Farm Product Raw Material Merchant Wholesalers
 - b) 4247 – Petroleum and Petroleum Products Merchant Wholesalers
32. 425 – Wholesale Electronic Markets and Agents and Brokers
33. 4413 – Automotive Parts and Accessories Stores
34. 4541 – Electronic Shopping and Mail-Order Houses
35. 4542 - Vending Machine Operators
36. 484 – Truck Transportation
37. 485 – Transit and Ground Passenger Transportation
38. 491 – Postal Service

Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 121.

39. 492 – Couriers and Messengers
40. 493 – Warehousing and Storage with the exception of the following uses which are prohibited within the commerce District:
 - a) 49313 Farm product warehousing and storage
 - b) 493190 Automobile dead storage
 - c) 493190 Bulk petroleum storage
41. 511 – Publishing Industries
42. 517 – Telecommunications
43. 518 – Data Processing, Hosting, and related services
44. 532 – Rental and Leasing Services
45. 54185 – Outdoor Advertising
46. 5419 – Other Professional, Scientific, and Technical Services
47. 5612 – Facilities Support Services
48. 56143 – Business Service Centers
49. 561431 – Private Mail Centers
50. 5616 – Investigation and Security Services
51. 5617 – Services to Buildings and Dwellings
52. 5619 – Other Support Services
53. 6115 – Technical and Trade Schools
54. 62191 – Ambulance Services
55. 7223 – Special Food Services
56. 811 – Repair and Maintenance
57. 8122 – Death Care Services
58. 8123 – Dry-cleaning and Laundry Services

4XX.02 Conditional Uses

The following uses may be permitted as conditional uses by the Board of Zoning Appeals in accordance with the requirements of Section 2XX of this Zoning Resolution. In order for a proposed use to be eligible for approval as a conditional use the proposed use must meet the findings required in Section 2XX of this Zoning Resolution and comply with the development standards for such uses established herein:

1. 321213 – Engineered wood member manufacturing
2. 321214 – Truss Manufacturing
3. 3222 – Converted Paper Product Manufacturing
4. 327215 Glass Product Manufacturing Made of Purchased Glass
5. 3321 – Forging and Stamping
6. 3363 – motor vehicle parts manufacturing
7. 336991 – Motorcycle, bicycle and parts manufacturing
8. 337 – Furniture and Related Product Manufacturing
9. 4233 – Lumber and Other Construction Materials Merchant Wholesalers
10. 53113 – Lessors of Mini-Warehouses and Self Storage Units
11. 812910 Pet Care (except Veterinary) Services (with the exception of outdoor kennels)

remove "findings"

Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 403.

4XX.03 Prohibited Uses:

The following uses shall be prohibited within the Commerce District:

1. The manufacturing of Acids
2. Garbage, offal or dead animal reduction or dumping
3. Gas manufacturing
4. Glue manufacturing
5. Refinement of Petroleum or Petroleum by-products
6. The indoor or outdoor testing or firing of any firearms, ammunition (including blank cartridges), explosives, or other dangerous ordinances.
7. Junk Yard
8. No trash, debris, litter, rubbish, unused personal property, discarded materials, junk vehicles, vehicle parts, rags, lumber, building materials, equipment and/or parts thereof, or any other garbage, refuse or junk shall be permitted to accumulate on any lot or portion thereof.
9. Unless specifically permitted by the Board of Zoning Appeals as incident and necessary to a permitted or conditional use in this District, the outdoor storage of any inoperable, unlicensed, or unused motor vehicle, or the outdoor storage of any new or used industrial equipment shall be prohibited unless said vehicles or equipment are fully screened from view from any public right of way or adjacent property in accordance with the standards established in section XXX.

4XX.04 Special Provisions for Industrial Uses

(Old Section 513)

No land or building within the Commerce District shall be used or occupied in any manner as to create any dangerous, injurious, noxious, or otherwise objectionable element or condition so as to adversely affect the surrounding area or adjoining properties. Any use permitted by this Resolution may be undertaken and maintained provided acceptable measures and safeguards are employed in accordance with the following standards:

1. **Fire and/or explosion hazards**
All activities involving the use or storage of flammable or explosive materials shall include the provision of adequate safety measures against the hazard of spill, fire and explosion. The owner shall provide adequate fire-fighting and fire suppression equipment and shall conform to all standards of the Occupational Safety and Health Administration.
2. **Vibration and Noise**
No uses shall be located and no equipment shall be used in such a way as to produce intense, earth shaking vibrations which are discernable without instruments at or beyond the property line of the subject property. Noise which is objectionable by community standards and or as determined by the Ohio

Move under next section 4xx.04

Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 513

Environmental Protection agency and/or Occupational Safety and Health Administration due to volume, frequency or heat shall be muffled or otherwise controlled.

3. Odors

No use shall be operated so as to produce continuous, frequent or repetitive emission of odors in such concentration as to be perceptible at or beyond the property line on which the use is located. All applicable standards of the Environmental Protection Agency shall be adhered to.

4. Glare, Heat and Exterior Light

Any operation producing glare, intense heat or bright or intense light such as welding or other uses shall be conducted in an enclosed facility and shall not be visible beyond the property line of the lot on which the use is located.

5. Air Pollution

No pollution of air by fly-ash, dust, smoke, vapors or other substances shall be permitted which is harmful to health, animals, vegetation or other property, or which can cause excessive soiling. All standards of the Environmental Protection Agency shall be adhered to.

6. Electrical, Magnetic, or Radioactive Disturbance

No activity shall be permitted that shall emit dangerous radioactivity, or electrical or magnetic disturbance that cause danger to persons or property, health risks, or that adversely affect the operation of any equipment. All standards of the Environmental Protection Agency and the Occupational Safety and Health Administration shall be adhered to.

7. Erosion

No erosion, by either wind or water, shall be permitted which will carry objectionable substance onto neighboring properties. All standards of the Environmental Protection Agency shall be adhered to in regards to the control of erosion.

4XX.05 Lot Size and Yard Setback Standards

The following lot size, frontage requirements, and yard setback standards are established to promote the orderly and efficient development of land. Yards required herein are established to minimize impacts from building and development on adjacent parcels and rights of way, as well as preserve areas around the perimeter of each parcel, or to create buffer zones between parcels. Within the Commerce District the following standards shall apply:

1. Minimum Lot Size

The minimum lot size for parcels within the COM District shall be as follows:

- a) Lots having access to centralized sewer and water services shall be a minimum of 1 acre.

Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 107.

- b) For lots using on-site water and sewer the minimum lot size shall be a minimum of 1 and 1/2 acres, or as required by the Union County Health Department for the proposed use.
- c) All lots shall be adequate in size to provide for all storm water and utility provisions necessary to serve the property. In the event of a planned development, shared storm water detention will be permitted if approved by the Union County Engineer.

2. Minimum Lot Frontage

The minimum frontage for all lots in the COM District shall be determined based upon the functional classification of the roadway upon which the property fronts. Functional roadway classifications shall be as determined by the Union County Engineer. All driveway locations and driveway spacing shall meet the current requirements of the Union County Engineer at the time of construction. The following minimum requirements shall apply:

based upon thoroughfare plan

Fig. XXX.XX Lot Frontage Requirements for the COM District

Road / Street Classification	Minimum Lot Frontage	
	Lots without C.A.D.*	Lots with C.A.D.*
Local Road	200 feet	150 feet
Minor Collector Road	300 feet	200 feet
Major Collector Road	400 feet	250 feet
Minor Arterial Road	600 feet	250 feet
Major Arterial Road	No Access	No Access

* Lots sharing a Common Access drive with an adjacent lot shall be permitted to have a reduced Lot Frontage as shown in the above table.

change per earlier comment

3. Front Yard Setbacks

Front yards shall be defined as the area adjacent and contiguous to the principal right of way servicing the building or use. In the case of corner lots the area adjacent and contiguous to both rights of ways shall be considered front yards. All Front Yard Setbacks shall be determined based upon the functional classification of the public roadway upon which the property fronts and shall be measured from the right of way of said Dedicated Public Road. The functional roadway classification shall be as determined by the union county engineer. The minimum front yard setbacks for the COM District shall be as follows:

move to definitions

Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 4.04

Fig. xxx.xi Front Setback Requirements for the COM District

Road / Street Classification	Minimum Front Setbacks For:	
	Residential Buildings / Structures	Parking and Driveway
Local Road	50 feet	20 feet
Minor Collector Road	50 feet	20 feet
Major Collector Road	60 feet	30 feet
Minor Arterial Road	70 feet	40 feet
Major Arterial Road	n/a	n/a

4. Side yard Setbacks

The side yard setbacks for all buildings and structures in the COM District shall be as follows:

- a) When any lot in the COM District adjoins a Residential land use or a lot zoned in any Residential District the minimum side yard setbacks shall be:
 - (i) 20 feet for all parking and pavement areas.
 - (ii) 40 feet for any outdoor storage or loading and delivery areas.
 - (iii) 60 feet for all buildings and structures.
- b) When any lot in the COM District adjoins any lot in any non-residential District the minimum side yard setbacks shall be:
 - (i) 10 feet for all parking and pavement areas.
 - (ii) 20 feet for any outdoor storage or loading and delivery areas.
 - (iii) 30 feet for all buildings and structures.

5. Rear Yard Setbacks

The minimum rear yard setback for all buildings, structures, and parking and pavement areas in the COM District shall be as follows:

- a) When any rear lot line in the COM District adjoins a Residential land use or a lot zoned in any Residential District the minimum Rear yard setbacks shall be 60 feet for all buildings and 40 feet for all parking, pavement, loading and delivery, and outdoor storage areas.
- b) When any lot in the COM District adjoins any lot in any non-residential District the minimum rear yard setbacks shall be 30 feet for all buildings and 20 feet for all parking, pavement, loading and delivery, and outdoor storage areas.

Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 1007

4XX.06 Building and development Standards

The following building and development standards shall apply to all lots in the Commerce District:

1. Building construction

All uses within the Commerce District shall be housed in permanent structures constructed on solid foundations meeting all applicable requirements for the construction of such structures within the State of Ohio and Union County. Buildings shall be constructed of conventional building materials of a quality equal to or better than buildings in the surrounding area. The use of tents, inflatable buildings, fabric buildings and other such structures for permanent uses shall be prohibited.

2. Temporary Structures

Temporary non-residential structures, such as construction trailers, may be used incidental to construction work on the premises, on adjacent public projects, or during the period while a permanent structure is being constructed. The user of said structure shall obtain a permit for such temporary use from the Township Zoning Inspector, which permit shall be valid for a period of 6 months. Such permit may be renewed at the discretion of the Zoning Inspector on finding of reasonable progress toward the completion of the permanent structure or project. Said temporary structure shall be removed within 10 days of the expiration of said permit, and for the issuance of a Certificate of Zoning Compliance regarding such permanent structure.

3. Building Heights

The maximum height of all structures in the Commerce District shall be 3 stories or 45 feet as measured from the average grade on the lowest side of the structure to the mean of any sloped roof or the top of the parapet wall for a flat roof.

4. Building design and orientation on the Lot

The following standards apply to the construction of all buildings within the Commerce District:

- a) Main Entries – all buildings within the Commerce District shall be designed and located on the lot so that the main entrance to the building is visible from the street on which the lot fronts. The main entrance to each building shall be clearly delineated from the rest of the building through the use of architectural projections, a change in building materials, awnings, canopies or other such architectural treatments.
- b) Overhead doors and loading areas – overhead doors and loading areas shall not be permitted on the side of the building that faces the street. Buildings shall be designed and located on the lot so that overhead doors and loading areas are at the side or rear of the building.

replace with "by the Zoning Inspector upon a determination"

replace with "the earlier of the completion of the construction project, the issuance of an occupancy permit, or , expiration of the temporary use permit"

define

Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 101

- c) ~~Blank Walls not permitted~~ – For all buildings in the Commerce District, ~~blank-featureless exterior walls having a length greater than 2 times the height of the wall shall not be permitted.~~ Buildings shall be designed to break up long expanses of exterior wall through the use of windows, doors, architectural projections, changes in materials, or a combination of the above.
- d) Building materials – Buildings in the COM District shall be designed and constructed using similar exterior materials on all four sides of the building.
- e) Roofs – Sloped, mansard, and flat roof systems shall be permitted in the commerce district with the following requirements:
 - (i) Flat roof systems shall be selected by the architect or builder to minimize maintenance concerns and for longevity of service.
- f) Rooftop Mechanical Equipment - To minimize the visual impact on adjacent uses and roadways, rooftop mechanical equipment shall be screened from view on all sides through the use of parapet walls, mansard roofs or special enclosures designed to be harmonious with the building. Simple fence enclosures are not permitted on building roofs for any purpose. To avoid the appearance of multiple roof top screens, mechanical units shall be congregated in one location as permissible within the design of an efficient mechanical system. The following exceptions apply to the screening of rooftop mechanical equipment:
 - (i) Wind turbines and solar panels specifically designed for rooftop use may be excluded from the screening requirements provided the owner can demonstrate that the screening of the proposed equipment will interfere with the intended operation or efficiency of the equipment.

Define

4XX.07 Standards for Outdoor Storage Areas

~~Where the outdoor storage of materials, equipment and merchandise is permitted within the Commerce District the following standards shall apply:~~

1. Maximum Lot Area
The maximum lot area devoted to the outdoor storage of materials, equipment and merchandise for all uses shall not exceed 10% of the size of the lot on which the use is located.
2. Location
Areas used for the outdoor storage of materials, equipment, and merchandise shall not encroach into any required front, side or rear building setback for the Commerce District. Outdoor

The outdoor storage of materials, equipment, and merchandise shall meet the following requirements.

create a diagram to illustrate this

Note: The text, images and diagrams in the highlighted area are for clarification and explanation purposes only. See Section 4.1.2.

storage areas shall be located to the rear of the principal structure. ←

3. Height

Materials, equipment and merchandise being stored outdoors shall not exceed a maximum height of 10' from the existing grade to the top of the materials being stored. For the purposes of this definition existing grade shall be defined as the general grade of the lot or area where the materials are being stored and shall not be construed to permit a total of 10' or storage from the top of a mound, ramp or other structure within that lot or area.

4. Materials

The outdoor storage of hazardous, dangerous, flammable or chemical materials or any other materials or equipment that could present a hazard to the health, safety and welfare of the public or provide an attractive nuisance shall be stored according to the following:

- a) Such materials shall be stored in a secure location within a lockable area
- b) Chemicals being stored outdoors shall be in approved containers in good condition and shall meet all applicable requirements of OSHA, OEPA and all other governmental authorities having jurisdiction over such materials.

5. Screening and Buffering

Areas used for the outdoor storage of materials, equipment, and merchandise shall be buffered from adjacent uses and screened from view in accordance with the following standards:

- a) Buffering from adjacent Commerce District uses – Outdoor storage areas shall be buffered from adjacent uses in the Commerce District by the use of a combination of a continuous 2' high earthen mound, evergreen trees, and deciduous shade trees. Evergreen trees shall be planted on top of the mound and shall achieve a minimum of 80 percent screening of the outdoor storage area within 2 years similar to buffer type 'D' as shown in Appendix 1. 8' high masonry walls, as measured from the top of the mound to the top of the wall, may be used for the purposes of buffering adjacent commerce District uses. Such walls shall meet the requirements of section XXX. Plant materials used for screening shall meet the following:
 - (i) Evergreen trees used for screening shall be a minimum of 6' in height at time of planting.
 - (ii) Deciduous shade trees shall be a minimum of 2.5" in caliper at time of planting and shall be installed at a maximum 40' on center the entire length of the buffer.

shall not extend closer to the right-of-way than any part of the principal structure

Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 101.

- b) Screening from residential uses, other zoning districts, and Industrial Parkway and State Route 33 – Any side of any outdoor storage areas that are visible to residential land uses, adjacent lots in any other zoning district, Industrial Parkway, and/or State Route 33 shall be entirely screened from view through the use of one of the following:
- (i) A combination of a continuous 2 foot high earthen mound and completely opaque masonry walls, in accordance with section XXX of this Resolution and deciduous shade trees planted at a maximum of 40' on center similar to buffer type 'A' shown in Appendix 1. Said walls shall be a minimum of 8 feet in height and not exceed 12 feet in height, as measured from the top of mound to the top of wall.
 - (ii) Loading docks may be screened from view by an extension of building walls provided that the wall is constructed of materials similar to and harmonious with the design of the principal structure.
 - (iii) A combination of a continuous 2 foot high earthen mound and a continuous planting of evergreen trees, a minimum of 6 feet in height at the time of planting. Evergreen trees shall be planted on top of the mound and staggered or spaced to achieve 100% screening of the outdoor storage within 2 years of the time of planting similar to buffer type 'B' shown in Appendix 1.

4XX.08 Outdoor Loading, Delivery and Service Areas

Outdoor loading, delivery, and service areas shall be permitted within the Commerce District in accordance with the following standards:

2. Size Standards

The following size standards shall apply to all outdoor loading, delivery, and service areas within the Commerce District:

- a) Loading, Delivery and Service Areas for Warehousing and Distribution uses - For warehousing and distribution uses only, the size of areas dedicated to loading docks, truck circulation, and the loading and delivery of goods and materials shall not exceed 35 percent of the total lot area.
- b) Loading, Delivery and Service areas for all other uses – For all other uses the size of areas dedicated to the loading and delivery of goods and materials and service uses such as dumpsters and compactors shall not exceed 10% of the total lot area.

3. Screening

All outdoor loading, delivery, and service areas shall be screened from view in accordance with the following standards:

define

Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 100.

- a) Buffering from adjacent Commerce District uses –Service areas and loading docks shall be buffered from adjacent uses in the Commerce District by the use of evergreen trees or shrubbery of a type and variety normally achieving a minimum of 5 feet in height within 3 years of planting and deciduous shade trees planted at a minimum 40' on center. Trees or shrubbery shall be planted in such a way as to achieve a minimum of 75 percent screening of the area being screened similar to buffer type 'F' in Appendix 1. Walls may be used for the purposes of buffering adjacent commerce District uses provided that such walls and fences meet the requirements of section XXX.
- b) Screening from residential uses, Industrial Parkway and State Route 33 – Any side of any service areas, and loading docks that are visible to adjacent residential lots or uses, Industrial Parkway, and/or State Route 33 shall be entirely screened from view through the use of one of the following:
- (i) Completely opaque walls, in accordance with section XXX of this Resolution, to a height necessary for screening the proposed use but not less than 6 feet and not exceeding 12 feet in height similar to buffer type 'A' in Appendix 1.
 - (ii) Loading docks may be screened from view by an extension of building walls provided that the wall is constructed of materials similar to and harmonious with the design of the principal structure.
 - (iii) A combination of a minimum 3 foot high mound and a continuous planting of evergreen trees, a minimum of 6 feet in height at the time of planting. Evergreen trees shall be planted on top of the mound and staggered or spaced to achieve 100% screening of the area within 3 years of planting similar to buffer type 'B' in appendix 1.
- c) Screening of Dumpsters, Storage Tanks, and Mechanical Equipment – within the Commerce District all dumpsters, trash receptacles, storage and fuel tanks, generators, heating and cooling equipment, and other building mechanical equipment shall be screened from view on all sides by the proposed structure and / or free standing walls or fences. Free standing walls or fences shall be at a minimum height necessary to screen the proposed use and shall meet the requirements of section XXX.
- d) Maintenance of materials – All planting and landscape materials used for the purpose of screening shall be maintained in good condition and kept trimmed and orderly. All plants and trees used for the purpose of screening that have died or become diseased shall be replaced by the owner within the next available planting season with like materials of a minimum size normally required for new plantings.



Note: The text, images and diagrams in this highlighted area are for clarification and explanatory purposes only. See Section 100

4XX.09 Off-Street Parking

Off street parking for all uses in the Commerce District shall be provided at the time of construction of the main structure or building with adequate provisions for ingress and egress. Parking spaces shall be provided in accordance with section XXX and with the following standards:

1. Number of Parking Spaces Required

All uses in the Commerce District shall provide a minimum number of off street parking spaces in accordance with the type of use as defined in the following chart. Off street parking spaces shall be located on the same lot, or an adjacent lot under the same ownership as the principal structure and shall be located within 300 feet of the principal structure.

Fig. XXX.XX Parking Required for Commerce District Uses

Type of Use	Minimum Number of Parking Spaces Required
Retail Sales uses	1 parking space per each 250 square feet of building
Office and research uses	1 parking space per each 350 square feet of building
Manufacturing, wholesale, warehouse and distribution uses	1 space per each employee on the largest shift plus 1 space per 10,000 square feet of building area.

move all parking requirements back to Chapter 0

2. Headlight Screening

All off street parking areas shall have headlight screening installed between the parking and circulation area and the public road. Headlight screening shall be in the form of a continuous evergreen hedge planting, masonry wall, earthen mound, or a combination thereof, shall be a minimum of 3 feet 6 inches in height above the surface of the parking lot and shall be parallel and adjacent to the parking lot and circulation area being screened.

3. Parking Lot Landscaping

To reduce the effect of heat absorption and provide for improved visual character in off street parking areas landscaping shall be provided for all off street parking areas having 10 or more parking spaces in accordance with the following standards:

- a) The owner or developer of the proposed use shall provide landscape islands within the interior of the proposed parking lot at a ratio not less than 1 island per each 10 parking spaces. Such landscape islands shall be a minimum of 150 square feet in area and a minimum of 8 feet in width. Within

Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section XXX

a double row of parking spaces landscape islands may be combined end to end in the middle or as a cap at the end of the row.

- b) There shall be a minimum of 1 shade tree per every 10 parking spaces to be installed in the required landscape islands. Shade trees shall be of a species and variety that is typically known for urban tolerance and does not fruit heavily. Shade trees shall be a minimum of two inches in caliper at the time of installation.

4XX.10 Landscaping

All uses within the Commerce District shall be landscaped in accordance with section XXX of this Resolution.

4XX.11 Signage

Signs identifying or advertising uses within the Commerce District shall be in strict compliance with section XXX of this Resolution and with the standards as follows:

1. Number and Type of Signs Permitted In the Commerce District

All uses within the Commerce District shall be permitted to have one ground mounted monument sign or one wall sign. Uses on corner lots having at least 250 feet of frontage along both rights of way shall be entitled one ground sign or one wall sign along each right of way unless otherwise prohibited below. Multi-tenant buildings are permitted one wall or canopy sign per tenant.

2. Monument Signs

All monument signs within the Commerce District shall comply with the following requirements:

- a) **Construction** - Monument signs shall be permanently installed on a solid base constructed of durable natural materials or between two posts or columns constructed of durable natural materials.
- b) **Height** - Monument signs shall not exceed a total of 6 feet in height including the sign, sign base or support columns.
- c) **Location** - Monument signs shall be set back at least 15 feet from any right of way or lot line and shall be installed in a location that will not impede the view of traffic from driveways or intersections. When two monument signs are permitted on a corner lot each sign shall be installed on a separate road frontage. There shall be no less than 200 feet between the two signs and no less than 50 feet between any one sign and the intersection of the rights of ways.
- d) **Display Area** - The total display area of the signage surface for a single sided sign shall not exceed 25 square feet and the

define

Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 1.07

display area for double sided signs shall not exceed 50 square feet, not including the sign base or support columns.

- e) Landscaped area – Each monument sign shall be surrounded by landscaping around the base of the sign totaling a minimum of 50 square feet. Landscaped areas shall be comprised of a variety of plant materials such as annual or perennial flowers, ground covers, and shrubs.

3. Wall signs

All wall signs in the Commerce District shall meet the following requirements:

- a) Installation – All signs shall be installed parallel to the wall on which they are installed and shall not protrude more than 12 inches from the building wall or face.
- b) Construction - Wall signs may be constructed of individual letters attached to the building or constructed as a solid sign or sign cabinet.
- c) Display area - The sign(s) surface(s) of a sign(s) placed flat against the building wall shall not exceed 80% of the length of the side of the building to which the sign(s) is/are attached. The total area of the sign shall not exceed 15 percent of the total area of the wall to which the sign is to be attached up to a total sign area of 200 square feet. In no case shall a wall sign in the COM District exceed 200 square feet.
- d) Location – Wall signs shall be located on or along the wall of the building which faces the street or parking lot and shall not project above the roof line or the cap of parapets of such building whichever is higher. When a building on a corner lot is permitted to have two wall signs, each sign shall be mounted on a separate building frontage and shall be a minimum of 30 feet apart.
- e) Multi-tenant buildings – Multi-tenant buildings are permitted to have one wall sign per tenant mounted above the entry to the space occupied by the tenant and not exceeding 12 square feet of display area per tenant.

4XX.12 Lighting

All exterior lighting within the Commerce District shall strictly adhere to the requirements of Section XXX and the following standards:

1. Maximum Height Requirements

The total height of exterior light fixtures used for parking lot and site lighting within the Commerce District shall not exceed a maximum height of 30' established from the average finished grade of the area intended to be illuminated surrounding the light fixture.

Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 4XX.

450 Neighborhood Center District (NC)

The purpose and intent of the Neighborhood Center District is to provide areas of mixed uses consisting of limited or specialty retail, restaurant, smaller offices and higher density residential uses as defined in the Jerome Township Comprehensive Plan. Neighborhood Center retail uses shall be within walking distance of adjacent residential development and provide limited goods and services to a smaller section of the community than "local" retail uses. The size and scale of the retail uses shall be designed to create a more pedestrian feel and human scale. Residential uses can be small lot single family, two family townhomes, condominiums or apartments designed to reflect the architectural character of the center and shall be incorporated in to the Neighborhood Center rather than on stand-alone sites. A variety of uses in the Neighborhood Center District can be mixed vertically within a single structure or horizontally through creative site planning.

4XX.01 Permitted Uses

The NAICS (North American Industry Classification System) which is the United States Governmental System for classifying business establishments shall be used to identify all commercial and industrial permitted, accessory, and conditional uses within this District. This classification system may be electronically accessed at www.Census.gov/naics or viewed in the office of the Jerome Township Zoning Inspector. Uses shall be identified by their corresponding number, and unless otherwise noted, all uses falling within that sub-heading shall be permitted. Permitted uses for the Neighborhood Center Retail District are as follows:

1. 44512 – Convenience Stores
2. 4452 – Specialty Food Stores
3. 4453 – Beer, Wine and Liquor Stores
4. 446 – Health and Personal Care Stores
5. 448 – Clothing and Clothing Accessory Store
6. 451 – Sporting Goods, Hobby, Book, and Music Stores
7. 4531 – Florists
8. 45322 – Gift, Novelty, and Souvenir Stores
9. 45392 – Art Dealers
10. 453991 – Tobacco Stores
11. 491 Postal Service
12. 51912 Libraries and Archives
13. 52211 – Commercial banking
14. 52213 – Credit Unions
15. 5242 – Agencies, Brokerages, and other Insurance Related Activities
16. 5312 – Offices of Real Estate Agents and Brokers
17. 5411 – Legal Services

stated only once at front of chapter

Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 2015.

18. 5412 – Accounting, Tax Preparation, Bookkeeping, and Payroll Services
19. 5413 – Architectural, Engineering, and Related Services
20. 5414 – Specialized Design Services
21. 5415 – Management, Scientific, and Technical Consulting Services
22. 54192 – Photographic Services
23. 61161 – **Fine Arts Schools**
24. 611630 – Language Schools
25. 6211 – Offices of Physicians
26. 6212 – Offices of Dentists
27. 6213 – Offices of Other Health Practitioners
28. 6244 – Child Day Care Services
29. 7111 – Performing Arts Companies
30. 7115 – Independent Artists, Writers, and Performers
31. 7224 – Drinking Places
32. 722511 – Full Service Restaurants
33. 722513 – Limited-Service Eating Places
34. 8121 – Personal Care Services with the exception of the following uses which are prohibited in the Neighborhood Center District:
 - a) 812199 Baths, steam or Turkish
 - b) 812199 Massage parlors
 - c) 812199 Steam baths
 - d) 812199 Tattoo parlors
 - e) 812199 Turkish bathhouses

4XX.02 Conditional Uses

The following uses may be permitted as conditional uses by the Board of Zoning Appeals in accordance with the requirements of Section 2XX of this Zoning Resolution. In order for a proposed use to be eligible for approval as a conditional use the proposed use must meet the findings required in Section 2XX of this Zoning Resolution and comply with the development standards for such uses established herein:

1. Single Family Residential
2. Two Family Residential
3. Multi-Family Residential
4. **Drive Thru windows** for any use
5. 443142 – Computer stores
6. 443142 – Camera and Photographic Supplies Store
7. 44412 – Paint and Wallpaper Stores
8. 813110 Church or other place of worship.

public or private?

Define

Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 301.

4XX.03 Lot Size and Yard Setback Standards

The following lot size and yard setback standards shall apply to all lots within the NC District:

1. Minimum Lot Size

Within the NC District no minimum lot size shall be required; however, all lots shall be adequate to provide for the proposed use and the required yard space, landscaping and off-street parking required herein.

2. Minimum Lot Frontage

Within the NC District no minimum frontage shall be required; however, all tracts shall have access to a public street and shall be of a width necessary to provide for the proposed use and the required yard space and off street parking.

3. Maximum Building Size

Within the NC District no building or structure shall contain more than 3000 square feet of floor space with the exception of the following:

- a) Multi-tenant spaces – 2 story buildings designed to incorporate a variety of retail and/or commercial uses on the first floor and either residential or office uses on the second floor may exceed the 3000 square feet maximum.

4. Front Yard Zone

To promote a pedestrian oriented scale, buildings within the NC District shall be constructed with the front façade parallel to the public street and no closer to the right of way of such street than 10 feet and no further from the right of way of such street than 20 feet.

5. Side yard Setbacks

The side yard setbacks in the NC District shall be as follows:

- a) 5 feet for all parking and vehicular circulation areas,
- b) 10 feet for any loading, delivery, and service/dumpster areas,
- c) 20 feet for all buildings and structures,

6. Rear Yard Setbacks

The rear yard setbacks in the NC District shall be as follows:

- a) 10 feet for all parking and vehicular circulation areas,
- b) 30 feet for all structures, loading, delivery and service areas.

4XX.04 Building and Development Standards

The following building and development standards shall apply to all uses and lots in the NC District:

1. Building construction

All uses within the NC District shall be housed in permanent structures constructed on solid foundations meeting all applicable regulations for the construction of such structures within the State of Ohio and Union County. Buildings shall be constructed and clad with conventional building materials of a

add "abut on and have access to a public street"

define

Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 100.

quality equal to or better than buildings in the surrounding area. The use of tents, inflatable buildings, fabric buildings and other such structures for permanent use shall be prohibited.

2. Building Height

The maximum height of all structures in the NC District shall be 2 stories or 35 feet as measured from the average grade on the lowest side of the structure to the mean of any sloped roof or top of any parapet wall.

3. Building design and orientation on the Lot

The following standards apply to the construction of all buildings within the NC District:

- a) Main Entries – All buildings within the NC District shall be designed and located on the lot so that the main entrance to the building, or to the individual tenants in said building, faces the right of way of the public street. Entries shall be connected to the sidewalk along such street by a sidewalk or a continuous pedestrian plaza between the building and the public sidewalk.
- b) Blank Walls – Large expanses of flat, featureless wall shall not be permitted on the front elevation of any building within the NC District. The front elevation of all buildings within the NC District shall be designed to provide a pedestrian scale and appeal using storefront windows, awnings, a change in materials, architectural projections or a combination of these elements.

4XX.05 Service Areas and Mechanical Equipment

Service areas and Mechanical equipment within the NC District shall meet the following standards:

1. Location

Within the NC District all service and loading areas, dumpsters, fuel tanks, and mechanical equipment shall be located to the side or rear of the lot and the main structure.

2. Screening

Service areas, dumpsters, and mechanical equipment in the NC District shall be screened from view in accordance with the following standards:

- a) Screening of Dumpsters, Storage Tanks, and Mechanical Equipment – within the NC District all dumpsters, compactors, trash receptacles, storage and fuel tanks, generators, heating and cooling equipment, and all other similar building service and mechanical equipment shall be screened from view on all sides by the proposed structure and/or free standing walls or fences. Free standing walls or fences shall be at a minimum height necessary to screen the proposed use and shall meet the requirements of section **XXX**.

Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 133.

b) **Maintenance of Materials** - All planting and landscape materials used for the purpose of buffering and screening shall be maintained in good condition and kept trimmed and orderly. All plants and trees used for the purpose of screening that have died or become diseased shall be replaced by the owner of the use or lot within the next available planting season with like materials of a minimum size normally required for new plantings.

move all parking requirements to chapter 6

4XX.06 Parking

Adequate parking for all uses in the NC District shall be provided at the time of construction of the main structure or building with adequate provisions for ingress and egress. All parking spaces and vehicular circulation areas shall meet the requirements of section ~~XXX~~ and the following standards:

define max percentage and distance from the use

1. On-Street Parking

The use of on-street parking to meet the minimum number of spaces required shall be permitted within the NC District provided that the proposed street and parking meet the requirements of the ~~Union County Engineer~~.

use "applicable public authority"

2. Shared Parking

Shared parking between uses is permitted provided that cross access agreements / easements are executed and recorded.

further define and regulate

3. Number of Parking Spaces Required

All uses in the NC District shall provide a minimum number of parking spaces in accordance with the type of use as defined in the following chart:

Fig. xxx.xx Parking Required for NC District Uses

Type of Use	Minimum Number of Parking Spaces Required
Limited service and full service restaurants	1 parking space per each 3 seats plus 1 space for each employee on the largest shift
Retail uses	1 parking space per each 350 square feet of floor space
Professional and multi-tenant offices	1 parking space per each 350 square feet of floor space
Medical and Dental offices	5 spaces per doctor
Personal Care Services	2 spaces per each Barber, Beautician, or Technician
Child Care Services	1 space for each employee on the largest shift plus 1 space for each 5 children.

add some catch all's for uses not specifically called out or possibly missed.

note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Ordinance 1117

4. Location

In the NC District all off street parking shall be located to the side or rear of the main structure on the lot. Parking between the front of the building and the right-of-way of the public street shall be prohibited.

5. Headlight Screening

All off street parking areas shall have headlight screening installed between the parking and circulation area and the public road. Headlight screening shall be in the form of a continuous evergreen hedge, masonry wall, or a combination of the two and shall be a minimum of 3 feet 6 inches in height above the surface of the parking lot. Said screening shall be installed parallel and adjacent to the parking lot and circulation area being screened and shall not be installed within the right-of-way of the public street.

6. Parking Lot Landscaping

To reduce the effect of heat absorption and provide for improved visual character in off street parking areas landscaping shall be provided for all off street parking areas having 10 or more parking spaces in accordance with the following standards:

- a) Landscape Islands – The owner or developer of the proposed use shall provide landscape islands within the interior of the proposed parking lot at a ratio not less than 1 island per each 10 parking spaces. Such landscape islands shall be a minimum of 150 square feet in area and a minimum of 8 feet in width. Within a double row of parking spaces landscape islands may be combined end to end in the middle or as a cap at the end of the row.
- b) Parking Lot Trees – The owner or developer of the proposed use shall install a minimum of 1 shade tree per every 10 parking spaces. Shade trees shall be installed in the center of the required landscape islands to avoid damage. Shade trees shall be of a species and variety that is typically known for urban tolerance, does not fruit heavily and shall be a minimum of two inches in caliper at the time of installation.

4XX.07 Landscaping

All uses within the NC District shall be landscaped in accordance with section XXX of this Resolution.

4XX.08 Signage

Signs identifying or advertising uses within the NC District shall be in strict compliance with section XXX of this Resolution and with the standards as follows:

1. Number and Type of Signs Permitted in the ORM District

For all uses and lots within the NC District the total amount of signage permitted shall be as follows:

Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section XXX.

- a) Single Uses on Individual Lots – Single uses on individual parcels may be permitted one ground mounted monument sign or one building mounted wall sign.
- b) Multi-tenant buildings – Individual tenants in a multi-tenant building may be permitted one wall sign and one pedestrian oriented blade sign at each entrance.

2. Monument Signs

All monument signs within the NC District shall comply with the requirements of Section ~~XXX~~ and the following requirements:

- a) Construction - Monument signs shall be permanently installed on a solid base constructed of durable natural materials or between two posts or columns constructed of durable natural materials.
- b) Height – Monument signs shall not exceed a total of 4 feet in height including the sign, sign base or support columns.
- c) Location – Monument signs shall be set back at least 5 feet from any right of way or lot line and shall be installed in a location that will not impede the view of traffic from driveways or intersections.
- d) Display Area – The total display area of all signage surfaces shall not exceed 25 square feet not including the sign base or support columns.
- e) Landscaped area – Each monument sign shall be surrounded by landscaping around the base of the sign totaling a minimum of 25 square feet. Landscaped areas shall be comprised of a variety of plant materials such as annual or perennial flowers, ground covers, and/or shrubs.

3. Wall signs

All wall signs in the NC District shall meet the following requirements:

- a) Installation – All signs shall be installed parallel to the wall on which they are mounted and shall not protrude more than 8 inches from the building wall or face.
- b) Construction - Wall signs may be constructed of individual letters attached to the building or constructed as a solid sign or sign cabinet.
- c) Display area - The sign(s) surface(s) of a sign(s) placed flat against the building wall shall not exceed 80% of the length of the side of the building or the width of the storefront to which the sign(s) is/are attached. The total area of the sign shall not exceed 15 percent of the total area of the wall to which the sign is being attached up to a maximum of 150 square feet. No wall sign in the NC District shall be permitted to exceed 150 square feet.
- d) Location – Wall signs shall be located on/along the wall of the building which faces the street and shall not project above the eaves of a sloped roof or the parapets of a flat roof. For

Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 1.07.

multi-tenant buildings with 2 stories the wall signs for individual tenants shall be installed within the area located just above the windows and entries of the first floor and below the window line of the second floor.

- e) ~~Pedestrian Oriented Blade Signs~~ Individual tenants of a multi-tenant building are permitted one pedestrian oriented blade sign in addition to the permitted wall sign. The blade sign shall not project from the face of the building more than 3 feet and no part of the sign shall be less than 8 feet above the height of the sidewalk. Pedestrian oriented blade signs shall not exceed a total of 5 square feet of display area for all sides and shall be permanently affixed to the face of the building with a decorative bracket.

Define

4XX.09 Lighting

All exterior lighting within the NC District shall strictly adhere to the requirements of Section XXX and the following standards:

1. Maximum Height Requirements

The total height of exterior light fixtures used for parking lot and site lighting within the NC District shall not exceed a maximum of 18 feet established from the average finished grade of the area intended to be illuminated surrounding the light fixture.

4XX.10 Conditional and Accessory Use Standards

The following additional development standards shall apply to conditional and accessory uses approved within the NC District.

1. Drive Thru requirements

All drive thru uses permitted as a conditional use shall provide stacking (or line up) spaces, and escape lanes per the following requirements:

- a) A stacking space shall be an area on a site measuring 8 feet by 20 feet with direct forward access to a service window or station of a drive-through. An escape lane shall be an area measuring a minimum of eight feet wide that provides access around the drive-through facility.
- b) For financial institutions with drive-through facilities, five stacking spaces shall be required if one or two teller stations are provided. For three or more teller stations, four stacking spaces shall be required. An escape lane shall be provided in all instances.
- c) For drive-through restaurants, a minimum of 6 stacking spaces shall be provided from the first stop where the order is placed. An escape lane shall be provided parallel to the drive-through lane from the beginning of the drive-through lane to the order board

conditional use standards for churches including setbacks and signs

Note: The text, images and diagrams in this neighborhood area are for clarification and explanatory purposes only. See Section 224

455 Local Retail District (LR)

The purpose and intent of the Local Retail District is to allow retail uses that would draw from residents within a three (3) mile radius of the site and typically include grocery stores, smaller format retailers and restaurants as identified in the Jerome Township Comprehensive Plan. Local retail uses are typically more oriented to the automobile than the pedestrian and should be adjacent to local thoroughfares and have access to public sewer and water. Local retail anchors are no larger than 75,000 square feet and are often grouped with smaller "in-line" retail tenants and outparcels. This district supersedes the B-13 Retail Store district in existence prior to the enactment of this resolution.

4XX.01 Permitted Uses

The NAICS (North America Industry Classification System) which is the United States Governmental System for classifying business establishments shall be used to identify all commercial and industrial permitted, accessory, and conditional uses within this District. This classification system may be electronically accessed at www.Census.gov/naics or viewed in the office of the Jerome Township Zoning Inspector. Uses shall be identified by their corresponding number, and unless otherwise noted, all uses falling within that sub-heading shall be permitted. Permitted uses for the Local Retail District are as follows:

1. 4451 Grocery Stores
2. 4452 Specialty Food Stores
3. 4453 Beer, Wine, and Liquor Stores
4. 44611 Pharmacies and Drug Stores
5. 44612 Cosmetics, Beauty Supplies, and Perfume Stores
6. 446191 Food (Health) Supplement Stores
7. 447 Gasoline Stations
8. 4512 Book Stores and News Dealers
9. 4531 Florists
10. 453220 Gift, Novelty, and Souvenir Stores
11. 453910 Pet and Pet Supplies Stores
12. 453991 Tobacco Stores
13. 5221 Depository Credit Intermediation (commercial and private banks and lending institutions)
14. 53223 Video Tape and Disc Rental
15. 722511 Full-Service Restaurants
16. 722513 Limited-Service Restaurants
17. 8121 – Personal Care Services with the exception of the following uses which are prohibited in the Local Retail District:
 - a) 812199 Baths, steam or Turkish
 - b) 812199 Massage parlors
 - c) 812199 Steam baths
 - d) 812199 Tattoo parlors
 - e) 812199 Turkish bathhouses

Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 1009.

4XX.02 Conditional Uses

The following uses may be permitted as conditional uses by the Board of Zoning Appeals in accordance with the requirements of Section 2XX of this Zoning Resolution. In order for a proposed use to be eligible for approval as a conditional use the proposed use must meet the findings required in Section 2XX of this Zoning Resolution and comply with the development standards for such uses:

1. 44131 Automotive Parts and Accessories Stores
2. 444120 Paint and Wallpaper Stores
3. 44613 Optical Goods Stores
4. 5242 Agencies, Brokerages, and Other Insurance Related Activities
5. 541213 Tax Preparation Services
6. 541921 Photography Studios, Portrait
7. 811191 Automotive Oil Change and Lubrication Shops
8. 811192 Car Washes

4XX.03 Lot Size and Yard Setback Standards

The following lot size and yard setback standards shall apply to all lots within the LR District:

1. **Minimum Lot Size**
All lots and outparcels within the LR District shall be a minimum of 1 acres in size and shall be adequate to provide the yard space, landscaping and off-street parking required herein for the proposed use.
2. **Maximum square footage**
Within the LR District no single use structure and no individual tenant in a multi-tenant structure shall exceed a maximum of 75,000 square feet. No single development shall exceed a maximum of 150,000 square feet inclusive of all tenants.
3. **Minimum Lot Frontage**
The minimum lot frontage for all lots in the LR District shall be determined based upon the functional classification of the roadway upon which the property fronts. Functional roadway classifications shall be as determined by the Union County Engineer. All driveway locations and driveway spacing shall meet the current requirements of the Union County Engineer at the time of construction. The following minimum lot frontages shall apply

add "exclusive of road easements" into lot area definition

Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 111.

Fig. xxx.xx Lot Frontage Requirements for the LR District

Road / Street Classification	Minimum Lot Frontage	
	Lots without C.A.D.*	Lots with C.A.D.*
Local Road	200 feet	150 feet
Minor Collector Road	300 feet	200 feet
Major Collector Road	400 feet	250 feet
Minor Arterial Road	600 feet	250 feet
Major Arterial Road	No Access	No Access

* Lots sharing a Common Access drive with an adjacent lot(s) shall be permitted to have a reduced Lot Frontage as shown in the above table.

change terminology

- a) **Outparcels** where two or more outparcels share a common access drive, or where outparcels are accessed from a larger retail center and not the public right of way, the lot width of the outparcels may be reduced to a minimum of 150 feet for lots fronting any road classification.

Define

4. Front Yard Setbacks

All Front Yard Setbacks shall be determined based upon the functional classification of the public roadway upon which the property fronts and shall be measured from the right of way of said dedicated Public Road. The functional roadway classification shall be as determined by the Union County Engineer. The minimum front yard setbacks for the LR District shall be as follows:

Fig. xxx.xx Front Setback Requirements for the LR District

Road / Street Classification	Minimum Front Setbacks For:	
	Principal Buildings / Structures	Parking and Driveway
Local Road	40 feet	20 feet
Minor Collector Road	40 feet	20 feet
Major Collector Road	50 feet	30 feet
Minor Arterial Road	60 feet	40 feet
Major Arterial Road	n/a	n/a

Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 402

5. Side yard Setbacks

The side yard setbacks in the LR District shall be as follows:

- a) When any lot in the LR District adjoins a Residential land use or a lot zoned in any Residential District the minimum side yard setbacks shall be:
 - (i) 20 feet for all parking and vehicular circulation areas.
 - (ii) 30 feet for any loading, delivery, and service areas.
 - (iii) 50 feet for all buildings and structures.
- b) When any lot in the LR District adjoins any lot in any non-residential District the minimum side yard setbacks shall be:
 - (i) 10 feet for all parking and vehicular circulation areas. In the case of shared parking the setbacks may be reduced to 0 feet see section **4XX**.
 - (ii) 20 feet for any loading, delivery, and service areas.
 - (iii) 30 feet for all buildings and structures.

6. Rear Yard Setbacks

The minimum rear yard setbacks in the LR District shall be as follows:

- a) When the rear lot line of any lot in the LR District adjoins a Residential land use or a lot zoned in any Residential District the minimum Rear yard setbacks shall be:
 - (i) 30 feet for all parking and vehicular circulation areas.
 - (ii) 40 feet for all loading, delivery and service areas.
 - (iii) 60 feet for all structures.
- b) When the rear lot line of any lot in the LR District adjoins a non-residential land use or a lot in any non-residential District the minimum rear yard setbacks shall be:
 - (i) 10 feet for all parking and vehicular circulation areas.
 - (ii) 20 feet for all loading, delivery and service areas.
 - (iii) 30 feet for all structures.

4XX.04 Building and Development Standards

The following building and development standards shall apply to all uses and lots in the LR District:

1. Building construction

All uses within the LR District shall be housed in permanent structures constructed on solid foundations meeting all applicable regulations for the construction of such structures within the State of Ohio and Union County. Buildings shall be constructed and clad with conventional building materials of a quality equal to or better than buildings in the surrounding area. The use of tents, inflatable buildings, fabric buildings and other such structures for permanent use shall be prohibited.

2. Temporary Structures

Temporary non-residential structures such as construction trailers may be used incidental to construction work on the premises, on adjacent public projects, or during the period while

*Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section **4XX**.*

a permanent structure is being constructed. The user of said structure shall obtain a permit for such temporary use from the Township Zoning Inspector, which permit shall be valid for a period of 6 months. Such permit may be renewed at the discretion of the Zoning Inspector on finding of reasonable progress toward the completion of the permanent structure or project. Said temporary structure shall be removed within 10 days of the expiration of said permit, and /or the issuance of a Certificate of Zoning Compliance regarding such permanent structure.

3. Building Height

The maximum height of all structures in the LR District shall be 30 feet as measured from the average grade on the lowest side of the structure to the mean of any sloped roof or top of any parapet wall.

4. Building design and orientation on the Lot

The following standards apply to the construction of all buildings within the LR District:

- a) **Blank Walls** – Large expanses of flat, featureless, exterior wall shall not be permitted on any front or side building elevation within the LR District. Buildings shall be designed so that, at a minimum, front and side exterior walls are varied through the use of windows, changes in building mass, changes in building materials, or a combination of the above.
- b) **Overhead doors and Loading areas** – overhead doors and loading areas shall not be permitted on the front of any building or on the side of any building which faces a public right of way. Buildings shall be designed and located on the lot so that overhead doors and loading areas are at the rear of the building.

4XX.05 Loading, Delivery and Service Areas

Loading, delivery and service areas within the LR District shall meet the following standards:

1. Screening

All loading, delivery, and service areas in the LR District shall be screened from view in accordance with the following standards:

- a) **Screening from Non-Residential Uses** – Service and delivery areas, overhead doors, and loading docks shall be screened from view of adjacent non-residential uses by a combination of a 2' mound and a continuous planting of evergreen trees similar to buffer type 'C' in Appendix 1. Evergreen trees shall be a minimum of 6 feet tall at time of planting and shall be planted in such a way as to provide a minimum of 75 percent opacity screen between the service areas and/or loading docks and the adjacent use at the time of planting. Walls and fences may be used for the purposes of screening service

Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 4.05.

- areas and/or loading docks similar to buffer type 'A' in Appendix 1 and must meet the requirements of section ~~XXX~~. Walls and screens shall not contain any advertising.
- b) Screening from Adjacent Residential Uses – All sides of any service areas and/or loading docks that are visible to adjacent residential uses shall be entirely screened from view through the use of one of the following:
- (i) A combination of a 2' mound and completely opaque walls or fences, in accordance with section ~~XXX~~ of this Resolution, to a height necessary for screening the proposed use but not less than 6' and not exceeding 10' in height similar to buffer type 'A' in Appendix 1.
 - (ii) A combination of a 2' mound and continuous planting of evergreen trees, a minimum of 6 feet in height at the time of planting, and staggered or spaced to achieve 100% screening of the area within 3 years of planting similar to buffer type 'B' in Appendix 1.
 - (iii) A combination of the above.
- c) Screening of Dumpsters, Storage Tanks, and Mechanical Equipment – within the LR District all dumpsters, compactors, trash receptacles, storage and fuel tanks, generators, heating and cooling equipment, and all other similar building service and mechanical equipment shall be screened from view on all sides by the proposed structure and/or free standing walls or fences. Free standing walls or fences shall be at a minimum height necessary to screen the proposed use, shall be constructed of materials harmonious to the building, and shall meet the requirements of section ~~XXX~~.
- d) Maintenance of Materials - All planting and landscape materials used for the purpose of buffering and screening shall be maintained in good condition and kept trimmed and orderly. All plants and trees used for the purpose of screening that have died or become diseased shall be replaced by the owner of the use or lot within the next available planting season with like materials of a minimum size required for new plantings.

4XX.06 Off-Street Parking

Off street parking for all uses in the LR District shall be provided at the time of construction of the main structure or building with adequate provisions for ingress and egress. All parking spaces and vehicular circulation areas shall meet the requirements of section ~~XXX~~ and the following standards:

1. Number of Parking Spaces Required

All uses in the LR District shall provide a minimum number of off-street parking spaces in accordance with the type of use as defined in the following chart

Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section ~~XXX~~.

Fig. XXX.XX Parking Required for LR District Uses

Type of Use	Minimum Number of Parking Spaces Required
Retail Stores	1 space per each 250 square feet of retail space
Restaurants – Sit Down without drive thru	1 space per each 2 seats plus one space for each employee on the largest shift.
Restaurants – Fast Food with Drive Thru	1 space for each 4 seats plus one space for each employee on the largest shift.

2. Shared Parking

In the LR District outparcels and adjacent commercial uses within a retail development are permitted to share parking provided that cross access easements and shared parking agreements are in place. Where such easements and agreements are in place between uses the parking and pavement setback between those uses only may be reduced to 0 feet to accommodate the shared parking.

joint use or collective use. Define and be consistent.

3. Headlight Screening

All off street parking areas shall have headlight screening installed between the parking and circulation area and the public road. Headlight screening shall be in the form of a continuous evergreen hedge planting, earthen mound, or a combination of the two, shall be a minimum of 3 feet 6 inches in height above the surface of the parking lot and shall be parallel and adjacent to the parking lot and circulation area being screened.

4. Parking Lot Landscaping

To reduce the effect of heat absorption and provide for improved visual character in off street parking areas landscaping shall be provided for all off street parking areas having 10 or more parking spaces in accordance with the following standards:

- a) Landscape Islands – The owner or developer of the proposed use shall provide landscape islands within the interior of the proposed parking lot at a ratio not less than 1 island per each 10 parking spaces. Such landscape islands shall be a minimum of 150 square feet in area and a minimum of 8 feet in width. Within a double row of parking spaces landscape islands may be combined end to end in the middle or as a cap at the end of the row.
- b) Parking Lot Trees - The owner or developer of the proposed use shall install a minimum of 1 shade tree per every 10 parking spaces. Shade trees shall be installed in the center of the required landscape islands to avoid damage. Shade trees shall be of a species and variety that is typically known for urban tolerance, does not fruit heavily and shall be a

Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 103.

minimum of two inches in caliper at the time of installation. To increase visibility of multi-tenant "strip" retail the owner or developer may provide 1 shade tree per 20 parking spaces provided that the remaining landscape islands are landscaped with shrubs at a minimum.

4XX.07 Landscaping

All uses within the LR District shall be landscaped in accordance with section XXX of this Resolution.

4XX.08 Signage

Signs identifying or advertising uses within the LR District shall be in strict compliance with section XXX of this Resolution and with the standards as follows:

1. Number and Type of Signs Permitted in the LR District

For all uses and lots within the LR District the total amount of signage permitted shall be as follows:

- a) Single Uses on Individual Lots – Single uses on individual parcels may be permitted one ground mounted monument sign or one building mounted wall sign. Buildings on corner lots having at least 200 feet of frontage on two public rights-of-way shall be permitted either one monument sign or one wall sign along each right-of-way.
- b) Multi-tenant Retail Developments – Retail developments having more than one retail tenant shall be permitted one joint identification monument sign advertising the name of the development and one building mounted sign per each retail tenant. Outparcels in such developments shall be permitted one ground mounted monument sign or one building mounted sign.
- c) Gas Stations – Gasoline Stations may display signs in addition to the signs allotted for single uses or for outparcels. Such additional signage shall be limited to the following:
 - (i) Price and Grade Information – Monument signs for Gas Stations may be permitted to display gasoline price and grade information in changeable copy. The total area dedicated to the display of price and grade information may not exceed 50 percent of the total sign area allowed for a gas station. Price and grade information may be displayed electronically provided such electronic information does not flash, move, rotate, change color, or change copy more than once per day to update the price of fuel.

2. Monument Signs

All monument signs within the LR District shall comply with the requirements of Section XXX and the following requirements:

use consistent terminology with regional retail

Define

Notes: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 402.

- a) Construction - Monument signs shall be permanently installed on a solid base constructed of durable natural materials or between two posts or columns constructed of durable natural materials.
- b) Location - Monument signs shall be set back at least 15 feet from any right of way or lot line and shall be installed in a location that will not impede the view of traffic from driveways or intersections. When two monument signs are permitted, in the case of a corner lot, each sign shall be installed on a separate road frontage. There shall be no less than 200 feet between the two signs and no less than 50 feet between any one sign and the intersection of the two rights of ways.
- c) Height and Area - The height and area of all monument signs in the LR District shall be as follows:
 - (i) Outparcels - ~~monument signs for retail and restaurant outparcels in the LR District shall not exceed 4 feet in height and 16 square feet of display area per side.~~
 - (ii) Single uses - monument signs for single retail uses in the LR District shall not exceed 4 feet in height and 20 square feet per of display area per side.
 - (iii) Joint Identification signs - Monument signs advertising a multi-tenant retail development in the LR District shall not exceed 6 feet in height and 30 square feet of display area per side. Monument signs used for this purpose may include the name of only 1 principle tenant in addition to the name of the retail center or development.
 - (iv) Gas Stations - monument signs for gas stations in the LR District shall not exceed 6 feet in height and 50 square feet of display area for all sides.
- d) Landscaped area - Each monument sign shall be surrounded by landscaping around the base of the sign totaling a minimum of 50 square feet. Landscaped areas shall be comprised of a variety of plant materials such as annual or perennial flowers, ground covers, and shrubs.

3. Wall signs

All wall signs in the LR District shall meet the following requirements:

- a) Installation - All signs shall be installed parallel to the wall on which they are mounted and shall not protrude more than 10 inches from the building wall or face.
- b) Construction - Wall signs may be constructed of individual letters attached to the building or constructed as a solid sign or sign cabinet.
- c) Display area - The sign(s) surface(s) of a sign(s) placed flat against the building wall shall not exceed 80% of the length of the side of the building or of the storefront to which the sign(s) is/are attached. The total area of the sign shall not

Define

Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 133.

exceed 20 percent of the total area of the wall to which the sign is being attached up to a total of 200 square feet. No wall sign in the LR District shall be permitted to exceed 200 square feet.

- d) **Location** – Wall signs shall be located on or along the wall of the building which faces the street or parking lot and shall not project above the eaves of a sloped roof or the parapets of a flat roof. When a building on a corner lot is permitted to have two wall signs, each sign shall be mounted on a separate building frontage and shall be a minimum of 30 feet apart.

4XX.09 Lighting

All exterior lighting within the LR District shall strictly adhere to the requirements of Section 4XX and the following standards:

1. Maximum Height Requirements

The total height of exterior light fixtures used for parking lot and site lighting within the LR District shall not exceed a maximum height of 24 feet established from the average finished grade of the area intended to be illuminated surrounding the light fixture.

4XX.10 Conditional and Accessory Use Standards

The following additional development standards shall apply to conditional and accessory uses approved within the LR District.

1. Drive Thru requirements

All drive thru uses permitted as a conditional use shall provide stacking (or line up) spaces, and escape lanes per the following requirements:

- d) A stacking space shall be an area on a site measuring 8 feet by 20 feet with direct forward access to a service window or station of a drive-through. An escape lane shall be an area measuring a minimum of eight feet wide that provides access around the drive-through facility.
- e) For financial institutions with drive-through facilities, five stacking spaces shall be required if one or two teller stations are provided. For three or more teller stations, four stacking spaces shall be required. An escape lane shall be provided in all instances.
- f) For drive-through restaurants, a minimum of 6 stacking spaces shall be provided from the first stop where the order is placed. An escape lane shall be provided parallel to the drive-through lane from the beginning of the drive-through lane to the order board.

Note: The text, images and diagrams in the highlighted areas are for clarification and explanation purposes only. See Section 4XX.

460 Regional Retail District (RR)

The purpose and intent of the Regional Retail District is to provide areas for major retail sites that serve areas larger than 5 miles in radius and are located near freeways and freeway interchanges as identified in the Jerome Township Comprehensive Plan. Regional retail uses are characterized by large format retailers of 75,000 square feet or more and associated smaller retailers and require high visibility and accommodation of high traffic volumes. This district supersedes the B-14 Heavy Retail district in existence prior to the enactment of this resolution.

4XX.01 Permitted Uses

The NAICS (North American Industry Classification System) which is the United States Governmental System for classifying business establishments shall be used to identify all commercial and industrial permitted, accessory, and conditional uses within this District. This classification system may be electronically accessed at www.census.gov/naics or viewed in the office of the Jerome Township Zoning Inspector. Uses shall be identified by their corresponding number, and unless otherwise noted, all uses falling within that sub-heading shall be permitted. Permitted uses for the Regional Retail District are as follows:

1. 4411 Automobile Dealers
2. 4413 Automotive Parts, Accessories, and Tire Stores
3. 442 Furniture and Home Furnishings Stores
4. 443 Electronics and Appliance Stores
5. 4441 Building Material and Supplies Dealers
6. 4451 Grocery Stores
7. 4452 Specialty Food Stores
8. 4453 Beer, Wine, and Liquor Stores
9. 4461 Health and Personal Care Stores
10. 4471 Gasoline Stations
11. 448 Clothing and Clothing Accessories Stores
12. 451 Sporting Goods, Hobby, Book, and Music Stores
13. 452 General Merchandise Stores
14. 4531 Florists
15. 4532 Office Supplies, Stationery, and Gift Stores
16. 4533 Used Merchandise Stores
17. 4539 Other Miscellaneous Store Retailers except for the following uses which are prohibited in the regional retail District:
 - a) 45393 Manufactured (Mobile) Home Dealers
 - b) 453998 All Other Miscellaneous Store Retailers (except Tobacco Stores)
18. 491 Postal Service
19. 5221 Depository Credit Intermediation (commercial banks and credit unions)
20. 5322 Formal Wear and Costume Rental

Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 101.

21. 53223 Video Tape and Disc Rental
22. 713940 Fitness centers
23. 72111 Hotels (except casino hotels) including convention hotels
24. 7224 Drinking Places (Alcoholic Beverages)
25. 722511 Full-Service Restaurants
26. 722513 Limited-Service Eating Places
27. 8121 Personal Care Services with the exception of the following uses which are prohibited in the Regional Retail District:
 - a) 812199 Baths, steam or Turkish
 - b) 812199 Massage parlors
 - c) 812199 Steam baths
 - d) 812199 Tattoo parlors
 - e) 812199 Turkish bathhouses
28. 81292 Photofinishing

4XX.02 Conditional Uses

The following uses may be permitted as conditional uses by the Board of Zoning Appeals in accordance with the requirements of Section 2XX of this Zoning Resolution. In order for a proposed use to be eligible for approval as a conditional use the proposed use must meet the findings required in Section 2XX of this Zoning Resolution and comply with the development standards for such uses established herein:

1. 811192 Car Washes
2. 811191 Automotive Oil Change and Lubrication Shops
3. 811111 General Automotive Repair

4XX.03 Lot Size and Yard Setback Standards

The following lot size and yard setback standards shall apply to all lots within the RR District:

1. Minimum Lot Size

All lots and outparcels within the RR District shall be a minimum of 1 acres in size and shall be adequate to provide the yard space, landscaping and off-street parking required herein for the proposed use.

2. Maximum square footage

Within the RR District there shall be no maximum building square footage.

3. Minimum Lot Frontage

The minimum lot frontage for all lots in the RR District shall be determined based upon the functional classification of the roadway upon which the property fronts. Functional roadway classifications shall be as determined by the Union County Engineer. All driveway locations and driveway spacing shall meet the current requirements of the Union County Engineer at

removes "findings"

Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 2XX

the time of construction. The following minimum lot frontages shall apply:

Fig. xxx.xii Lot Frontage Requirements for the RR District

Road / Street Classification	Minimum Lot Frontage	
	lots without C.A.D.*	lots with C.A.D.*
Local Road	200 feet	150 feet
Minor Collector Road	300 feet	200 feet
Major Collector Road	400 feet	250 feet
Minor Arterial Road	600 feet	250 feet
Major Arterial Road	No Access	No Access

* Lots sharing a Common Access drive with an adjacent lot(s) shall be permitted to have a reduced Lot Frontage as shown in the above table.

change terminology

- a) **Outparcels** – where three or more outparcels share a common access drive, or where outparcels are accessed from a larger retail center and not the public right of way, the lot width of such outparcels may be reduced to a minimum of 150 feet for lots fronting any road classification.

Define

4. Front Yard Setbacks

All Front Yard Setbacks shall be determined based upon the functional classification of the public roadway upon which the property fronts and shall be measured from the right of way of said dedicated Public Road. The functional roadway classification shall be as determined by the Union County Engineer. The minimum front yard setbacks for the RR District shall be as follows:

Fig. xxx.ix Front Setback Requirements for the RR District

Road / Street Classification	Minimum Front Setbacks For:	
	Multiple Buildings / Structures	Parking and Circulation
Local Road	50 feet	20 feet
Minor Collector Road	50 feet	20 feet
Major Collector Road	60 feet	30 feet
Minor Arterial Road	60 feet	30 feet
Major Arterial Road	n/a	n/a

5. Side yard Setbacks

The side yard setbacks in the RR District shall be as follows:

note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 120

- a) When any lot in the RR District adjoins a Residential land use or a lot zoned in any Residential District the minimum side yard setbacks shall be:
 - (i) 20 feet for all parking and vehicular circulation areas.
 - (ii) 40 feet for any loading, delivery, and service areas.
 - (iii) 75 feet for all buildings and structures.
- b) When any lot in the RR District adjoins any lot in any non-residential District the minimum side yard setbacks shall be:
 - (i) 10 feet for all parking and vehicular circulation areas. In the case of shared parking the setbacks may be reduced to 0 feet see section 4XX.
 - (ii) 20 feet for any loading, delivery, and service areas.
 - (iii) 20 feet for all buildings and structures.

5. Rear Yard Setbacks

The minimum rear yard setbacks in the RR District shall be as follows:

- a) When the rear lot line of any lot in the RR District adjoins a Residential land use or a lot zoned in any Residential District the minimum Rear yard setbacks shall be:
 - (i) 30 feet for all parking and vehicular circulation areas.
 - (ii) 60 feet for all loading, delivery and service areas.
 - (iii) 80 feet for all structures.
- b) When the rear lot line of any lot in the RR District adjoins a non-residential land use or a lot in any non-residential District the minimum rear yard setbacks shall be:
 - (i) 10 feet for all parking and vehicular circulation areas.
 - (ii) 20 feet for all loading, delivery and service areas.
 - (iii) 40 feet for all structures.

4XX.04 Building and Development Standards

The following building and development standards shall apply to all uses and lots in the RR District:

1. Building construction

All uses within the RR District shall be housed in permanent structures constructed on solid foundations meeting all applicable regulations for the construction of such structures within the State of Ohio and Union County. Buildings shall be constructed and clad with conventional building materials of a quality equal to or better than buildings in the surrounding area. The use of tents, inflatable buildings, fabric buildings and other such structures for permanent use shall be prohibited.

2. Temporary Structures

Temporary non-residential structures such as construction trailers may be used incidental to construction work on the premises, on adjacent public projects, or during the period while a permanent structure is being constructed. The user of said structure shall obtain a permit for such temporary use from the

Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 4XX.

Township Zoning Inspector, which permit shall be valid for a period of 6 months. Such permit may be renewed at the discretion of the Zoning inspector on finding of reasonable progress toward the completion of the permanent structure or project. Said temporary structure shall be removed within 10 days of the expiration of said permit, and /or the issuance of a Certificate of Zoning Compliance regarding such permanent structure.

3. Building Height

The maximum height of all structures in the RR District shall be 2 stories or 40 feet as measured from the average grade on the lowest side of the structure to the mean of any sloped roof or top of any parapet wall.

4. Building design and orientation on the Lot

The following standards apply to the construction of all buildings within the RR District:

- a) Large retail buildings – Large expanses of flat, featureless, exterior wall shall not be permitted on any front or side building elevation on large retail buildings within the RR District. Large retail buildings shall be designed so that, at a minimum, front and side exterior walls are varied through the use of windows, changes in building mass, changes in building materials, or a combination of the above.
- a) Outparcels and small retail buildings – The exterior of all outparcel buildings ~~and free-standing~~ small retail buildings within the RR District shall be designed and constructed with similar materials and level of architectural detail ~~on all sides~~ of the building.
- b) Overhead doors and loading areas – overhead doors and loading areas shall not be permitted on the front of any building or on the side of any building if such side faces a public right of way. Buildings shall be designed and located on the lot so that overhead doors and loading areas are at the rear of the building.

Define

4XX.05 Loading, Delivery and Service Areas

Loading, delivery and service areas within the RR District shall meet the following standards:

1. Screening

All loading, delivery, and service areas in the RR District shall be screened from view in accordance with the following standards:

- a) Screening from Non-Residential Uses – Service and delivery areas, overhead doors, and loading docks shall be screened from view of adjacent non-residential uses by a combination of a 2' mound and a continuous planting of evergreen trees similar to buffer type 'C' in Appendix 1. Evergreen trees shall be a minimum of 6 feet tall at time of planting and shall be

Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 105

planted in such a way as to provide a minimum of 75 percent opacity screen between the service areas and/or loading docks and the adjacent use at the time of planting. Walls and fences may be used for the purposes of screening service areas and/or loading docks similar to buffer type 'A' in Appendix 1 and must meet the requirements of section ~~XXX~~. Walls and screens shall not contain any advertising.

- b) Screening from Adjacent Residential Uses, State Route 33, State Route 42 and Industrial Parkway – In the RR District all sides of any service areas and/or loading docks that are visible to adjacent residential uses, State Route 33, State Route 42 or Industrial Parkway shall be entirely screened from view through the use of the following:
- (i) A combination of a 3' high mound and completely opaque walls or fences, in accordance with section ~~XXX~~ of this Resolution, to a height necessary for screening the proposed use but not less than 6 feet and not exceeding 10 feet in height similar to buffer type 'A' in Appendix 1.
 - (ii) Loading docks may be screened from view by an extension of building walls provided that the wall is constructed of materials similar to and harmonious with the design of the principal structure.
 - (iii) A combination of a minimum 3' high mound and a continuous planting of evergreen trees, a minimum of 6 feet in height at the time of planting. Evergreen trees shall be planted on top of the mound and staggered or spaced to achieve 100% screening of the area within 3 years of planting similar to buffer type 'B' in Appendix 1.
- c) Screening of Dumpsters, Storage Tanks, and Mechanical Equipment – within the RR District all dumpsters, compactors, trash receptacles, storage and fuel tanks, generators, heating and cooling equipment, and all other similar building service and mechanical equipment shall be screened from view on all sides by the proposed structure and/or free standing walls or fences. Free standing walls or fences shall be at a minimum height necessary to screen the proposed use, shall be constructed of materials harmonious to the building, and shall meet the requirements of section ~~XXX~~.
- d) Maintenance of Materials - All planting and landscape materials used for the purpose of buffering and screening shall be maintained in good condition and kept trimmed and orderly. All plants and trees used for the purpose of screening that have died or become diseased shall be replaced by the owner of the use or lot within the next available planting season with like materials of a minimum size required for new plantings.

Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section ~~XXX~~.

400.06 Off-Street Parking

Off street parking for all uses in the RR District shall be provided at the time of construction of the main structure or buildings with adequate provisions for ingress and egress. All parking spaces and vehicular circulation areas shall meet the requirements of section 300.06 and the following standards:

1. Number of Parking Spaces Required

All uses in the RR District shall provide a minimum number of off-street parking spaces in accordance with the type of use as defined in the following chart

Fig. xxx.xx Parking Required for RR District Uses

Type of use	Minimum Number of Parking Spaces Required
Retail Stores and retail strip centers	1 space per each 250 square feet of retail space
Free Standing Restaurants – Sit Down without drive thru	1 space per each 2 seats plus one space for each employee on the largest shift
Free Standing Restaurants – Fast Food with Drive Thru	1 space for each 4 seats plus one space for each employee on the largest shift
Fitness centers	1 parking space per each 175 square feet of building.
Hotels without convention	1 parking space per each room plus 1 space per each employee on the largest shift.
Hotels with convention halls	1 parking space per room plus 1 space per each employee on the largest shift plus 1 space per each 75 square feet of exhibition or assembly area.

2. Headlight Screening

All off street parking areas shall have headlight screening installed between the parking and circulation area and the public road. Headlight screening shall be in the form of a continuous evergreen hedge planting, earthen mound, or a combination of the two, shall be a minimum of 3 feet 6 inches in height above the surface of the parking lot and shall be parallel and adjacent to the parking lot and circulation area being screened.

3. Parking Lot Landscaping

To reduce the effect of heat absorption and provide for improved visual character in off street parking areas landscaping shall be provided for all off street parking areas having 10 or more parking spaces in accordance with the following standards:

- a) **Landscape Islands** – The owner or developer of the proposed use shall provide landscape islands within the interior of the

Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 103

proposed parking lot at a ratio not less than 1 island per each 10 parking spaces. Such landscape islands shall be a minimum of 150 square feet in area and a minimum of 8 feet in width. Within a double row of parking spaces landscape islands may be combined and to end in the middle or as a cap at the end of the row.

- b) Parking Lot Trees - The owner or developer of the proposed use shall install a minimum of 1 shade tree per every 10 parking spaces. Shade trees shall be installed in the center of the required landscape islands to avoid damage. Shade trees shall be of a species and variety that is typically known for urban tolerance, does not fruit heavily and shall be a minimum of two inches in caliper at the time of installation. To increase visibility of multi-tenant "strip" retail the owner or developer may provide 1 shade tree per 20 parking spaces provided that the remaining landscape islands are landscaped with shrubs at a minimum.

4XX.07 Landscaping

All uses within the RR District shall be landscaped in accordance with section ~~XXX~~ of this Resolution.

4XX.08 Signage

Signs identifying or advertising uses within the RR District shall be in strict compliance with section ~~XXX~~ of this Resolution and with the standards as follows:

1. Number and Type of Signs Permitted in the RR District

For all uses and lots within the RR District the total amount of signage permitted shall be as follows:

- a) Single Uses on Individual Lots - Single uses on individual parcels in the RR District may be permitted one ground mounted monument sign or one building mounted wall sign. Buildings on corner lots having at least 200 feet of frontage on two public rights-of-way shall be permitted either one monument sign or one wall sign along each right-of-way.
- b) Multi-tenant Retail Developments - Retail developments having more than one retail tenant in the RR District shall be permitted one joint identification monument sign advertising the name of the development and one building mounted sign per each retail tenant. Outparcels in such a development shall be permitted one ground mounted monument sign or one building mounted sign.
- c) Gasoline Stations - Gasoline Stations in the RR District may display signs in addition to the signs allotted for single uses or for outparcels. Such additional signage shall be limited to the following:
 - (i) Price and Grade Information - Monument signs for Gas Stations may be permitted to display gasoline price and

Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 1.02.

grade information in changeable copy. The total area dedicated to the display of price and grade information may not exceed 50 percent of the total sign area allowed for a gas station. Price and grade information may be displayed electronically provided such electronic information does not flash, move, rotate, change color, or change copy more than once per day to update the price of fuel.

2. Monument Signs and Joint Identification Signs

All monument signs within the RR District shall comply with the requirements of Section XXX and the following requirements:

- a) Construction - Monument signs and Joint Identification signs shall be permanently installed on a solid base constructed of durable natural materials or between two posts or columns constructed of durable natural materials.
- b) Location - Monument signs and Joint Identification Signs shall be set back at least 15 feet from any right of way or lot line and shall be installed in a location that will not impede the view of traffic from driveways or intersections. When two monument signs are permitted, in the case of a corner lot, each sign shall be installed on a separate road frontage. There shall be no less than 200 feet between the two signs and no less than 50 feet between any one sign and the intersection of the two rights of ways.
- c) Height and Area - The height and area of all monument signs in the RR District shall be as follows:
 - (i) Outparcels - monument signs for retail and restaurant outparcels in the RR District shall not exceed 5 feet in height and 20 square feet of display area per side.
 - (ii) Single uses - monument signs for single retail uses in the RR District shall not exceed 5 feet in height and 25 square feet of display area per side.
 - (iii) Joint Identification signs - Monument signs advertising a multi-tenant retail development in the RR District (known as Joint Identification Signs) may include the names of only 4 principal tenants in addition to the name of the retail center or development. Joint Identification Signs shall not be permitted along US 33. In addition Joint Identification Signs shall meet the following size requirements:
 - a) Retail centers larger than 300,000 square feet - Joint Identification signs shall not exceed 18 feet in height and 100 square feet of display area for all sides.
 - b) Retail centers larger than 150,000 square feet and less than 300,000 square feet - Joint Identification signs shall not exceed 15 feet in height and 75 square feet of display area for all sides.

Principal

Or larger

Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 100.

- c) Retail centers larger than 50,000 square feet and less than 150,000 square feet – Joint Identification signs shall not exceed 10 feet in height and 60 square feet of display area for all sides.
- d) Retail centers less than 50,000 square feet – Joint Identification Signs shall not exceed 6 feet in height and 40 square feet of display area for all sides.
- (iv) Gas Stations – monument signs for gas stations in the LR District shall not exceed 10 feet in height and 80 square feet of display area for all sides.
- d) Landscaped area – Each monument sign shall be surrounded by landscaping around the base of the sign totaling a minimum of 50 square feet. Landscaped areas shall be comprised of a variety of plant materials such as annual or perennial flowers, ground covers, and shrubs.

3. Wall signs

All wall signs in the RR District shall meet the following requirements:

- a) Installation – All signs shall be installed parallel to the wall on which they are mounted and shall not protrude more than 12 inches from the building wall or face.
- b) Construction - Wall signs may be constructed of individual letters attached to the building or constructed as a solid sign or sign cabinet.
- c) Display area - The sign(s) surface(s) of a sign(s) placed flat against the building wall shall not exceed 80% of the length of the side of the building or of the storefront to which the sign(s) is/are attached. The total area of the sign shall not exceed 25% of the total area of the wall to which the sign is being attached up to a total of 300 square feet. No wall sign in the RR District shall exceed 300 square feet in area.
- d) Location – Wall signs shall be located on or along the wall of the building which faces the street or parking lot and shall not project above the eaves of a sloped roof or the parapets of a flat roof. When a building on a corner lot is permitted to have two wall signs, each sign shall be mounted on a separate building frontage and shall be a minimum of 30 feet apart.

4XX.09 Lighting

All exterior lighting within the RR District shall strictly adhere to the requirements of Section XXX and the following standards:

1. Maximum Height Requirements

The total height of exterior light fixtures used for parking lot and site lighting within the RR District shall not exceed a maximum height of 32 feet established from the average finished grade of the area intended to be illuminated surrounding the light fixture.

Outdoor sales or display of merchandise?

Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 101

465 Mixed Use District (MU)

The purpose and intent of the Mixed Use District is to allow development that incorporates a creative mix of commercial and office uses and potentially higher density residential uses as identified in the Jerome Township Comprehensive Plan. Mixed Use developments provide employment and economic development opportunities and access to local professional services for the community within a creatively designed and organized site that contains a mix of office and professional services, and supporting retail uses. Areas of mixed uses can be smaller in scale and can infill near higher density "community centers" or can be much larger in scale and located closer to high traffic areas.

4XX.01 Permitted Uses

The NAICS (North American Industry Classification System) which is the United States Governmental System for classifying business establishments shall be used to identify all permitted and conditional business uses within this District. This classification system may be electronically accessed at [www.Census.gov/naics](http://www.census.gov/naics) or can be reviewed at the office of the Jerome Township Zoning Inspector. Uses shall be identified by their corresponding number, and unless otherwise noted, all uses falling within that sub-heading shall be permitted. Permitted uses for the Mixed Use District are as follows:

1. 491110 Postal Service
2. 492 Couriers and Messengers
3. 5112 Software Publishers
4. 5151 Radio and Television Broadcasting
5. 51912 Libraries and Archives
6. 5221 Depository Credit Intermediation (banks and credit unions)
7. 522310 Mortgage and Nonmortgage Loan Brokers
8. 5239 Other Financial Investment Activities
9. 524 Insurance Carriers and Related Activities
10. 5242 Agencies, Brokerages, and Other Insurance Related Activities
11. 5312 Offices of Real Estate Agents and Brokers
12. 5313 Activities Related to Real Estate
13. 5411 Legal Services
14. 5412 Accounting, Tax Preparation, Bookkeeping, and Payroll Services
15. 5413 Architectural, Engineering, and Related Services
16. 5414 Specialized Design Services
17. 5415 Computer Systems Design and Related Services
18. 5416 Management, Scientific, and Technical Consulting Services
19. 5417 Scientific Research and Development Services
20. 5419 Other Professional, Scientific, and Technical Services

Note: The text, images and diagrams in this highlighted area are for clarification and explanatory purposes only. See Section 403.

21. 5511 Management of Companies and Enterprises
22. 5611 Office Administrative Services
23. 5613 Employment Services
24. 5614 Business Support Services with the exception of:
 - a) 56149 Other Business Support Services
25. 5615 Travel Arrangement and Reservation Services
26. 6114 Business Schools and Computer and Management Training
27. 6211 Offices of Physicians
28. 6212 Offices of Dentists
29. 6213 Offices of Other Health Practitioners
30. 6214 Outpatient Care Centers
31. 6215 Medical and Diagnostic Laboratories
32. 6244 Child Day Care Services
33. 722511 Full-Service Restaurants
34. 722513 Limited-Service Eating Places
35. 8133 Social Advocacy Organizations
36. 81391 Business Associations
37. 81392 Professional Organizations
38. 81394 Political Organizations

4XX.02 Conditional Uses

The following uses may be permitted as conditional uses by the Board of Zoning Appeals in accordance with the requirements of Section 2XX of this Zoning Resolution. ~~In order for a proposed use to be eligible for approval as a conditional use the proposed use must meet the findings required in Section 2XX of this Zoning Resolution and comply with the development standards for such uses established herein:~~

1. Multiple Family Residential Dwellings
2. 485113 Bus and Other Motor Vehicle Transit Systems
3. 721110 Hotels (except casino hotels)

4XX.03 Lot Size and Yard Setback Standards

The following lot size and yard setback standards shall apply to all lots within the MU District:

1. **Minimum Lot Size**
The minimum lot size for parcels within the MU District shall be 1 acre in size and shall be adequate to provide the yard space, landscaping and off-street parking required herein for the proposed use.
2. **Minimum Lot Frontage**
The minimum frontage for all lots in the MU District shall be determined based upon the functional classification of the roadway on which the property fronts. Functional roadway classifications shall be as determined by the Union County Engineer. The following minimum requirements shall apply:

Remove "findings"

Note: The text, images and diagrams in this highlighted area are for clarification and explanation (outpost only - See Section 1014)

Fig. xxx.xx Lot Frontage Requirements for the MU District

Road / Street Classification	Minimum Lot Frontage	
	Lots without C.A.D.*	Lots with C.A.D.*
Local Road	200 feet	150 feet
Minor Collector Road	300 feet	200 feet
Major Collector Road	400 feet	250 feet
Minor Arterial Road	600 feet	250 feet
Major Arterial Road	No Access	No Access

* Lots sharing a Common Access drive with an adjacent lot shall be permitted to have a reduced Lot Frontage as shown in the above table.

adjust terminology

1. Front Yard Setbacks

All Front Yard Setbacks shall be determined based upon the functional classification of the public roadway on which the property fronts and shall be measured from the right of way of said Dedicated Public Road. The functional roadway classification shall be as determined by the union county engineer. All driveway locations and driveway spacing shall meet the current requirements of the Union County Engineer at the time of construction. The minimum front yard setbacks for the MU District shall be as follows:

Fig. xxx.xx Front Setback Requirements for the MU District

Road / Street Classification	Minimum Front Setbacks For:	
	General Buildings / Structures	Parking and Construction
Local Road	40 feet	30 feet
Minor Collector Road	50 feet	30 feet
Major Collector Road	60 feet	40 feet
Minor Arterial Road	70 feet	40 feet
Major Arterial Road	n/a	n/a

2. Side yard Setbacks

The side yard setbacks for all buildings and structures in the MU District shall be as follows:

- a) When any lot in the MU District adjoins a Residential land use or a lot zoned in any Residential District the minimum side yard setbacks shall be:
 - (i) 20 feet for all parking and pavement areas.
 - (ii) 30 feet for any loading, delivery, and service areas.
 - (iii) 50 feet for all buildings and structures.

Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 111.

- b) When any lot in the MU District adjoins any lot in any non-residential District the minimum side yard setbacks shall be:
 - (i) 10 feet for all parking and pavement areas.
 - (ii) 20 feet for any loading, delivery, and service areas.
 - (iii) 20 feet for all buildings and structures.

3. Rear Yard Setbacks

The minimum rear yard setback for all buildings, structures, and parking and pavement areas in the MU District shall be as follows:

- a) When the rear lot line of any lot in the MU District adjoins a Residential land use or a lot zoned in any Residential District the minimum Rear yard setbacks shall be:
 - (i) 20 feet for all parking and vehicular circulation areas.
 - (ii) 30 feet for all loading, delivery and service areas.
 - (iii) 50 feet for all structures.
- b) When the rear lot line of any lot in the MU District adjoins a non-residential land use or a lot in any non-residential District the minimum rear yard setbacks shall be:
 - (i) 10 feet for all parking and vehicular circulation areas.
 - (ii) 20 feet for all loading, delivery and service areas.
 - (iii) 30 feet for all structures.

4XX.04 Building and Development Standards

The following building and development standards shall apply to all lots in the MU District:

1. Building construction

All uses within the MU District shall be housed in permanent structures constructed on solid foundations meeting all applicable requirements for the construction of such structures within the State of Ohio and Union County. Buildings shall be constructed of conventional building materials of a quality equal to or better than buildings in the surrounding area. The use of tents, inflatable buildings, fabric buildings and other such structures for permanent uses shall be prohibited.

2. Temporary Structures

Temporary non-residential structures such as construction trailers may be used incidental to construction work on the premises, on adjacent public projects, or during the period while a permanent structure is being constructed. The user of said structure shall obtain a permit for such temporary use from the Township Zoning inspector, which permit shall be valid for a period of 6 months. Such permit may be renewed at the discretion of the Zoning inspector on finding of reasonable progress toward the completion of the permanent structure or project. Said temporary structure shall be removed within 10 days of the expiration of said permit, and /or the issuance of a

Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 3.01.

Certificate of Zoning Compliance regarding such permanent structure.

3. **Building Height**

The maximum height of all structures in the MU District shall be 3 stories or 40 feet as measured from the average grade on the lowest side of the structure to the top of the parapet wall or the mean of any sloped roof.

4. **Building design and orientation on the Lot**

The following standards apply to the construction of all buildings within the MU District:

- a) **Main Entries** – all buildings within the MU District shall be designed and located on the lot so that the main entrance to the building is visible from the street on which the lot fronts. In an office campus development, where more than one building are served by an internal roadway network, the main entry of individual buildings are permitted to front the interior circulation drive. The main entrance shall be clearly delineated from the rest of the building through the use of architectural projections, a change in building materials, awnings, canopies or other such architectural treatments.
- b) **Overhead doors and Loading areas** – overhead doors and loading areas shall not be permitted on any side of the building that faces the public street. Buildings shall be designed and located on the lot so that overhead doors and loading areas are at the side or rear of the building.
- c) **Architectural treatment** – the exterior of all buildings within the MU District shall be designed and constructed with similar materials and level of architectural detail on all sides of the building. No elevation visible from a main road shall appear as an obvious side or rear elevation.

4XX.05 **Loading, Delivery and Service Areas**

Loading, delivery and service areas within the MU District shall meet the following standards:

1. **Screening**

All loading, delivery, and service areas in the MU District shall be screened from view in accordance with the following standards:

- a) **Buffering from Non-Residential Uses** – service and delivery areas, overhead doors, and loading docks, if required, shall be buffered from adjacent non-residential uses by the installation of a 2' high mound and evergreen trees and/or shrubbery of a type and variety normally achieving a minimum of 5 feet in height within 3 years of planting. Evergreen trees and/or shrubbery shall be planted in such a way as to provide a minimum of 75 percent opacity screen between the service area and/or loading dock and the adjacent use similar to buffer type 'F' in Appendix 1. Walls

Define building height

Define

Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 4XX.

and fences may be used for the purposes of buffering service areas and/or loading docks provided that such walls and fences meet the requirements of section ~~XXX~~ and do not contain any advertising.

- b) Screening from Adjacent Residential Uses, Industrial Parkway and State Route 33 – Within the MU District all sides of any service areas and/or loading docks that are visible to adjacent residential uses or lots, Industrial Parkway, State Route 42, and State Route 33 shall be entirely screened from view through the use of one of the following:
- (i) A combination of a 2' high mound and completely opaque walls or fences, in accordance with section ~~XXX~~ of this Resolution, to a height necessary for screening the proposed use but not less than 6 feet and not exceeding 10 feet in height similar to buffer type 'A' in Appendix 1.
 - (ii) Loading docks may be screened from view by an extension of building walls provided that the wall is constructed of materials similar to and harmonious with the design of the principal structure.
 - (iii) A combination of a 3' high mound and evergreen shrubbery to obtain 100 percent screening of the area, to a minimum of 8 feet in height, within 3 years after planting similar to buffer type 'E' in Appendix 1.
 - (iv) A combination of 2' high mound and a continuous planting of evergreen trees, a minimum of 6 feet in height at the time of planting, and staggered or spaced to achieve 100 percent screening of the area within 3 years of planting similar to buffer type 'B' in Appendix 1.
 - (v) Any combination of the above.
- c) Screening of Dumpsters, Storage Tanks, and Mechanical Equipment – within the MU District all dumpsters, compactors, trash receptacles, storage and fuel tanks, generators, heating and cooling equipment, and all other similar building service and mechanical equipment shall be screened from view on all sides by the proposed structure and/or free standing walls or fences. Free standing walls or fences shall be at a minimum height necessary to screen the proposed use and shall meet the requirements of section ~~XXX~~.
- d) Maintenance of Materials - All planting and landscape materials used for the purpose of buffering and screening shall be maintained in good condition and kept trimmed and orderly. All plants and trees used for the purpose of screening that have died or become diseased shall be replaced by the owner of the use or lot within the next available planting season with like materials of a minimum size normally required for new plantings.

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Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section ~~XXX~~.

4XX.06 Off-Street Parking

Off-street parking for all uses in the MU District shall be provided at the time of construction of the main structure or building with adequate provisions for ingress and egress. Parking spaces shall be provided in accordance with section XXX and with the following standards:

1. Number of Parking Spaces Required

All uses in the MU District shall provide a minimum number of off Street parking spaces in accordance with the type of use as defined in the following chart

Fig. XXX.IXX Parking Required for MU District Uses

Type of use	Minimum Number of Parking Spaces Required
Professional offices	1 parking space per each 250 square feet of building
Research offices	1 parking space per each 350 square feet of building
Medical or dental Offices	Five spaces per doctor
Restaurants – Sit Down without drive thru	1 space per each 2 seats plus one space for each employee on the largest shift
Restaurants – Fast Food with Drive Thru	1 space for each 4 seats plus one space for each employee on the largest shift

2. Parking lot screening

All off street parking areas shall have headlight screening installed between the parking and circulation area and the public road. Headlight screening shall be in the form of a continuous evergreen hedge planting, earthen mound, or a combination of the two, shall be a minimum of 3 feet 6 inches in height above the surface of the parking lot and shall be parallel and adjacent to the parking lot and circulation area being screened.

3. Parking Lot Landscaping

To reduce the effect of heat absorption and provide for improved visual character in off street parking areas landscaping shall be provided for all off street parking areas having 10 or more parking spaces in accordance with the following standards:

- a) **Landscape Islands** – The owner or developer of the proposed use shall provide landscape islands within the interior of the proposed parking lot at a ratio not less than 1 island per each 10 parking spaces. Such landscape islands shall be a minimum of 150 square feet in area and a minimum of 8 feet in width. Within a double row of parking spaces landscape islands may be combined end to end in the middle or as a cap at the end of the row.

Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 4.02

- b) Parking Lot Trees - The owner or developer of the proposed use shall install a minimum of 1 shade tree per every 10 parking spaces. Shade trees shall be installed in the center of the required landscape islands to avoid damage. Shade trees shall be of a species and variety that is typically known for urban tolerance, does not fruit heavily and shall be a minimum of two inches in caliper at the time of installation.

4XX.07 Landscaping

All uses within the MU District shall be landscaped in accordance with section ~~XXX~~ of this Resolution.

4XX.08 Signage

Signs identifying or advertising uses within the MU District shall be in strict compliance with section ~~XXX~~ of this Resolution and with the standards as follows:

1. Number and Type of Signs Permitted in the MU District
For all uses and lots within the MU District the total amount of signage permitted shall be as follows:
 - a) Single Uses on Individual Lots - Single uses on individual parcels may be permitted one ground mounted monument sign or one building mounted wall sign. Buildings on corner lots having at least 200 feet of frontage on two public rights-of-way shall be permitted either one monument sign or one wall sign along each right-of-way.
 - b) Office Campus Developments - Office Developments having more than one building constructed along an interior roadway may be permitted one ground mounted monument sign advertising the name of the development at the entrance to the development and one wall mounted sign at each building with the address of the building and the individual building tenant. Wall mounted signs for individual tenants must be oriented toward the interior roadway serving the development.
 - c) Freeway Oriented Office - Corporate and professional offices, and hospitals and/or clinics located along the freeway, and having 2 or more stories, shall be permitted one building mounted wall sign along the freeway frontage and one ground mounted monument sign along the right-of-way which services the property.
2. Monument Signs
All monument signs within the MU District shall comply with the requirements of Section ~~XXX~~ and the following requirements:
 - a) Construction - Monument signs shall be permanently installed on a solid base constructed of durable natural materials or between two posts or columns constructed of durable natural materials.

Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section ~~XXX~~.

- b) Height – Monument signs shall not exceed a total of 5 feet in height including the sign, sign base or support columns.
 - c) Location – Monument signs shall be set back at least 15 feet from any right of way or lot line and shall be installed in a location that will not impede the view of traffic from driveways or intersections. When two monument signs are permitted, in the case of a corner lot, each sign shall be installed on a separate road frontage. There shall be no less than 200 feet between the two signs and no less than 50 feet between any one sign and the intersection of the two rights of ways.
 - d) Display Area – The total display area of all signage surfaces shall not exceed 50 square feet not including the sign base or support columns.
 - e) Landscaped area – Each monument sign shall be surrounded by landscaping around the base of the sign totaling a minimum of 50 square feet. Landscaped areas shall be comprised of a variety of plant materials such as annual or perennial flowers, ground covers, and shrubs.
3. Wall signs
All wall signs in the MU shall meet the following requirements:
- a) Installation – All signs shall be installed parallel to the wall on which they are mounted and shall not protrude more than 12 inches from the building wall or face.
 - b) Construction – Wall signs may be constructed of individual letters attached to the building or constructed as a solid sign or sign cabinet.
 - c) Display area – The sign(s) surface(s) of a sign(s) placed flat against the building wall shall not exceed 80% of the length of the side of the building to which the sign(s) is/are attached. The total area of the sign shall not exceed 20% of the total area of the side of the building to which the sign is being attached up to a total sign area of 250 square feet. In no case shall a wall sign in the MU District exceed 250 square feet.
 - d) Location – Wall signs shall be located on or along the wall of the building which faces the street or parking lot and shall not project above the eaves of a sloped roof or the parapets of a flat roof. When a building on a corner lot is permitted to have two wall signs, each sign shall be mounted on a separate building frontage and shall be a minimum of 30 feet apart.

Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 101.

4XX.09 Lighting

All exterior lighting within the MU District shall strictly adhere to the requirements of Section XXX and the following standards:

1. Maximum Height Requirements

The total height of exterior light fixtures used for parking lot and site lighting within the MU District shall not exceed a maximum height of 24 feet established from the average finished grade of the area intended to be illuminated surrounding the light fixture.

Note: The text, images and diagrams in the highlighted area are for clarification and explanation purposes only. See Section 202.

470 Special Recreation District (SRE)

The purpose and intent of the Special Recreation District (SRE) is to provide opportunities for a variety of active recreational and entertainment uses not otherwise permitted in the standard zoning districts. These uses provide limited employment opportunities, opportunities for recreation, promote healthy and desirable communities, and based upon design can fit into a variety of settings and land use patterns. Appropriate locations for these uses may vary by use and each application for rezoning to the Special Recreation District shall be required to demonstrate the compatibility of the proposed use with the surrounding land uses. This district supersedes the SR-1, SR-2 and SR-3 Special Recreation Districts in existence prior to the enactment of this resolution.

470.01 Permitted Uses

Where applicable The NAICS (North American Industry Classification System) which is the United States Governmental System for classifying business establishments shall be used to identify all permitted, accessory, and conditional uses within this District. This classification system may be electronically accessed at www.census.gov/naics or viewed in the office of the Jerome Township Zoning Inspector. Uses shall be identified by their corresponding number, and unless otherwise noted, all uses falling within that sub-heading shall be permitted. Permitted uses for the SRE District are as follows:

27. 611620 - Sports and Recreation Instruction
28. 712 - Museums, Historical Sites, and Similar Institutions
29. 71391 - Golf Courses and Country Clubs
30. 71394 - Fitness and Recreational Sports Centers
31. 71395 - Bowling centers
32. 713990 - Amateur Sports Teams
33. 713990 - Ballrooms
34. 713990 - Recreational Sports Clubs including baseball, soccer, basketball, softball, lacrosse, hockey, volleyball, football and tennis.
35. 713990 - Billiard Parlors
36. 713990 - Bocce courts
37. 713990 - Day camps
38. 713990 - Driving Ranges
39. 713990 - Fishing clubs
40. 713990 - Miniature Golf Courses
41. 713990 - Golf Driving Ranges
42. 713990 - Recreational Horse Rental Services
43. 713990 - Recreational Horseback Riding
44. 713990 - Recreational sports teams and leagues both youth and adult
45. 713990 - Riding clubs & stables

Outdoor swimming pools?

Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Sec 22.01-001.

470.02 Conditional Uses

The following uses may be permitted as conditional uses within the SRE by the Board of Zoning Appeals in accordance with the requirements of Section 2XX of this Zoning Resolution. In order for a proposed use to be eligible for approval as a conditional use the proposed use must meet the findings required in Section 2XX of this Zoning Resolution and comply with the development standards for such uses established herein:

7. **71121 – Spectator Sports**
8. 713990 – Archery Ranges
9. 713990 – Hunting and Gun clubs
10. 713990 – Shooting Ranges indoor or outdoor
11. 713990 – Trap and skeet shooting facilities

470.03 Conditional Use Standards

In addition to the standards defined in Section 2XX of this zoning resolution the following standards shall apply to all conditional uses within Special Recreation District:

1. Spectator Sports

To be considered for approval as a conditional use in the Special Recreation District, 71121 Spectator Sports, as defined by the NAICS, shall meet the following requirements:

- a) **Traffic** – Prior to the approval of the conditional use permit the applicant shall provide to the township a study prepared by a registered traffic engineer detailing any potential impacts caused by spectator events and mitigation strategies to deal with those impacts
- b) **Noise** – Prior to the approval of the conditional use permit the applicant shall provide to the township a study that demonstrates the impact that noise levels from typical events will have on the nearest residential areas to the proposed venue. The study will present proposed noise levels in the A-Weighted Decibel Scale (dBA) for the noise to be exceeded 10% of the duration of the event, or the L₅₀ noise level. Proposed noise levels documented in the study shall be substantiated by noise levels physically measured at similar events.

2. Shooting Sports

The purpose of the following requirements is to promote and protect the public health, safety and welfare by regulating shooting ranges. These requirements are intended to prevent adverse effects on adjoining properties relating to shot containment and noise mitigation. Each shooting range shall be designed to contain the bullets, shot, and arrows discharged on or within the range facility and minimize noise impacts. This section does not otherwise apply to the general legal discharge of firearms or bows and arrows in accordance with other

define

add "adverse"

Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section XX.

applicable laws and regulations. To be approved for a conditional use permit within the Special Recreation District any such facility shall meet the following requirements.

a) Performance

- (i) Shooting range facilities shall be designed to contain all of the bullets, shot, arrows or other projectiles or any other debris on the range facility
- (ii) Noise levels measured at the property line shall not exceed sixty-five (65) dBA when located adjacent to residential or commercial property or (75) dBA when adjacent to industrial property.

b) Development Requirements:

- (i) Technical Advisors – All shooting range facilities shall apply for and have a Range Technical Team Advisor from the National Rifle Association (NRA) or an equivalent organization inspect and evaluate the design and construction of the range according to the guidelines specified by the NRA's Range Source Book: A Guide To Planning and Construction, current addition, and follow the suggestions made by the advisor.
- (ii) Setbacks – all shooting stations and targets in an outdoor facility shall be located a minimum of 300 feet from any property line and the surface danger zone shall be contained within the property boundary line of the range facility.
- (iii) Distance separation – for all outdoor facilities the distance between the range facility and any occupied residential or non-residential building along any target line shall not be less than ¼ mile.
- (iv) Warning signs – Warning signs meeting National Rifle Association (NRA) guidelines for shooting ranges shall be posted at 100 foot intervals along the perimeter of the shooting range facility.
- (v) All other local, state, and federal laws and regulations shall be adhered to in the construction and operation of proposed range facilities.

470.04 Lot Size and Yard Setback Standards

The following lot size and yard setback standards shall apply to all lots within the SRE District:

1. Minimum Lot Size

All lots within the SRE District shall be a minimum of 1 acre in size and shall be adequate to provide the yard space, landscaping and off-street parking required herein for the proposed use.

Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 2.02

2. **Minimum Lot Frontage** The minimum lot frontage for all lots in the SRE District shall be determined based upon the functional classification of the roadway upon which the property fronts. Functional roadway classifications shall be as determined by the Union County Engineer. All driveway locations and driveway spacing shall meet the current requirements of the Union County Engineer at the time of construction. The following minimum lot frontages shall apply:

Fig. xxx.xx Lot Frontage Requirements for the SRE District

Road / Street Classification	Minimum Lot Frontage	
	Lots without C.A.D.*	Lots with C.A.D.*
Local Road	200 feet	100 feet
Minor Collector Road	300 feet	150 feet
Major Collector Road	400 feet	200 feet
Minor Arterial Road	500 feet	200 feet
Major Arterial Road	No Access	No Access

* Lots sharing a Common Access drive with an adjacent lot(s) shall be permitted to have a reduced Lot Frontage as shown in the above table.

adjust terminology

3. **Maximum Lot Coverage**

The total ground area occupied by all buildings and structures shall not exceed a maximum of 35 percent of the total area of the lot or tract.

4. **Front Yard Setbacks**

All Front Yard Setbacks shall be determined based upon the functional classification of the public roadway upon which the property fronts and shall be measured from the right of way of said public road. The functional roadway classification shall be as determined by the Union County Engineer. The minimum front yard setbacks for the SRE District shall be as follows:

Notes: The text, images and diagrams in this highlighted area are for clarification and expansion purposes only. See Section xxx.

Fig. XXX.XX Front Setback Requirements for the SRE District

Road / Street Classification	Minimum Front Setbacks For:		
	Buildings / Structures	Parking and Circulation	Sports Fields
Local Road	40 feet	20 feet	40 feet
Minor Collector Road	40 feet	20 feet	80 feet
Major Collector Road	50 feet	30 feet	100 feet
Minor Arterial Road	60 feet	40 feet	120 feet
Major Arterial Road	n/a	n/a	150 feet

5. Side yard Setbacks

The side yard setbacks in the SRE District shall be as follows:

- a) When any lot in the SRE District adjoins a Residential land use or a lot zoned in any Residential District the minimum side yard setbacks shall be:
 - (i) 20 feet for all parking and vehicular circulation areas.
 - (ii) 30 feet for any loading, delivery, and service areas.
 - (iii) 50 feet for all buildings and structures.
 - (iv) 50 feet for any outdoor sports field or court including any required outfield areas and perimeter buffers required to prevent stray equipment from entering private residential lots.
- b) When any lot in the SRE District adjoins any lot in any non-residential District the minimum side yard setbacks shall be:
 - (i) 10 feet for all parking and vehicular circulation areas.
 - (ii) 20 feet for any loading, delivery, and service areas.
 - (iii) 30 feet for all buildings and structures.
 - (iv) 50 feet for any outdoor sports field or court including any required outfield areas and perimeter buffers required to prevent stray equipment from entering adjacent property

6. Rear Yard Setbacks

The minimum rear yard setbacks in the SRE District shall be as follows:

- a) When the rear lot line of any lot in the SRE District adjoins a Residential land use or a lot zoned in any Residential District the minimum Rear yard setbacks shall be as follows:
 - (i) 20 feet for all parking and vehicular circulation areas.

Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 103.

- (ii) 50 feet for all structures, loading, delivery and service areas.
 - (iii) 50 feet for any outdoor sports field or court including any required outfield areas and perimeter buffers required to prevent stray equipment from entering private residential lots.
- b) When the rear lot line of any lot in the SRE District adjoins a non-residential land use or a lot in any non-residential District the minimum rear yard setbacks shall be as follows
- (i) 30 feet for all buildings, parking, vehicular circulation and loading, delivery, and service areas.
 - (ii) 30 feet for any outdoor sports field or court including any required outfield areas and perimeter buffers required to prevent stray equipment from entering private residential lots.

470.05 Building and Development Standards

The following building and development standards shall apply to all uses and lots in the SRE District:

1. Building Construction

All uses within the SRE District shall be housed in permanent structures constructed on solid foundations meeting all applicable regulations for the construction of such structures within the State of Ohio and Union County. Buildings shall be constructed and clad with conventional building materials of a quality equal to or better than buildings in the surrounding area. The use of tents, inflatable buildings, fabric buildings and other such structures for permanent use shall be prohibited.

2. Temporary Structures

Temporary non-residential structures such as construction trailers may be used incidental to construction work on the premises, on adjacent public projects, or during the period while a permanent structure is being constructed. The user of said structure shall obtain a permit for such temporary use from the Township Zoning Inspector, which permit shall be valid for a period of 6 months. Such permit may be renewed at the discretion of the Zoning Inspector on finding of reasonable progress toward the completion of the permanent structure or project. Said temporary structure shall be removed within 10 days of the expiration of said permit, and /or the issuance of a Certificate of Zoning Compliance regarding such permanent structure.

3. Building Height

The maximum height of all structures in the SRE District shall be 2 stories or 24 feet as measured from the average grade on the

Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 470.01

lowest side of the structure to the eaves of any sloped roof or top of any parapet wall.

4. Building Design and Orientation on the Lot

The following standards apply to the construction of all buildings within the SRE District:

- a) Main Entries – All buildings within the SRE District shall be designed and located on the lot so that the main entrance to the building is visible from the street on which the lot fronts. The main entrance of each building shall be clearly delineated from the rest of the building through the use of architectural projections, a change in architectural design, a change in building materials, awnings, canopies or other such architectural features.
- b) Blank Walls – Large expanses of flat, featureless, exterior wall shall not be permitted on any building elevation within the SRE District. Buildings shall be designed so that, at a minimum, exterior walls are varied through the use of windows, changes in building mass, changes in building materials, or a combination of the above.
- c) Overhead doors and Loading areas – overhead doors and loading areas shall not be permitted on the side of the building that faces the street. Buildings shall be designed and located on the lot so that overhead doors and loading areas are at the side or rear of the building.

470.06 Loading, Delivery and Service Areas

Loading, delivery and service areas within the SRE District shall meet the following standards:

2. Screening

All loading, delivery, and service areas in the SRE District shall be screened from view in accordance with the following standards:

- a) Buffering from Non-Residential Uses – Service and delivery areas, overhead doors, and loading docks, if required, shall be buffered from adjacent non-residential uses by the installation of evergreen trees and/or shrubbery of a type and variety normally achieving a minimum of 5 feet in height within 3 years of planting. Evergreen trees and/or shrubbery shall be planted in such a way as to provide a minimum of a 75 percent opacity screen between the service area and/or loading dock and the adjacent use. Walls and fences may be used for the purposes of buffering service areas and/or loading docks provided that such walls and fences meet the requirements of section ~~XXX~~ and do not contain any advertising.
- b) Screening from Adjacent Residential Uses, Industrial Parkway and State Route 33 – All sides of any service areas and/or

& SR 42

Note: The text, images and diagrams in this highlighted area are for clarification and localization purposes only. See Section ~~XXX~~.

loading docks that are visible to adjacent residential uses or lots, Industrial Parkway, State Route 42, and State Route 33 shall be entirely screened from view through the use of one of the following:

- (i) Completely opaque walls or fences, in accordance with section XXX of this Resolution, to a height necessary for screening the proposed use but not less than 6 feet and not exceeding 12 feet in height.
 - (ii) Loading docks may be screened from view by an extension of a building wall provided that the wall is constructed of materials similar to and harmonious with the design of the principal structure.
 - (iii) A combination of mounding and evergreen shrubbery to obtain 100 percent screening of the area, to a minimum of 6 feet in height, within 3 years after planting.
 - (iv) A continuous planting of evergreen trees, a minimum of 6 feet in height at the time of planting, and staggered or spaced to achieve 100 percent screening of the area within 3 years of planting.
 - (v) Any combination of the above.
- c) Screening of Dumpsters, Storage Tanks, and Mechanical Equipment – within the SRE District all dumpsters, compactors, trash receptacles, storage and fuel tanks, generators, heating and cooling equipment, and all other similar building service and mechanical equipment shall be screened from view on all sides by the proposed structure and/or free standing walls or fences. Free standing walls or fences shall be at a minimum height necessary to screen the proposed use and shall meet the requirements of section XXX.
- d) Maintenance of Materials - All planting and landscape materials used for the purpose of buffering and screening shall be maintained in good condition and kept trimmed and orderly. Any plants and/or trees used for the purpose of screening/buffering that have died or become diseased shall be replaced by the property owner within the next available planting season with like materials of a minimum size required for new plantings.

470.07 Off-Street Parking

Off-street parking for all uses in the SRE District shall be provided at the time of construction of the main structure, building, or outdoor sports facility with adequate provisions for ingress and egress. All parking spaces and vehicular circulation areas shall meet the requirements of section XXX and the following standards:

Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section XXX.

1. Number of Parking Spaces Required

All uses in the SRE District shall provide a minimum number of off-street parking spaces in accordance with the type of use as defined in the following chart.

Fig. 200.201 Parking Required for SRE District Uses

Type of Use	Minimum Number of Parking Spaces Required
Golf Courses	6 spaces per hole
Athletic fields	12 spaces per field
Miniature Golf Courses	2 spaces per hole
Tennis courts / clubs	4 spaces per court
Museum	3 spaces per 1000 square feet
Bowling Alleys	3 spaces per lane
Driving Range	1.5 spaces per tee
Riding Stables	1 2 spaces per stall
Spectator sports	1 space per each 2 seats

move all parking requirements to chapter 6

2. Parking lot screening

All off-street parking areas shall have headlight screening installed between the parking and circulation area and the public road. Headlight screening shall be in the form of a continuous evergreen hedge planting, earthen mound, or a combination of the two, shall be a minimum of 2 feet 6 inches in height above the surface of the parking lot and shall be parallel and adjacent to the parking lot and circulation area being screened.

3. Parking lot Landscaping

To reduce the effect of heat absorption and provide for improved visual character landscaping shall be provided for all off-street parking areas having 10 or more parking spaces in accordance with the following standards:

- a) **Landscape Islands** – The owner or developer of the proposed use shall provide landscape islands within the interior of the proposed parking lot at a ratio not less than 1 island per each 10 parking spaces. Such landscape islands shall be a minimum of 150 square feet and a minimum of 8 feet in width. Within a double row of parking spaces landscape islands may be combined end to end in the middle or as a cap at the end of the row.
- b) **Parking Lot Trees** - The owner or developer of the proposed use shall install a minimum of 1 shade tree per every 10 parking spaces. Shade trees shall be installed in the center of the required landscape islands to avoid damage. Shade trees



Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 100.

shall be of a species and variety that is typically known for urban tolerance, does not fruit heavily and shall be a minimum of two inches in caliper at the time of installation.

470.08 Landscaping

All uses within the SRE District shall be landscaped in accordance with section ~~XXX~~ of this Resolution.

470.09 Signage

Signs identifying or advertising uses within the SRE District shall be in strict compliance with section ~~XXX~~ of this Resolution and with the standards as follows:

1. Number and Type of Signs Permitted in the SRE District

For all uses and lots within the SRE District the total amount of signage permitted shall be as follows:

- a) Single Uses on Individual Lots – Single uses on individual parcels shall be permitted one ground mounted monument sign or one building mounted wall sign. Buildings on corner lots having at least 200 feet of frontage on two public rights-of-way shall be permitted either one monument sign or one wall sign along each right-of-way.

2. Monument Signs

All monument signs within the SRE District shall comply with the requirements of Section ~~XXX~~ and the following requirements:

- a) Construction – Monument signs shall be permanently installed on a solid base constructed of durable natural materials or between two posts or columns constructed of durable natural materials.
- b) Height – Monument signs in the SRE District shall not exceed a total of 6 feet in height including the sign, sign base and support columns.
- c) Location – Monument signs in the SRE District shall be set back at least 15 feet from any right of way or lot line and shall be installed in a location that will not impede the view of traffic from driveways or intersections. When two monument signs are permitted, in the case of a corner lot, each sign shall be installed on a separate road frontage. There shall be no less than 200 feet between the two signs and no less than 50 feet between any one sign and the intersection of the two rights of ways.
- d) Display Area – The total display area of all signage surfaces shall not exceed 40 square feet exclusive of the sign base or support columns.
- e) Landscaped area – Each monument sign shall be surrounded by landscaping around the base of the sign totaling a

Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section ~~XXX~~.

minimum of 50 square feet. Landscaped areas shall be comprised of a variety of plant materials such as annual or perennial flowers, ground covers, and shrubs.

3. Wall signs

All wall signs in the SRE shall meet the following requirements:

- a) Installation – All signs shall be installed parallel to the wall on which they are mounted and shall not protrude more than 12 inches from the building wall or face.
- b) Construction - Wall signs may be constructed of individual letters attached to the building or constructed as a solid sign or sign cabinet.
- c) Display area - The sign(s) surface(s) of a sign(s) placed flat against the building wall shall not exceed 80% of the length of the side of the building to which the sign(s) is/are attached. The total area of the sign shall not exceed 20% of the total area of the side of the building to which the sign is being attached up to a total sign area of 100 square feet. In no case shall a wall sign in the RE District exceed 100 square feet.
- d) Location – Wall signs shall be located on or along the wall of the building which faces the street or parking lot and shall not project above the eaves of a sloped roof or the parapets of a flat roof. When a building on a corner lot is permitted to have two wall signs, each sign shall be mounted on a separate building frontage and shall be a minimum of 30 feet apart.

470.10 Lighting

All exterior lighting within the SRE District shall strictly adhere to the requirements of Section ~~XXX~~ and the following standards:

1. Maximum Height Requirements

The total height of exterior light fixtures used for parking lot and site lighting within the SRE District shall not exceed a maximum height of 24 feet established from the average finished grade of the area intended to be illuminated surrounding the light fixture.

Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section ~~XXX~~.

500 Planned Development District (PD)

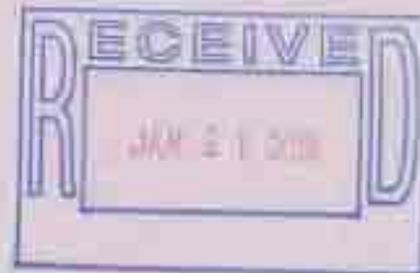
The Planned Development (PD) District is established under the provisions of Ohio Revised Code 519.021(B) to promote the general public welfare, encourage the efficient use of land and resources, promote greater efficiency in providing public and utility services, and encourage innovation in planning and building of all types of development in accordance with the Jerome Township Comprehensive Plan. The regulations set forth herein are based on the premise that the ultimate quality of a built environment or development proposal is determined not only by the general classification of land uses, but also by the specific way in which such land uses are executed. In many cases, the subdivision regulations and standard zoning district classifications do not adequately regulate the design of buildings, the mix of uses, and the general character of development that are desirable in the Township. In accordance with the comprehensive plan and the above statements it is the intent of the Planned Development (PD) district to promote development that:

1. provides an opportunity for a mix of open space and other uses not otherwise permitted within the standard zoning district classifications; and
2. allows the creation of development standards that respect the unique characteristics, natural quality and beauty of the site and the immediate vicinity and protects the community's natural resources by avoiding development on, and destruction of, sensitive environmental areas; and
3. enables more extensive review of design characteristics to ensure that the development project is properly integrated into its surroundings and is compatible with adjacent development; and
4. assures compatibility between proposed land uses within and around the PD through appropriate development controls; and
5. enhances the economy of the Township by making available a variety of employment opportunities and providers of goods and services; and
6. encourages unified development projects that exhibit creative planning and design in ways that cannot be achieved through a standard zoning district, yet are imaginative in architectural design and are consistent with applicable plans for the area and are compatible with adjacent and nearby land uses.

5xx.01 Residential Development Purpose and Intent

Along with the general purpose and intent of this District, the following additional purposes relative to residential development are applicable:

1. A clustered neighborhood design is encouraged with a gross density which is in keeping with the comprehensive plan and the physical development potential of the area.



Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 511.

2. The utilization of Conservation Design principles and preservation of a substantial amount of permanent open space is encouraged, integrated into the development and providing for a pedestrian friendly environment.
3. In larger developments, a variety of different lot sizes are encouraged to create an integrated and imaginative residential environment.
4. The provision of supporting facilities is encouraged, such as schools, churches and parks to create well-designed and functional neighborhoods. These facilities should be supported with pedestrian connections to neighborhoods.
5. Master planning is encouraged that focuses on a much broader scale than a single development site, taking into account the larger physical context within which the proposed development is to occur.
6. In areas identified on the comprehensive plan as "Higher Density Residential" it may be appropriate to consider single family or multi-family development at densities higher than those appropriate in other areas of the township and where the Planned Development district will allow more creative site planning to accommodate these densities and provide appropriate transitions between adjoining higher intensity uses and lower intensity uses.

Sxx.02 Commercial and Office Development Purpose and Intent

Along with the general purpose and intent of this District, the following additional purposes relative to commercial and office development are applicable:

1. Commercial and office development shall be properly managed and the development standards of the PD clearly specified so that Township officials completely understand the design and impact of a development proposal.
2. A flexible and creative approach to commercial development is encouraged. This flexibility is intended to minimize potential negative impacts and conflicts with rural agriculture and residential development.
3. A pedestrian friendly environment is encouraged, interconnecting with adjacent neighborhoods.
4. Master planning is encouraged that focuses on a much broader scale than a single development site, taking into account the larger physical context within which the proposed development is to occur.

Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 1007.

5xx.03 Industrial Development Purpose and Intent

Along with the general purpose and intent of this District, the following additional purposes relative to Industrial development are applicable:

1. The clustering of industrial uses is encouraged, along with flexibility and creativity in site design, in order to ensure that development is sensitive to and compatible with the Township's rural environment.
2. Industrial development shall be properly managed and the development standards of the PD clearly specified so that Township officials completely understand the design and impact of a development proposal.
3. Master planning of an extended area is encouraged, which ensures a stable, unified industrial development having all necessary services and facilities.
4. A unified design is encouraged which allows for greater design flexibility and better integration into the Township's rural environment. This flexibility is intended to minimize potential negative impacts and conflicts with rural agriculture and residential development.

5xx.04 General Provisions

1. Zoning Plan and Development Plan

For purposes of this Section, plans including all supporting documentation adopted by the Township at the time of rezoning shall be referred to as the "Zoning Plan," and plans including all supporting documentation approved subsequent to such rezoning but prior to the initiation of any development activities are referred to as the "Development Plan."

2. Effect of PD Approval

Each PD is considered a separate and unique zoning district wherein a Zoning Plan, including associated text describing the allowable uses and specific development standards, is adopted simultaneously with the application requesting amendment of the zoning map to apply the PD designation. The Zoning Plan, as approved by the Township and as provided under Ohio Revised Code Section 519.021(B), shall constitute the zoning regulations for and shall apply only to the property included within that particular PD. Whenever there is a conflict or difference between the provisions of this Section and those of other provisions of this Zoning Resolution, the provisions of this Section shall prevail for the development of land within the PD. Subjects not expressly covered by this Section or the applicable Zoning Plan shall be governed by the respective provisions found elsewhere in this Zoning Resolution that are most similar to the proposed use.

Note: The text, tables and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 1112

3. Sub Area

Depending upon the size and complexity of the proposed development different Sub Areas may be established within a PD. Each Sub Area may, if requested, be treated as a separate district with individual standards. However, only one PD Zoning Plan approval shall be issued for the entire development. For each Sub Area, the applicant shall indicate gross density, dwelling type, minimum development standards, and all other uses by type, size and location.

4. Type of Action

The action of the Township upon an application to approve a Zoning Plan pursuant to this Section and Section ~~XXX~~ of the Zoning Resolution shall be considered a legislative act, and subject to a referendum. After property has been rezoned to the PD, any action related to the subsequent use or development of such property, as being in compliance with the regulations authorized to be established by this Section including any action taken on a Development Plan, shall not be considered to be an amendment to the Township Zoning Resolution for the purpose of Section 519.12 of the Ohio Revised Code, but may be appealed pursuant to Chapter 2506 of the Ohio Revised Code.

5. Zoning Amendment

A change to an adopted Zoning Plan shall be considered to be a zoning amendment and shall be processed according to the procedures set forth in Section 519.12 of the Ohio Revised Code and Section ~~XXX~~ of this Zoning Resolution. For Zoning Plans which are divided up into separate Sub Areas, as noted above, the applicant may file for an amendment to a specific Sub Area provided the requested change has no effect on the remaining Sub Areas.

6. Development Plan

A Development Plan shall be required to be submitted to the Township for approval prior to the initiation of construction and development in each phase of the PD. Such Development Plan shall be in substantial compliance with and consistent with the approved Zoning Plan for the Property with respect to land uses, densities, architectural and landscape commitments, and open space. Minor deviations from the approved Zoning Plans may be considered for approval during the Development Plan Process by the trustees without requiring an applicant file for an amendment to the Zoning Plan. Changes that may be considered minor, but do not limit the trustee's discretion in such matters, include:

- a) Adjustments to the layout or alignment of new roads or to the site layout that does not affect lot count, density, setbacks, or open space and does not increase curb cuts or connections to existing roadways unless required by the county engineer.

Note: The text, images and diagrams in this highlighted area are for identification and explanation purposes only. See Section 111.

during final engineering.

- b) Increases in residential lot sizes or reductions in residential density provided such changes do not reduce the required setbacks, decrease the required open space, or change the required architectural or development standards.

5xx.05 Previously Approved Planned Developments

Section ~~XXX~~ of the Zoning Resolution was amended on and the amendment in effect from and after ~~Date~~. Planned Developments and all associated detailed development plans and supporting documentation adopted and in effect prior to ~~Date~~ shall continue in effect and be considered legally conforming under this Zoning Resolution. These previously approved Planned Developments shall continue to be governed, administered and modified pursuant to the substantive and procedural regulations then in effect for such Planned Developments as contained in the Zoning Resolution immediately prior to ~~Date~~.

5xx.06 General PD Standards

In order to achieve the purpose and intent of the Planned Development District (PD) and the Jerome Township Comprehensive Plan the following general standards are hereby established for all Planned Developments within Jerome Township.

1. Uses

Within the PD district a creative mix of uses is encouraged provided it will establish an efficient and sustainable use of the land and infrastructure, and result in a well-integrated, pedestrian friendly development. Single use PD's may also be established by the applicant to encourage development that is more responsive to the land and environment than may be permitted through a standard zoning district. The following standards are established for uses in the PD:

- a) Permitted Uses - Permitted uses within each PD shall be clearly identified in the zoning plan submitted with the application to establish a PD. Uses not specified in the approved zoning plan will be prohibited.

2. Densities

Densities within a PD and within individual sub areas in a PD shall be in conformance with the recommendations of the comprehensive plan and shall promote the efficient and sustainable use of land and infrastructure. Proposed densities shall be clearly identified in the zoning plan submitted with the application for PD.

3. Setbacks and Yard Areas

All Proposed setbacks and yard areas within the PD shall be identified in the zoning plan submitted with the application for

Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section ~~XXX~~.

PD. Setbacks and yard areas within PD developments shall be established to meet the following requirements:

- a) Setbacks within a PD zoning shall support the goals of the comprehensive plan for development that respects the rural character of the township while promoting efficient use of the land and its resources.
- b) Setbacks shall be configured to appropriately balance open space and provide safe separation between buildings and uses.
- c) When a proposed PD is to be located contiguous to residential or agricultural uses perimeter setbacks and/or appropriate screening from the contiguous property line should be established within the PD.
- d) To maintain the rural character of the township the setbacks from existing state, county and township roads should be larger than those established for new public roads established within the PD.
- e) To the greatest extent possible new residential subdivisions should be designed to minimize the number of homes where the back yards and the backs of homes face existing and proposed roads. Where such conditions are to exist along existing state, county, and township roads a minimum setback of 100' between the Right of Way of the public street and the rear lot lines, and an increased landscape buffer shall be established for the entire length of road affected.

A. Public Improvements

The PD should be developed at a minimum with the following improvements meeting the design standards of the Union County Engineer:

- a) Public roads shall be designed and constructed to the standards established by the Union County Engineer's Office.
- b) Means for safe pedestrian and bicycle access and circulation shall be provided. Pedestrian paths should be integrated into open space, with ownership and maintenance dedicated to the entity holding title to the open space.
- c) Storm water management facilities shall be provided as required by the County Engineer and State of Ohio.

S. Access

The zoning plan should require frontage on and direct access to one or more dedicated and improved public roads. Provisions for future connections to other public roads or adjacent land shall be required if recommended by the township, county engineer or regional planning commission.

Note: The text, images and diagrams in the highlighted area are for clarification and explanation purposes only. See Section 1007.

6. Buildings

To promote the purpose and intent of the Planned Development District and the goals of the comprehensive plan all applications for PD shall detail the proposed design and development standards for all residential and non-residential buildings within the PD. The following standards apply to all residential and non-residential buildings within the PD.

- a) The physical relationship of buildings and other site improvements to one another and the surrounding area, as created by building mass, size, height, shape, location on the site, and setback, shall result in a harmonious development both within the PD and in relation to its surroundings.
- b) The bulk and height of buildings within the proposed development shall be compatible with the surrounding area.
- c) Buildings, structures and parking areas shall be designed and located in such a way to conserve environmentally sensitive or unique natural, historic or cultural features.
- d) The zoning plan and application shall specify for all buildings and residences, at a minimum, the proposed exterior materials, size, height, roof shape and pitch.

7. Lighting

Any application for a PD shall include the type and description of all proposed street and parking lot lighting. Street lighting shall conform to the standards of the Union County Engineer and all lighting within the proposed PD shall conform to the following:

- a) The lighting plan submitted with the zoning plan and the application for PD shall specify the proposed pole and lantern design, maximum height, lighting source, wattage, shielding and any other information necessary to evaluate the lighting as proposed.
- b) The lighting plan submitted with the zoning plan and application for PD shall be designed to promote an overall cohesiveness in the development of the plan and to minimize the amount of light pollution affecting the neighboring properties and the rural character of the township.
- c) Parking lot lighting specified within the PD shall be limited in height to the minimum required to effectively illuminate the parking areas to all applicable standards and shall incorporate a "cut-off" type shielding to prevent light pollution on adjacent properties.

B. Signage

All applications for a PD shall include a signage plan and or standards to be approved by the zoning commission for all uses and areas within the PD. Signage design and standards shall ensure a constant and comprehensive character throughout the

Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 104.

project and compatible with the character of the township and shall meet the following:

- a) All signs and graphics within the PD shall be compatible in size, location, material, height, shape, color, and illumination.
- b) A detailed sign plan and standards shall be submitted with the application for PD and shall include the design, layout and dimensions of all proposed ground, window and wall signs as well as the setbacks from the right-of-ways and the type and intensity of illumination.
- c) Signs shall contribute to an overall cohesive design, reflect simplicity, reduce visual clutter and compliment the rural character of the township.
- d) Wall signs shall be controlled and designed in a manner to compliment the architecture of the buildings and the PD. Ground signs shall be designed to relate to and share common elements with the proposed architecture.

9. Parking and Loading Areas

For all non-residential uses off street parking and loading shall be provided for in the design of the PD. Parking and access requirements and standards shall be as defined in the approved zoning plan and shall meet the requirements of the Union County Engineer, the township fire department and the following standards:

- a) Off street parking and loading shall be provided for all non-residential buildings with adequate provisions for ingress and egress.
- b) Parking areas shall be designed to discourage large single expanses of parking and shall encourage smaller defined parking areas within the total parking system. Such parking areas shall be delineated and accentuated by landscaped areas.
- c) The layout of parking areas, service areas and related entrances, exits, signs, lighting, noise sources or other potentially adverse influences shall be designed and located to protect the character of the area as well as those areas adjacent to the PD.
- d) To minimize the environmental impacts of large parking areas shared parking between uses shall be encouraged and supported within the PD. Where shared parking is desired the applicant shall submit a statement identifying how the parking is to be shared between the uses, and the percentage of parking and hours of parking allocated for each use.
- e) All service and delivery and loading areas for all uses shall be arranged and located to minimize the impacts and view of such uses throughout the development.

Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 1.02

10. Landscaping

All zoning plans and application for PD shall include a detailed landscape plan and standards for all areas, sub areas, open spaces and uses with the proposed development. The following standards shall apply:

- a) All yards and open space not covered by structure, paving and the like shall be landscaped with lawn as a minimum.
- b) A detailed landscape plan and standards shall be submitted with the zoning plan and PD application for approval by the zoning commission. All landscaping shall be maintained and kept in accordance with the approved landscape plan.
- c) All vacant and undeveloped areas shall be kept seeded and maintained in such a manner as to prevent erosion of the property and excess drainage on adjoining land.
- d) Landscaping shall be designed to enhance architectural features, screen incompatible uses, emphasize pedestrian environments, provide shade for streets and parking lots and strengthen views and vistas.
- e) The landscape plan shall be designed to preserve and capitalize on the existing natural characteristics of the site and to promote overall unity in design.
- f) Landscape design and the specification and use of trees and plant materials shall discourage monoculture. For the purpose of this section monoculture is defined as the dominance or overabundance of any one species that may expose the development to a substantial loss of plant material should said plant material be affected by pest or disease (ex. Emerald Ash Borer)
- g) Plant material specified in the PD shall be indigenous and hearty to the area and shall be harmonious to the design and consistent with adjacent land uses.
- h) Street tree species native to the area shall be provided by the developer for all existing and proposed public streets and placed outside the public right-of-way in a maintenance easement. Size, shape, type and location of street trees shall be specified in the Zoning Plan. Street trees shall not be placed over utility lines and shall not interfere with the function or maintenance of roadways and drainage areas.
- i) Landscape buffers between lots and the County or Township road serving the PD and buffers between lots and adjacent agricultural land should be placed in landscape easements on the plat and dedicated to the Homeowners Association or such other person or entity as may be approved in the Zoning Plan. Landscape buffer design shall be specified in the Zoning Plan.

Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 1010

11. Flood Plains and Environmentally Sensitive Areas

Floodplains within the PD shall be protected from building or pavement encroachment through the following standards:

- a) A riparian buffer, having a width of not less than 50' as measured from the river or stream bank, shall be provided along the entire length and on both sides of a river or perennial stream channel.
- b) Buffer areas shall be restricted from development and managed to promote the growth of vegetation indigenous to the stream area capable of maintaining the structural integrity of the stream bank.
- c) A wetlands buffer should be provided for all wetlands required to be retained by the Army Corps of Engineers or the Ohio EPA. The buffer area should have a width of not less than 25' measured from the edge of the designated wetland. The buffer areas should not be disturbed other than necessary to establish and natural landscape and existing trees should be preserved and protected to the extent practicable.

12. Open Space

A PD should have an open space component which is compatible with the size, nature and design of the development. A recommended minimum of 20 percent of the gross land area of a PD containing a residential component should be set aside as open space for common use, preferably interconnected with other similar spaces within this or adjacent developments. (For a PD without a residential component, a minimum of 10 percent open space set aside is recommended.) Open space shall be prohibited from further subdivision or development by deed restriction, conservation easement or other agreement, in a form satisfactory to the Township. This restriction from further subdivision or development shall also be noted in the Zoning Plan and the recorded plat.

- a) Design Standards - The following design standards for open space should be followed:
 - (i) Open space shall be fully integrated into the overall design and should, absent unique and special circumstances, meet all standards and guidelines contained herein. The types of uses, buildings and structures proposed to be permitted in the open space shall be specified in the Zoning Plan.
 - (ii) For the purposes of the PD, public uses may be proposed for natural areas and preserves, parks and other active recreational areas, and public facilities such as public schools, libraries and community centers may likewise be proposed. Access to all public uses shall be specified.

Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 1.02.

- (iii) In identifying the location of open space, the developer shall consider as priorities existing natural features such as natural woodlands, wetlands, identified species habitat, tree lines, stream and creek corridors, and FEMA designated 100-year floodplains.
- (iv) Retention ponds (wet basins) may be permitted in an open space reserve provided such ponds are designed and maintained as natural features that blend into the landscape. A landscape design for each retention pond shall be submitted with the Zoning Plan. Detention ponds (dry basins) should ordinarily not be permitted in the designated open space unless a part of a bioswale corridor.
- (v) Except for bike paths and pedestrian trails, open space should be unified and massed so that no open space is narrower than the development's average lot width in any direction. Open space should be platted as an open space reserve, including appropriate conservation easements.
- (vi) Open space should, when practicable, be interconnected with open space areas on abutting parcels.
- (vii) In order to encourage the creation of large areas of contiguous open space, areas that should not be considered as open space include:
 - Private road and public road rights-of-way;
 - Parking areas, access ways, and driveways;
 - Required setbacks between buildings, parking areas, and project boundaries;
 - Required setbacks between buildings and streets;
 - Easements for overhead power transmission lines unless containing bike paths as part of an overall coordinated trail network;
 - Minimum spacing between buildings, and between buildings and parking areas;
 - Private yards;
 - Areas of fee simple lots to be conveyed for residential dwelling uses;
 - A minimum of 15 feet between buildings and the open space; and
 - Other small fragmented or isolated open space areas that have a dimension less than 75 feet in any direction. (Excessive gaps and non-usable spaces between buildings are discouraged, or pedestrian walkways should be established.)

Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section XXX.

- (viii) Any open space intended to be devoted to active recreational activities should be of usable size and shape for the intended purposes.
- (ix) Any area within the open space that is proposed to be disturbed during construction or otherwise not preserved in its natural state, other than required setback areas, should be noted on the Zoning Plan and the method and timing of any restoration shall be set forth in the Zoning Plan.
- (x) The open space, including any recreational structures and public facilities proposed to be constructed in such space, shall be clearly shown on the Zoning Plan.
- b) Open Space Ownership - Open space may be proposed to be owned by an association, the Township or other governmental entity, a land trust or other conservation organization recognized by the Township, or by a similar entity, or may remain in private ownership if appropriately restricted. The ownership of the open space shall be specified in the Zoning Plan and shall be subject to the approval of the Township. The methods of ownership, if approved as part of the Zoning Plan, may be as follows:
- (i) Offer of Dedication - The Township or other governmental entity may, but shall not be required to, accept conveyance in the form of fee simple ownership of the open space.
- (ii) Associations - Open space may be held by the individual members of a Condominium Association as tenants-in-common or may be held in common ownership by a homeowners' association, community association, or other similar legal entity. Documents shall be submitted with the Zoning Plan which will ensure compliance with the following requirements:
- Membership in the association shall be mandatory for all purchasers of lots in the development or units in the condominium.
 - The association shall be capable of and responsible for maintenance, control, and insurance of common areas, including the open space.
 - The association shall have the right and obligation to impose assessments upon its members, enforceable by liens, in order to ensure that it will have sufficient financial resources to provide for proper care and maintenance of the open space.
- (iii) Transfer of Easements to a Private Conservation Organization - With the approval of the Township, an owner may transfer conservation easements to a private,

Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 204.

nonprofit organization, among whose purposes it is to conserve open space and/or natural resources, provided that:

- The organization is acceptable to the Township, and is a bona fide conservation organization with perpetual existence;
- The conveyance contains appropriate provisions for the property reverter or retransfer in the event that organization becomes unwilling or unable to continue carrying out its function; and
- A maintenance agreement approved by the Township is entered into by the developer and the organization.

- c) Open Space Management and Maintenance - The owner of the open space shall be responsible for raising all monies required for operations, maintenance, or physical improvements to the open space through annual dues, special assessments, and valid and enforceable collection methods. The owner shall be authorized, under appropriate restrictions and covenants, to place liens on the property of residents within the PD who fall delinquent in payment of such dues and assessments. In the event that the organization established to own, operate and maintain the open space shall at any time after the establishment of the PD fail to maintain the open space in reasonable order and condition in accordance with the Zoning Plan, such failure shall constitute a violation of both the Zoning Plan and this Zoning Resolution.
- d) Transfer of Title of Open Space - Title to any open space required by the PD zoning which is included within any recorded subdivision plat of any section of the land zoned PD shall be transferred to the entity approved for ownership of the open space prior to the sale of any lot or unit within that subdivision section.

5xx.07 Use-Specific Development Standards

In addition to the General PD Development Standards the following use specific development standards are hereby established to further fulfill the purpose and intent of the District through the application of flexible land development techniques in the arrangement, design and construction of structures and their intended uses and the integration of open space within the development. These standards, as well as applicable plans for the area, are intended as general standards as circumstances dictate. The development standards filed and approved as part of the Zoning Plan and PD application shall establish the final requirements. The development policies include the following:

Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 2.02.

1. Suburban Residential Land Use

Future development of clustered subdivisions is anticipated to occur in those areas with centralized public utilities and must be managed to protect the area's unique quality of life and semi-rural character. The density of these developments will be based upon several factors, including, without limitation, the availability of centralized utilities, the recommendations of the comprehensive plan, and whether the proposed development will be compatible in use and appearance with surrounding or planned land uses. The following shall apply when calculating suburban residential density within a PD:

- a) Calculating Residential Density – While the densities of individual residential areas may vary within a large PD the calculation of density for the entire PD shall be based upon the total number of dwelling units proposed for the total area devoted exclusively to residential use, including open space. Where open space is included within the calculation for residential density, such open space shall permanently remain as open space within the PD unless a future rezoning of the open space is approved by the zoning commission.
- b) Additional Density Considerations - Additional density for residential developments to be serviced by centralized utilities may be permitted by the zoning commission in certain unique and special instances such as those where: the open space set-aside far exceeds the minimum recommended ; additional and substantial site amenities are provided; the development incorporates rural design characteristics into the overall design of the site and maintains compatibility with the surrounding or planned land uses; the design of the development preserves, protects and enhances the natural and historic resources located on the site; and storm water and other environmental impacts are minimized and mitigated and natural features are enhanced.
- c) Lower Density Considerations – In addition to the consideration for additional density as mentioned above the zoning commission may require lower densities for a residential development in certain unique and special instances such as those where: a large portion of the site is undevelopable due to its physical features such as existing bodies of water, steep slopes and similar characteristics, and where proposed residential development is not compatible with adjacent residential development patterns.

2. Higher Density Residential land Use

Future development of higher density land uses is expected to occur in areas so designated in the Jerome Township Comprehensive Plan as being suitable for such uses. These areas

Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 1603.

provide an opportunity to serve differing housing needs within the community and establish an effective transition between more intense commercial and office land uses, and lower density residential uses. The density of these developments will be based upon several factors, including, without limitation, the availability of centralized utilities, the recommendations of the comprehensive plan, and whether the proposed development will be compatible in use and appearance with surrounding or planned land uses. In addition increases in density should be supported for increased architectural and landscape standards and creative site planning that contributes to the desirability of the community.

3. Agriculture and Rural Residential Land Use

It is anticipated that portions of the Township will remain principally agricultural in nature, especially in those areas where centralized utilities are not anticipated to be provided. PD development standards within these areas should encourage a development pattern that minimizes impacts and intrusions to agriculture, such as clustering homes on new streets and not along existing road frontage and designating agricultural-exclusive areas.

4. Residential Conservation Development

Within the Jerome Township Comprehensive plan there exists recommendations for residential development that adheres to conservation development principles. These principles promote more compact development patterns in exchange for the preservation of important existing environmental and natural features and the set aside of significant amounts of open space. These types of developments reduce infrastructure costs for the developer, help to maintain a more open, rural feel for the township, promote a more efficient use of land, and provide a vehicle to preserve important natural features and incorporate them into a development strategy. Land developed under a Conservation Development PD (CDPD) shall adhere to the following standards:

- a) Uses - Conservation developments may be permitted to contain a mix of uses provided that all proposed uses are identified in the zoning plan and application as specified in section XXX.
- b) Density - The overall residential density of the Conservation Development PD shall conform to the recommendations and intent of the comprehensive plan and shall be identified in the zoning plan and application per section XXX.
- c) Lot size - The intent of a Conservation Development PD is to allow smaller lot sizes and more compact development patterns in exchange for a higher percentage of dedicated

Note: The text, images and diagrams in this highlighted area are for identification and explanation purposes only. See Section XXX.

open space and natural lands. To accomplish this goal lot sizes are flexible within the CDPD and shall be established by the approved zoning plan and PD application. All lots less than two acres in size shall be serviced by public sewer and water systems. Proposed lots of 2 acres or more shall be served by either public sewer and water services or on site treatment and well systems subject to the approval of the Union County Engineer and Union County Health Department.

- d) Dedicated Open Space – All CDPD developments must comply with the following minimum requirements regarding open space.
- (i) The minimum amount of open space to be provided with a CDPD shall be 40% of the total acreage of the property being included in the PD.
 - (ii) All CDPD developments shall strive to utilize open space to preserve natural features including but not limited to floodplains, waterways, stream buffers, steep slopes, woodlands, wetlands and natural habitats or shall be designed to preserve significant amounts of agricultural lands.
 - (iii) Prohibition of further Subdivision of Open Space – Open space provided for the purposes of achieving the requirements of the CDPD shall be prohibited from further subdivision or development through deed restriction, conservation easement, or other such agreement acceptable to the townships legal advisor.
 - (iv) Open spaces within the CDPD shall meet all other requirements of section ~~XXX~~ herein.

5. Commercial and Office Land Use

Commercial and office development should be clustered in areas serviced by centralized utilities and adequate roadway systems. The density of general commercial development should not exceed 10,000 square feet per acre, absent special circumstances. This density calculation will ordinarily be based upon the total square footage proposed for the entire area devoted exclusively to commercial and office development. However, a lower density may be mandated due to the nature of the project, the physical features of the site or the compatibility of the project with surrounding or planned land uses. In addition a higher density may be approved by the zoning commission to accommodate mixed use projects and other innovative and sustainable planning features. Design standards should be incorporated into the Zoning Plan which will improve the aesthetic quality of this type of development.

6. Industrial Land Use

Light industry, research and development, and related office uses

Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 100.

should be clustered in areas serviced by centralized utilities and adequate highway accessibility. Absent special circumstances, density should not exceed 10,000 square feet per acre. This density calculation will ordinarily be based upon the total square footage proposed for the entire area devoted exclusively to industrial development. However, a lower density may be mandated due to the nature of the project, the physical features of the site or the compatibility of the project with surrounding or planned land uses. The industrial areas should only develop in conjunction with centralized utilities. These areas should be master planned and well-coordinated, and not developed in a piecemeal (lot by lot) way. Access should be shared. Design standards should be incorporated into the Zoning Plan which will improve the aesthetic quality of this development type. In addition all industrial uses developed under the PD shall conform to the following standards:

- a) Fire and Explosion Hazards - All activities, including storage, involving flammable or explosive materials shall include the provision of adequate safety devices against hazard of fire and explosion. All standards enforced by the Occupational Safety and Health Administration shall be adhered to. Burning of waste materials in open fire is prohibited, as enforced by the Ohio Environmental Protection Agency.
- b) Air Pollution - No emission of air pollutants shall be permitted which violate the Clean Air Act of 1977 or later amendments as enforced by the Ohio Environmental Protection Agency.
- c) Glare, Heat, and Exterior Light - Any operation producing intense light or heat, such as high temperature processing, combustion, welding, or other shall be performed within an enclosed building and not visible beyond any lot line bounding the property whereon the use is conducted.
- d) Dust and Erosion - Dust or silt shall be minimized through landscaping or paving in such a manner as to prevent their transfer by wind or water to points off the lot in objectionable quantities.
- e) Liquid or Solid Wastes - No discharge at any point into any public sewer, private sewage disposal system, or stream, or into the ground, of any materials of such nature or temperature as can contaminate any water supply or interfere with bacterial processes in sewage treatment, shall be permitted. The standards of the Ohio Environmental Protection Agency shall apply.
- f) Vibrations and Noise - No uses shall be located and no equipment shall be installed in such a way as to produce intense, earth shaking vibrations which are discernable without instruments at or beyond the property line of the

Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 16.03

subject premises. Noise standards of the Ohio Environmental Protection Agency shall be adhered to.

- g) **Odors** - No use shall be operated so as to produce the continuous, frequent or repetitive emission of odors or odor causing substances in such concentrations as to be readily perceptible at any point at or beyond the lot line of the property on which the use is located. The applicable standards of the Ohio Environmental Protection Agency shall be adhered to.

5xx.08 Procedure for Amending to the PD

In addition to the procedure set forth in Section XXX of this Resolution, all applications for amendments to the zoning map to rezone property to the PD shall follow the procedures hereinafter set forth in Section XXX, hereof.

1. Pre-application Meeting

The applicant is encouraged to engage in informal consultations with staff from the Zoning Commission and the Union County subdivision authorities (e.g. Planning Commission, County Engineer, Board of Health, etc.) prior to formal submission of an application for an amendment of the Zoning Resolution. No statement or action (by Township or County officials in the course of these informal consultations shall be construed to be a waiver of any legal obligation of the applicant or of any procedure or formal approval required by Township or County statutes or rules.

2. Application

The owner(s) of land may request that the Zoning Resolution be amended to include such land in the PD by filing fifteen (15) copies of an application for such amendment with the Jerome Township Zoning Commission, which application shall contain:

- a) name, address and telephone number of the owner and applicant;
- b) name, address and telephone number of the urban planner, architect, landscape architect, surveyor and/or engineer assisting in the preparation of the Zoning Plan;
- c) legal description of the property and the address of the property;
- d) description of existing uses;
- e) present zoning district;
- f) a vicinity map at a scale approved by the Zoning Commission showing the relationship of the PD to the adjacent properties, existing streets and public service facilities in the area;
- g) a list of the names and addresses of all owners of property

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which are within, contiguous to and directly across the street from the subject property as such addresses appear on the County Auditor's current tax list; and

- h) any other matter or information deemed necessary or relevant by the Zoning Commission for the proposed amendment.

3. Proposed Zoning Plan

In addition to the application required herein, fifteen (15) copies of the proposed Zoning Plan shall be submitted with the application. The proposed Zoning Plan shall be prepared and endorsed by a qualified urban planner, architect, landscape architect, engineer and/or surveyor, with all mapping to be at a scale of at least 1" = 100', and shall include, in text and map form, the following:

- a) Proposed location and size of the proposed planned district. This includes a survey map of the boundaries of the site and a legal description.
- b) A list and description of the precise uses proposed for the development. Listed uses shall be defined by their customary name or identification, except where they are specifically defined or limited in the Zoning Plan or this Zoning Resolution. Any listed use may be limited to specific areas delineated in the proposed Zoning Plan.
- c) Concept site plan of the proposed planned district, and proposed layout of all subareas.
- d) Proposed densities, number of lots and dimension parameters, and building intensities.
- e) Proposed parks, playgrounds, schools and other public facilities or open spaces including woodland preservation and natural topography preservation areas with their suggested ownership.
- f) Locations of stream channels, watercourses, wooded areas and buffer areas shall be designated. Existing topography and drainage patterns shall also be shown.
- g) Relation to existing and future land use in surrounding area.
- h) Proposed provision of water, sanitary sewers, surface drainage, and street lighting.
- i) Proposed traffic and pedestrian circulation pattern, indicating both public and private streets and highways, access points to public rights-of-ways, bike paths and trails, sidewalks and any off-site street improvements.
- j) An anticipated schedule for the development of units to be constructed in progression and a description of the design principles for buildings and streetscapes; tabulation of the number of acres in the proposed phase for various uses, the number of housing units proposed by type; building heights;

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- open space; building intensity; parking areas; density and public improvements proposed.
- k) Engineering feasibility studies and schematic plans showing, as necessary, water, sewer and other utility installations, waste disposal facilities, surface drainage, and street improvements.
 - l) Site plan, showing approximate nonresidential building locations(s), various functional use areas, circulation, and their relationship.
 - m) General architectural design criteria for proposed buildings, structures, signs and exterior lighting with proposed control features.
 - n) Deed restrictions, protective covenants, and other legal statements or devices to be used to control the use, development and maintenance of the land, the improvements thereon, including those areas which are to be commonly owned and maintained.
 - o) Projected schedule of site development.
 - p) Evidence that the applicant has sufficient control over the land to carry out the proposed development.
 - q) Regulation Text for development in the proposed Planned Development District. That text must set forth and define the uses to be permitted in the proposed Planned Development District and the development standards applicable to the proposed District. The Regulation Text is intended to guide all development of the property proposed to be designated as a PD.
 - r) This Regulation Text shall only apply to the PD in question and all development within that PD. All appropriate regulatory areas should be addressed by the applicant in the Regulation Text including, without limitation, the following:
 - (i) All required setbacks including, but not limited to, buildings, service areas, off-street parking lots and signage, including rear, front and side yard areas.
 - (ii) All maximum height and size requirements of buildings, mechanical areas and other structures.
 - (iii) All parking and loading space standards per building square footage or dwelling unit type, including dimensions of all parking stalls, aisles and loading spaces.
 - (iv) All street and road right-of-way and pavement width dimensions, curb cut spacing and other related circulation standards.
 - (v) All pedestrian and bicycle walkway, trail and sidewalk dimensional standards, including rights-of-way and pavement width, and pavement standards.
 - (vi) All screening and landscaping standards, including buffer



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dimensions, height, landscape material, maintenance standards, and screening standards for off-street parking areas, loading docks, trash receptacles and dumpsters, ground- and roof-mounted mechanical units and adjoining areas.

- (vii) All proposed signage and graphic standards, including height, setback, square footage, colors, corporate logos and type.
- (viii) All exterior lighting standards, including light intensity, placement, height and materials for parking lots, walkways, sidewalks and accent lighting.
- (ix) All exterior architectural design standards, including material, color and styles.
- (x) A list and description of the precise uses proposed for the development. Listed uses shall be defined by their customary name or identification, except where they are specifically defined or limited elsewhere in the Zoning Plan or this Zoning Resolution. Any listed use may be limited to specific areas delineated in the proposed Zoning Plan;
- (xi) Frontage requirements, minimum lot area requirements, yard areas, lot coverage restrictions and perimeter setback requirements.
- (xii) Accessory structure standards and limitations.
- (xiii) Open space area, uses and structures, including proposed ownership and sample controlling instruments.
- (xiv) Any other regulatory area or matter deemed necessary or relevant by the Zoning Commission.
- (xv) The Regulation Text should contain the following provision: All development standards not specifically addressed by the Regulation Text shall be regulated by those general development standards set forth in the Zoning Resolution.

4. Basis of Approval

In determining whether or not to approve an application for a PD, the reviewing authorities shall consider all relevant factors and circumstances including, without limitation, the following:

- a) Whether the proposed development is consistent in all aspects with the purpose, policies, criteria, intent, and standards of this Zoning Resolution;
- b) Whether the proposed development is in conformity with the applicable plans for the area or such portion thereof as may apply, or whether the benefits, improved arrangement and design of the development justify any deviation there from;

Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 1000.

- c) Whether the proposed development promotes the public health, safety and general welfare of the Township and the immediate vicinity;
- d) Whether the proposed plan meets the design features contained in this Resolution;
- e) Whether the proposed development is in keeping with the existing or planned land use character and physical development potential of the area;
- f) Whether the proposed development will be compatible in use and appearance with surrounding or planned land uses;
- g) Whether the development will have a beneficial or an adverse effect upon the Township and other governmental services.
- h) Whether the area surrounding the development can be planned, zoned and developed in coordination and substantial compatibility with the proposed development.
- i) Whether the existing and proposed utility and governmental services are adequate for the population densities and nonresidential uses proposed.
- j) Whether the development promotes greater efficiency in providing public and utility services and encouraging innovation in the planning and building of all types of development;
- k) Whether the development can be made accessible through existing or future Township roadways without creating unreasonable traffic congestion in the immediate vicinity of the proposed development or elsewhere in the Township;
- l) Whether the development is located and designed in such a way as to minimize any unreasonable adverse impact on existing residential or agricultural areas of the Township; and
- m) Whether the benefits, improved arrangement and design of the property to be developed justify rezoning the property to the PD.

5. Effect of Approval

- a) The Zoning Plan, as approved by the Township Trustees, shall constitute a rezoning of the subject tract to the PD permitting development and use of said land and any structures thereon in accordance with the development standards contained in the Zoning Plan. However, in a PD, no use shall be established and no structure shall be constructed or altered on any part of said tract, until there is submitted to the Township a Development Plan for said part of said tract, and until the Development Plan is approved by the Township Trustees.
- b) The approval of the Zoning Plan shall be for a period of five (5) years, or for such other period as set forth in the approved Zoning Plan, to allow for the preparation of a required

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Development Plan(s). Unless the Board of Trustees approves such an extension of this time limit, upon the expiration of such period, no use shall be established and no building, structure or improvement shall be constructed until an application accompanied by a new Zoning Plan has been filed with and approved by the Township, and such application for approval shall be subject to the same procedures and conditions as an original application for the Zoning Plan approval. This new application shall comply with the terms of the Zoning Resolution then in effect at the time of filing, including, without limitation, any zoning amendments enacted from and after the date of the initial request to include the property within the PD. In addition, the Township Board of Trustees or Zoning Commission may initiate a zoning amendment to rezone the property or any portion thereof to its former (or another similar) classification upon expiration of the Zoning Plan approval period.

6. Extension of Time for Zoning Plan

Upon application by the owner(s), the Board of Trustees may extend the time limit provided by Section 5xx.08 5(b), above. Such extension may be given after application by the applicant showing the purpose and necessity for same and upon evidence that the owner(s) has made reasonable efforts toward the accomplishment of the original approved Zoning Plan, and that such extension is not in conflict with the general health, safety and welfare of the public.

5xx.09 Development Plan

1. Application

In the PD, no use shall be established and no structure shall be constructed or altered until a Development Plan for each such use and/or structure has been approved by the Township Trustees. An application, in a form approved by the Board of Trustees, shall be completed by the property owner and submitted with the Development Plan. A total of 15 copies of the application and supporting material shall be submitted. The application form shall be provided by the Zoning Inspector. All mapping shall be prepared using the County's graphic standards.

2. Development Plan

In addition to the application required herein, 15 copies of the Development Plan shall be submitted with the application. The Development Plan, which may be submitted for the entire development or an individual phase, shall contain, in text and map form, the following information at a minimum:

- a) Proposed name of the development and its location;
- b) Names and addresses of owners and developers;

Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 310.

- c) Date, north arrow and Plan scale. Scale shall be one-inch equals 100 feet or larger scale;
- d) Boundary lines of the proposed development and the total acreage encompassed therein;
- e) Locations, widths and names of all existing public streets or other public ways, railroad and utility rights of way or easements, parks and other public open spaces, permanent structures, and section and corporation lines within or adjacent to the tract;
- f) Existing sewers, water mains, culverts and other underground facilities within the tract, adjacent to the tract or that will be used in developing the tract, indicating pipe sizes, grades and locations;
- g) The adjoining lines of adjacent tracts, parcels or lots;
- h) Residential density, dwelling types, nonresidential building intensity and specific uses to be included within the proposed development, specified according to area or specific building location;
- i) Existing ground configuration, drainage channels, wooded areas, watercourses and other significant physical features;
- j) Layout of proposed streets, including their names and rights of way, easements, sewers, water lines, culverts, street lighting and other major improvements;
- k) Layout, numbering and dimensions of lots if more than one;
- l) Anticipated building envelope and general architectural style and character of proposed structures;
- m) Parcels of land intended to be dedicated or temporarily reserved for public use or reserved by deed covenant with the condition proposed for such covenant and for the dedications;
- n) Building setback lines with dimensions;
- o) Tentative street grades and sewer size slope;
- p) Traffic circulation, parking areas, curbs cuts and pedestrian walks;
- q) Landscaping plans, including site grading and landscape design;
- r) Engineering feasibility studies of any anticipated problems which may arise due to the proposed development as required by the Zoning Commission;
- s) For other than detached single-family structures, provide:
 - (i) Drawings for buildings to be constructed in the current phase, including floor plans, exterior elevations and sections;
 - (ii) Color rendering of building(s), complete with a listing of

Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 1.12.

- all colors, including Pantone 1999-2000 Reference Numbers or if Pantone is not available, the manufacturer's reference/serial number with sample, and materials, with samples to be used;
- (iii) Building locations depicting the bulk, height and spatial relationships of building masses with adjacent development;
- (iv) Intended measures to screen rooftop mechanical equipment from view;
- t) A detailed signage and exterior lighting plan;
- u) Accommodations and access for emergency and firefighting apparatus;
- v) The management plan or mechanism to provide for the perpetual maintenance of all open space, landscaping, buffers and shared parking areas by the ultimate owner and/or user and the controlling instruments;
- w) Location of open space area and designation of intended uses; and
- x) Any additional information as may be required by the Zoning Commission.

3. Process For Development Plan(s) Approval

The application and supporting materials for the Development Plan approval shall be submitted to the Zoning Commission for hearing and recommendation. The Zoning Commission shall establish a date for the hearing within a reasonable period of time following its receipt of the application and shall give the applicant written notice at least ten (10) days before the date of the hearing. The Zoning Commission shall make a recommendation for the approval, modification or denial of the application within a reasonable period of time after it is submitted. The recommendation shall be forwarded to the Board of Trustees. The Board of Trustees shall hold a hearing on the application within a reasonable period of time after its receipt of the recommendation and shall give the applicant written notice at least ten (10) days before the date of the hearing. The Board of Trustees shall render a decision on the application within a reasonable period of time after the recommendation and application have been submitted to the Board of Trustees for its action. In determination of its decision for approval or denial of the development plan the trustees shall consider whether or not the Development Plan is in substantial compliance with and consistent with the Zoning Plan for the property based upon the requirements in section 50x.04.

4. Commencement of Development

Upon the approval of the Development Plan, the tract which is

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the subject of said Development Plan may be used and developed consistent with the approved Zoning Plan and the Development Plan. The approval of the Development Plan shall be for a period of three (3) years in order to allow for the preparation and recording of a subdivision plat (if required under applicable law) and the commencement of construction following the issuance of certificate of zoning compliance. If no plat has been filed within this approval period (or, if platting is not required, if construction has not commenced) and unless the Board of Trustees approves an extension of this time limit, the Development Plan shall expire. Upon the expiration of the Development Plan, no use shall be established or changed and no building, structure or improvement shall be constructed until an application accompanied by a new Development Plan has been filed with and approved by the Township using the same procedures and criteria as established for the approval of the Initial Development Plan.

5. Extension of Time for Development Plan

Upon application by the owner(s), the Board of Trustees may extend the time limit provided by Section 5xx.09 4, above. Such extension may be given upon a showing of the purpose and necessity for same and upon evidence that the owner(s) has made reasonable efforts toward the accomplishment of the original approved Zoning Plan, and that such extension is not in conflict with the general health, safety and welfare of the public or the development standards of the PD.

6. Modification of Development Plan

An applicant seeking to modify an approved Development Plan shall file a new application for Development Plan approval utilizing the same procedures and criteria as established for the approval of the initial Development Plan.

5xx.10 Fees

A fee as established by the Board of Trustees shall accompany an application requesting approval of the Zoning Plan or Development Plan. In addition, the applicant shall also be responsible for all reasonable and necessary expenses incurred by Jerome Township in using professional consulting services to review the Zoning Plan and/or Development Plan. These expenses may include, without limitation, costs for professional consultants such as architects, landscape architects, planners and engineers utilized by the Township in connection with reviewing the Zoning Plan or Development Plan and related application materials. As soon as reasonably practicable following the submission of an application for approval of a Zoning Plan or Development Plan, the Zoning Commission shall decide if it needs a professional consultant(s) to assist it in reviewing the application. If the Zoning Commission decides it needs professional

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consulting services, it shall designate the person(s) to be consulted and make an initial estimate of the expenses anticipated to be incurred in reviewing the application materials. The Zoning Commission shall provide the applicant with notice of its initial estimate of such expenses. This initial estimate will be reviewed, and may be revised, from time to time during the review process, and, if such review results in an increase in the estimated professional consulting fees and charges which will be incurred in the Township's review of the application materials, the Zoning Commission shall send the applicant written notice of the revised estimate of fees and charges. Within fourteen (14) days of the date of the notice of the initial estimate of fees and charges (and, if applicable, within fourteen (14) days of the date of the notice of any revised estimate), the applicant shall deposit in the office of the Township Fiscal Officer or the Fiscal Officer's designee, an amount equal to the estimated cost of the Township's expenses. In making the estimate of the professional consulting fees and charges anticipated to be incurred, the Zoning Commission shall consider the reasonable commercial rates of qualified professionals. Any unused portion of the estimated amount received to cover the professional consulting fees and charges shall be returned to the applicant as soon as practicable following the final disposition of the application, along with a summary of the fees and charges expended for such services.

5xx.11 Phases

A project which is the subject of the Zoning Plan may be approved for development in phases. Each phase shall require approval of a Development Plan for that phase pursuant to the procedures set forth herein. Unless otherwise specified in the Zoning Plan or absent an extension approved by the Board of Trustees, all phases shall be submitted for and receive Development Plan approval within the time frame set forth in Section 616 5 b. An application for Development Plan approval for each phase of a project shall be annotated as to the as built conditions and shall be supplemented with an updated construction schedule. The phasing schedule shall be fully described in the Zoning Plan in a manner sufficient to give Township officials guidelines for the timing of future phases.

Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 5xx.

510 Open Space District

The purpose and intent of the Open Space District (OS) is to preserve and enhance public and private open space, natural areas, and improved park and recreation areas primarily for more passive recreational uses and preservation. These uses contribute to the open and rural character of the township and the quality of life for its residents and visitors. The establishment of this district promotes the Environmentally Sensitive areas & Open space objectives of the Jerome Township Comprehensive Plan. This district may be applied to lands owned by public and private entities that have been reserved for open space uses such as landscape corridors, habitat migration, wetlands, wildlife, lakes trails, parks, nature preserves, and similar uses.

replaces SR-3

5XX.01 Permitted Uses

Where applicable The NAICS (North American Industry Classification System) which is the United States Governmental System for classifying business establishments shall be used to identify all permitted, accessory, and conditional uses within this District. This classification system may be electronically accessed at www.Census.gov/naics or viewed in the office of the Jerome Township Zoning inspector. Uses shall be identified by their corresponding number, and unless otherwise noted, all uses falling within that sub-heading shall be permitted. Permitted uses for the OS District are as follows:

1. 712130 – Arboreta, Arboretums, Aviaries, Botanical Gardens, and Botanical Conservatories
2. 712190 – Nature Parks and Other similar Institutions
3. 713990 – Day camps
4. 713990 – Fishing clubs
5. 713990 – Recreational Horse Rental Services
6. 713990 – Recreational Horseback Riding
7. 713990 – Picnic Grounds
8. 713990 – Recreational camps
9. 713990 – Riding clubs & stables
10. 713990 – Trail riding
11. 812220 – Cemeteries, Mausoleums, and Memorial Gardens

5XX.02 Lot Size and Yard Setback Standards

The following lot size and yard setback standards shall apply to all lots within the OS District:

1. Minimum Lot Size

All lots within the OS District shall be a minimum of 3-acre in size and shall be adequate to provide the yard space, landscaping and off-street parking required herein for the proposed use.

1/2 acre

Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 100.

2. Minimum Lot Frontage

The minimum lot frontage for all lots in the OS District shall be determined based upon the functional classification of the roadway upon which the property fronts. Functional roadway classifications shall be as determined by the Union County Engineer. All driveway locations and driveway spacing shall meet the current requirements of the Union County Engineer at the time of construction. The following minimum lot frontages shall apply:

Fig. xxx.xx Lot Frontage Requirements for the OS District

Road / Street Classification	Minimum Lot Frontage	
	Lots without C.A.D.*	Lots with C.A.D.*
Local Road	100 feet	80 feet
Minor Collector Road	100 feet	80 feet
Major Collector Road	200 feet	100 feet
Minor Arterial Road	300 feet	200 feet
Major Arterial Road	No Access	No Access

* Lots sharing a Common Access drive with an adjacent lot(s) shall be permitted to have a reduced Lot Frontage as shown in the above table.

shared access points not applicable in this district

3. Maximum Lot Coverage

The total ground area occupied by all buildings and structures shall not exceed a maximum of 35 percent of the total area of the lot or tract.

4. Front Yard Setbacks

All Front Yard Setbacks shall be determined based upon the functional classification of the public roadway upon which the property fronts and shall be measured from the right of way of said public road. The functional roadway classification shall be as determined by the Union County Engineer. The minimum front yard setbacks for the OS District shall be as follows:

Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 100

Fig. 501.01 Front Setback Requirements for the OS District

Road / Street Classification	Minimum Front Setbacks For:	
	Principal Buildings / Structures	Parking and Circulation
Local Road	30 feet	20 feet
Minor Collector Road	30 feet	20 feet
Major Collector Road	40 feet	30 feet
Minor Arterial Road	50 feet	30 feet
Major Arterial Road	n/a	n/a

5. Side yard Setbacks

The side yard setbacks in the OS District shall be as follows:

- a) When any lot in the OS District adjoins a Residential land use or a lot zoned in any Residential District the minimum side yard setbacks shall be:
 - (i) 20 feet for all parking and vehicular circulation areas.
 - (ii) 30 feet for any loading, delivery, and service/maintenance areas.
 - (iii) 50 feet for all buildings and structures.
- b) When any lot in the OS District adjoins any lot in any non-residential District the minimum side yard setbacks shall be:
 - (i) 10 feet for all parking and vehicular circulation areas.
 - (ii) 20 feet for any loading, delivery, and service/maintenance areas.
 - (iii) 30 feet for all buildings and structures.

6. Rear Yard Setbacks

The minimum rear yard setbacks in the OS District shall be as follows:

- a) When the rear lot line of any lot in the OS District adjoins a Residential land use or a lot zoned in any Residential District the minimum Rear yard setbacks shall be as follows:
 - (i) 20 feet for all parking and vehicular circulation areas.
 - (ii) 50 feet for all structures, loading, delivery and service / maintenance areas.
- b) When the rear lot line of any lot in the OS District adjoins a non-residential land use or a lot in any non-residential District the minimum rear yard setbacks shall be as follows:
 - (i) 30 feet for all buildings, parking, vehicular circulation and loading, delivery, and service/maintenance areas.

Note: The text, images and figures in this highlighted area are for clarification and explanation purposes only. See Section 102.

5XX.03 Building and Development Standards

The following building and development standards shall apply to all uses and lots in the OS District:

1. Building Construction

Uses within the OS District that include structures shall have those structures permanently constructed on solid foundations meeting a) applicable regulations for the construction of such structures within the State of Ohio and Union County. Buildings shall be constructed and clad with conventional building materials of a quality equal to or better than buildings in the surrounding area. Greenhouses as a permanent structure in conjunction with a Botanical Garden or Conservatory use and open shelter houses shall be permitted in this district. The use of tents, inflatable buildings, fabric buildings and other such structures for permanent use shall be prohibited. Nothing in this section shall prohibit the use of tents, pavilions, awnings or canopies for temporary use meeting the requirements of section XXX of this zoning resolution.

2. Temporary Structures

Temporary non-residential structures such as construction trailers may be used incidental to construction work on the premises, on adjacent public projects, or during the period while a permanent structure is being constructed. The user of said structure shall obtain a permit for such temporary use from the Township Zoning Inspector, which permit shall be valid for a period of 6 months. Such permit may be renewed at the discretion of the Zoning Inspector on finding of reasonable progress toward the completion of the permanent structure or project. Said temporary structure shall be removed within 10 days of the expiration of said permit, and /or the issuance of a Certificate of Zoning Compliance regarding such permanent structure.

3. Building Height

The maximum height of all structures in the OS District shall be 2 stories or 24 feet as measured from the average grade on the lowest side of the structure to the eaves of any sloped roof or top of any parapet wall.

4. Building Design and Orientation on the Lot

The following standards apply to the construction of all buildings within the OS District:

- a) **Main Entries** – All buildings within the OS District shall be designed and located on the lot so that the main entrance to the building is visible from the street on which the lot fronts. The main entrance of each building shall be clearly delineated from the rest of the building through the use of architectural projections, a change in architectural design, a change in

Define...

Notes: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 102

building materials, awnings, canopies or other such architectural features.

- b) Blank Walls – Large expanses of flat, featureless, exterior wall shall not be permitted on any building elevation within the OS District. Buildings shall be designed so that, at a minimum, exterior walls are varied through the use of windows, changes in building mass, changes in building materials, or a combination of the above.
- c) Overhead doors and Loading areas – overhead doors and loading areas shall not be permitted on the side of the building that faces the street. Buildings shall be designed and located on the lot so that overhead doors and loading areas are at the side or rear of the building.

SXX.04 Loading, Delivery and Service Areas

Loading, delivery and service/maintenance areas within the OS District shall meet the following standards:

1. Screening

All loading, delivery, and service/maintenance areas in the OS District shall be screened from view in accordance with the following standards:

- a) Buffering from Non-Residential Uses – Service and delivery areas, overhead floors, and loading docks, if required, shall be buffered from adjacent non-residential uses by the installation of evergreen trees and/or shrubbery of a type and variety normally achieving a minimum of 5 feet in height within 3 years of planting. Evergreen trees and/or shrubbery shall be planted in such a way as to provide a minimum of a 75 percent opacity screen between the service area and/or loading dock and the adjacent use. Walls and fences may be used for the purposes of buffering service areas and/or loading docks provided that such walls and fences meet the requirements of section XXX and do not contain any advertising.
- b) Screening from Adjacent Residential Uses, Industrial Parkway and State Route 33 – All sides of any service areas and/or loading docks that are visible to adjacent residential uses or lots, Industrial Parkway, State Route 42, and State Route 33 shall be entirely screened from view through the use of one of the following:
 - (i) Completely opaque walls or fences, in accordance with section XXX of this Resolution, to a height necessary for screening the proposed use but not less than 6 feet and not exceeding 12 feet in height.
 - (ii) Loading docks may be screened from view by an extension of a building wall provided that the wall is constructed of

& SR 42

Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 102.

- materials similar to and harmonious with the design of the principal structure.
 - (iii) A combination of mounding and evergreen shrubbery to obtain 100 percent screening of the area, to a minimum of 6 feet in height, within 3 years after planting.
 - (iv) A continuous planting of evergreen trees, a minimum of 6 feet in height at the time of planting, and staggered or spaced to achieve 100 percent screening of the area within 3 years of planting.
 - (v) Any combination of the above.
- c) Screening of Dumpsters, Storage Tanks, and Mechanical Equipment ~ within the OS District all dumpsters, compactors, trash receptacles, storage and fuel tanks, generators, heating and cooling equipment, and all other similar building service and mechanical equipment shall be screened from view on all sides by the proposed structure and/or free standing walls or fences. Free standing walls or fences shall be at a minimum height necessary to screen the proposed use and shall meet the requirements of section ~~XXX~~.
- d) Maintenance of Materials - All planting and landscape materials used for the purpose of buffering and screening shall be maintained in good condition and kept trimmed and orderly. Any plants and/or trees used for the purpose of screening/buffering that have died or become diseased shall be replaced by the property owner within the next available planting season with like materials of a minimum size required for new plantings.

SXX.05 Off-Street Parking

Off-street parking for all uses in the OS District shall be provided at the time of construction of the main structure, building, or outdoor sports facility with adequate provisions for ingress and egress. All parking spaces and vehicular circulation areas shall meet the requirements of section ~~XXX~~ and the following standards:

1. Number of Parking Spaces Required

All uses in the OS District shall provide a minimum number of off-street parking spaces in accordance with the type of use as defined in the following chart. Proposed passive recreation uses and nature preserves shall provide parking as required to meet the anticipated use of the facility.

Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section ~~XXX~~.

Fig. XXX.04 Parking Required for OS District Uses

Type of use	Minimum Number of Parking Spaces Required
Botanical Gardens	As needed to support the proposed use
Recreational camps	1 space per each 2 campers plus one space per counselor or staff
Picnic Grounds	2 space per picnic table plus 10 spaces for each open shelter
Riding Stables	2 spaces per stall

2. **Parking lot screening**

All off-street parking areas shall have headlight screening installed between the parking and circulation area and the public road. Headlight screening shall be in the form of a continuous evergreen hedge planting, earthen mound, or a combination of the two, shall be a minimum of 3 feet 6 inches in height above the surface of the parking lot and shall be parallel and adjacent to the parking lot and circulation area being screened.

3. **Parking Lot Landscaping**

To reduce the effect of heat absorption and provide for improved visual character landscaping shall be provided for all off-street parking areas having 10 or more parking spaces in accordance with the following standards:

- a) **Landscape Islands** – The owner or developer of the proposed use shall provide landscape islands within the interior of the proposed parking lot at a ratio not less than 1 island per each 10 parking spaces. Such landscape islands shall be a minimum of 150 square feet and a minimum of 8 feet in width. Within a double row of parking spaces landscape islands may be combined end to end in the middle or as a cap at the end of the row.
- b) **Parking Lot Trees** - The owner or developer of the proposed use shall install a minimum of 1 shade tree per every 10 parking spaces. Shade trees shall be installed in the center of the required landscape islands to avoid damage. Shade trees shall be of a species and variety that is typically known for urban tolerance, does not fruit heavily and shall be a minimum of two inches in caliper at the time of installation.

move all parking requirements to chapter 6

XXX.06 **Landscaping**

All uses within the OS District shall be landscaped in accordance with section XXX of this Resolution.

Note: The text, images and diagrams in the highlighted area are for clarification and explanation purposes only. See Section 100

5XX.07 Signage

Signs identifying or advertising uses within the OS District shall be in strict compliance with section ~~XXX~~ of this Resolution and with the standards as follows:

1. Number and Type of Signs Permitted in the OS District

For all uses and lots within the OS District the total amount of signage permitted shall be as follows:

- a) ~~Single uses on individual parcels shall be permitted one ground mounted monument sign.~~

2. Monument Signs

All monument signs within the OS District shall comply with the requirements of Section ~~XXX~~ and the following requirements:

- a) Construction - Monument signs shall be permanently installed on a solid base constructed of durable natural materials or between two posts or columns constructed of durable natural materials.
- b) Height - Monument signs in the OS District shall not exceed a total of 5 feet in height including the sign, sign base and support columns.
- c) Location - Monument signs in the OS District shall be set back at least 15 feet from any right of way or lot line and shall be installed in a location that will not impede the view of traffic from driveways or intersections.
- d) Display Area - The total display area of all signage surfaces shall not exceed 30 square feet exclusive of the sign base or support columns.
- e) Landscaped area - Each monument sign shall be surrounded by landscaping around the base of the sign totaling a minimum of 50 square feet. Landscaped areas shall be comprised of a variety of plant materials such as annual or perennial flowers, ground covers, and shrubs.

Permitted per parcel

5XX.08 Lighting

All exterior lighting within the OS District shall strictly adhere to the requirements of Section ~~XXX~~ and the following standards:

1. Maximum Height Requirements

The total height of exterior light fixtures used for parking lot and site lighting within the OS District shall not exceed a maximum height of 24 feet established from the average finished grade of the area intended to be illuminated surrounding the light fixture.

Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 102

600 General Regulation of the Arrangement and Development of Land and Structures

Regulations are hereby established and adopted pertaining generally and uniformly to the arrangement of land and structures throughout the township. It is the purpose of these development standards to set forth certain rules to be adhered to regardless of the type or classification of development. If a conflict arises between these standards and the more specific standards prescribed in any individual zoning district then the specific provisions of the zoning district shall prevail. The standards set forth herein are to be considered minimum standards to be augmented by standards set forth elsewhere in this Resolution or prescribed or agreed to by the land owner in any rezoning or variance.

605 Off Street Parking and Loading

Wherever off street vehicular parking areas are to be provided as required by the provisions of this Zoning Resolution the requirements of the Zoning Districts and the following standards shall apply.

6XX.01 Application

1. The off-street parking and loading requirements of this Resolution shall apply to the following:
 - a) All new buildings and uses constructed after the effective date of this resolution.
 - b) Whenever a use, existing prior to the effective date of this resolution, is changed or enlarged in floor area, seating capacity, or otherwise, to create a need for an increase of 10 percent or more in the number of existing parking spaces, such spaces shall be provided on the basis of the enlargement or change. Whenever a use, existing prior to the effective date of this resolution, is enlarged to the extent of 50 percent or more in floor area, said use shall then and thereafter comply with all of the parking requirements set forth herein.
2. The number of parking spaces for each use or property shall be as required by the zoning district regulations for that use or property. If the property owner is seeking a re-zoning to a different zoning district the number of parking spaces shall meet the requirements of the proposed zoning district.
3. The parking space requirement for a use not specifically mentioned within this Zoning Resolution shall be the same as those required for a use of similar nature.
4. Whenever the number of off-street parking spaces required is to be determined from the floor area of a specified use, it shall mean the gross floor area of such use.



consistently used & Defined

Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 1.33

- Whenever the calculations regarding the requirement for off street parking spaces yield a fractional number the required number of parking spaces shall be increased to the next whole number.

600.02 Design and Location

All parking and circulation areas shall, at a minimum, be designed to meet the following standards:

- All parking spaces shall be a rectangular area not less than 9 feet in width by 19 feet in length with the exception of compact vehicle parking spaces. Compact vehicle parking spaces, where allowed by this Resolution, shall be a minimum of 8 feet in width and 16 feet in length.
- In parking areas where more than 25 parking spaces are required the owner may provide compact vehicle parking spaces in place of standard vehicle parking spaces for a maximum of 10 percent of the total number of parking spaces required. The use of compact vehicle parking spaces shall be encouraged in larger parking areas to reduce the total amount of pervious paving surfaces and the associated environmental impacts.
- Required off-street parking facilities shall be located on the same lot as the structure or use served, except where **shared parking areas are permitted elsewhere by this Resolution**. Where shared parking between lots or uses is permitted a cross access agreement / easement shall be executed and recorded between the individual properties.
- Except in the Agricultural District (AG), **and as provided for elsewhere in this resolution**, all parking areas, circulation aisles, and driveways shall be paved with concrete, asphalt, porous concrete or asphalt, brick or concrete pavers, or a combination of the above.
- All parking spaces shall be clearly marked and striped.
- Continuous curbs or wheel stops shall be provided in all parking areas, where adjacent to landscape areas, to prevent vehicles from driving into the landscape areas. Wheel stops, if provided, shall be made of concrete, cut stone, recycled rubber or polymer in white, black or grey, or other similar material and maintained in good condition.
- All parking areas for 5 or more vehicles shall be served by a driveway not less than 22 feet in width and not more than 25 feet in width to permit access to all required parking spaces. All driveways serving said parking areas shall have access either to an approved private street or a public right of way.
- All driveway access to a public right of way shall meet the access management standards, minimum visibility standards, and all other applicable standards of the Union County Engineers office.

define between joint & shared

Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 1.11

9. All driveway access, exclusive of curb returns, shall meet the standards of the zoning district for pavement setback from the side lot lines and shall meet the requirements of the Union County Engineer for distance from existing access drives on adjacent property.
10. All off-street parking and loading areas shall meet all applicable requirements of the Union County engineer's office and shall comply with the requirements of any applicable fire code.
11. All off-street parking areas, other than for single-family dwellings, shall meet the requirements of the State Building Code and the Americans with Disabilities Act for the provision of parking spaces for the physically disabled and shall include all necessary markings, striping and signage.
12. All uses shall provide a minimum 4' sidewalk from the main and secondary building entries to the parking areas.
13. All uses shall meet the requirements of the Americans with Disabilities Act for building and parking Accessibility.

6XX.04 Minimum Distance and Setbacks

The setback of parking and circulation areas from adjacent streets and properties shall be as defined by the standards of the zoning district in which they are provided. In no event shall any parking or circulation area for more than 10 vehicles be closer than 20 feet to any housing unit, school, hospital, or other institution for human care located on an adjoining lot, unless separated by an acceptably designed screen.

6XX.05 Buffering from Adjacent Residential Land Uses

All off street parking areas for more than 5 vehicles, and off street loading and delivery areas shall be buffered from view from any adjacent residential land use through the use of landscaping, 6' privacy fencing, or a combination thereof. A landscape buffer shall consist of a minimum of 6' height evergreen trees planted at 10' on center within the required parking area setback.

6XX.06 Off-Street Loading and Delivery

Where any use or building in any district requires the receipt or distribution of material or merchandise by vehicle, there shall be provided and maintained, on the same lot with such use or building, a minimum of one off-street loading space. The size and circulation area of loading spaces shall be adequately designed to accommodate the maximum size vehicle to be used in the delivery or distribution, and shall be located in such a way that a parked delivery vehicle shall not project into, or interfere with, any circulation area, alley, or public right of way.

either

or a

Note: The text, images and diagrams in (b) highlighted area are for clarification and explanation purposes only. See Section 143

6XX.07 Limitations on Parking and Storage of Certain Vehicles
The parking and / or storage of commercial vehicles, construction vehicles and equipment, recreational vehicles, boats, camping trailers or other trailers, mobile homes, inoperable vehicles, and other vehicles shall meet the following regulations:

1. Commercial vehicles including vehicles and equipment used for construction shall be regulated as follows.
 - a) Not more than 1 commercial truck, limited to a two-axle, six-tired pickup or light truck typically classified as Class 1, 2, or 3 by the Federal Highway Administration Vehicle Inventory and Use Survey, and which has operating characteristics similar to those of a passenger car, shall be allowed per 1 dwelling unit in a RU, LDR, MDR, or a Planned Residential Zoning District. This resolution shall not apply to the personal ownership and use of more than one light truck or passenger van provided said vehicle does not bear any advertisements and is registered as a non-commercial vehicle.
 - b) Trucks having more than 2 axles, typically classified as Class 4, 5, 6, 7, or 8 by the Federal Highway Administration Vehicle Inventory and Use Survey, designed for the transportation of cargo and including tractor-trucks, trailers, and semitrailers shall not be allowed in any Residential or Planned Residential Zoning District.
 - c) The parking or storage of commercial motor vehicles, including those vehicles having commercial signage, commercial equipment, or structures for commercial equipment attached to the motor vehicle permanently or temporarily, shall not be permitted with any residential district except when completely parked or stored in an enclosed garage. Commercial vehicles making temporary house calls or deliveries shall not be prohibited under the terms of this section.
 - d) Backhoes, road graders, bulldozers, trailers used to haul commercial vehicles or goods, well rigs, tractors and similar vehicles and equipment used for construction or commercial purposes are prohibited from being stored outside of a permitted or accessory structure in any Residential or Planned Residential Zoning District. Construction equipment temporarily used for construction upon a site shall not be prohibited under the terms of this section.
2. No recreational vehicle, motor home, boat, camping trailer, travel trailer or other similar vehicle or trailer shall be stored or parked in any Residential or Planned Residential Zoning District unless completely enclosed within a permitted principal or accessory structure, except as follows:

Definitions

*Planned Development with a residential component

Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 3.11

- a) Such vehicle with a current license may be temporarily parked in any side or rear yard of a Residential Zoning District for a total period not to exceed all or any portion of 30 calendar days during any 1 calendar year. Such vehicle may not be parked in a way as to encroach on any required side or rear yard setback line.
3. Unless approved in accordance with Section XXX, **Temporary Uses, Recreational vehicles, camping trailers and similar Recreational Vehicles and equipment, and Mobile Homes** shall not be used as a dwelling unit or for living, sleeping or housekeeping purposes ~~outside an approved mobile home park~~. Recreational vehicles, camping trailers, or other trailers or vehicles designed for sales or office use, and mobile homes shall not be used for business purposes unless the business use is in association with a Temporary Use as permitted in Section XXX of this Resolution.
4. Not more than 1 wrecked, or otherwise inoperable automobile or other motor vehicle including any motor vehicle without a valid and current registration decal and/or license plate shall be allowed per one 1 dwelling unit in any Residential or Planned Residential Zoning District. Such vehicle shall be parked or stored by completely enclosing the same within a permitted or accessory structure in such a manner so as not to be visible from any adjacent lot or street. In addition, no such vehicle shall be parked or stored within a required side or rear yard unless the parking or storage space is completely enclosed by a permitted or accessory structure.
5. Any overnight covers used on non-wrecked, operable or licensed vehicles must be tarps or covers designed for such purposes. All tarps shall be secured to the vehicle and maintained in good condition free from tears, cracks or holes. No vehicle may remain parked or stored outside with a cover for a period longer than 7 consecutive days.

Better define these

With a residential component

610 Landscaping, Screening, and Buffering

Landscaping, screening, and buffering shall be required by this Resolution to minimize the impact of certain structures and land uses on adjacent properties and rights of ways, and to promote the general welfare of the township. Landscaping, screening and buffering for all lots, properties and uses shall meet the requirements of this section in addition to the individual requirements of the zoning districts.

Note: The text, maps and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 227

6XX.01 Landscaping, Screening and Buffering Required

1. Where the side or rear yard of any building or use in the ORM, COM, LR, RR, or MU district abuts any residential land use or parcel zoned in a residential district a landscape buffer, for the purpose of screening the side or rear of such use or building from view of the residential area, shall be required in accordance with the following requirements:
 - a) Within the required side or rear yard setback, continuous for the entire length of such setback, there shall be installed a landscape buffer consisting of a combination of a minimum 3' high mound and a continuous planting of a combination of evergreen trees and deciduous shade trees. Evergreen trees shall be a minimum of 6' in height at the time of planting and shall be staggered or spaced to achieve a minimum opacity of 80% within 3 years of planting similar to buffer type 'C' in Appendix X. Deciduous shade trees shall be a minimum of 2 1/2 inches in caliper at time of planting and shall be planted a minimum of 40' on center for the entire length of the landscape buffer.
 - b) Where buffering and screening is required within the individual zoning district for the purposes of screening outdoor storage and/or loading and delivery areas, the landscape buffer as described above shall be stopped at the point where the more stringent buffer begins, and shall resume at the point where the more stringent buffer ends and shall continue to the end of the required side or rear yard setback.
2. Articles or materials being stored, maintained, repaired, processed, erected, fabricated, dismantled, salvaged, or otherwise not being offered for retail sale in a completed, useable and normal condition shall be screened as required by the standards of the zoning district and as required by this section.
3. Any off-street parking area with 5 or more spaces shall be screened as required by the zoning district and as required by this section.
4. Within all zoning districts any portion of any lot that is not covered with structures, paving, crop production, or forest canopy shall be landscaped with grass as a minimum to prevent wind and soil erosion and the nuisance of excessive wind-blown dirt and dust on adjacent properties.

6XX.02 Screening and Landscaping Standards

All screening and landscaping shall be provided in accordance with the requirements of the individual zoning districts and with the following standards:

Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 1.11

1. Where required screening is to be accomplished by landscaping, the landscape materials shall achieve the required standards within a period of 3 years or less.
2. No landscape plantings or materials shall be located so as to adversely affect the vision of drivers on the public streets or from driveways intersecting public streets.
3. All materials and equipment being stored outdoors in conjunction with a permissible use must be screened according to the following:
 - a) The storage of materials shall be screened fully to the height of stacking.
 - b) Screening must be 100% opaque to the full height of the stacking and in no circumstance shall the outdoor storage of materials be stacked above the height of the screening provided.
 - c) For a diagram of Buffer types referenced in this text see Appendix (A), **1**

6XX.03 Landscape Maintenance

The following maintenance standards shall apply to all required landscaping, screening and Buffering within Jerome Township.

1. All landscaping materials shall be installed and maintained according to accepted nursery industry procedures.
2. The owner of the property shall be responsible for the continued property maintenance of all landscaping materials and shall keep them in a proper, neat, and orderly appearance free from weeds, refuse, and debris at all times.
3. All landscape beds shall be maintained with defined edges and mulched on a yearly basis with natural hardwood mulch.
4. All plantings required by this Resolution which become unhealthy or dead shall be replaced within one year, or by the next planting season, whichever comes first.

6XX.04 Minimum Planting Requirements

1. All required plant material shall comply with the latest edition of the "American Standards for Nursery Stock" as published by the American Nursery and Landscape Association.
2. Deciduous shade trees, where required by this Resolution, shall be installed balled and burlapped or from a container when planted. All shade trees shall have a minimum caliper of at least 2 inches at the time of planting.
3. Evergreen trees, where required by this Resolution, shall be installed balled and burlapped or from a container when planted. Evergreen trees shall be a minimum height of 5 feet at the time of planting.



Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 100.

4. Ornamental trees, where required by this Resolution, shall be installed balled and burlapped or from a container when planted. Ornamental trees shall have a minimum height of 6 feet or a minimum caliper of 1.5 inches at the time of planting.
5. Shrubs and hedges, where required by this Resolution, may be installed balled and burlapped or from a container at the time of planting. Shrubs and hedges used for screening shall be at least 24 inches in height at the time of planting and shall achieve the required height within 3 years of the time of planting.
6. Grass of the fescue (Gramineae) or bluegrass (Poaceae) family shall be planted in species normally grown as permanent lawns in Central Ohio, and may be sodded or seeded; except in swales or other areas subject to erosion, where solid sod, erosion reducing net, or suitable mulch shall be used, provided that turf-grass seed shall be sown for immediate protection until complete coverage otherwise is achieved. Sod shall be clean and free of weeds and noxious pests or diseases.

EXCLOS Prohibited Plant Material

Species found on the Ohio Department of Natural Resources' invasive plant list shall not be planted or cultivated within the Township.

Proactive measures should be taken to remove any invasive species according to the recommended management practices of the ODNR.

1. The following tree species are unacceptable for use to meet landscape requirements within the township:
 - a) Box Elder *Acer negundo*
 - b) Silver Maple *Acer saccharinum*
 - c) Buckeye, Horsechestnut *Aesculus* species
 - d) Tree of Heaven *Ailanthus altissima*
 - e) Paper Birch *Betula papyrifera*
 - f) European White Birch *Betula pendula*
 - g) Northern Catalpa *Catalpa speciosa*
 - h) Ginko (female) *Ginko biloba*
 - i) Osage-orange *Maclura pomifera*
 - j) Apple *Malus pumila*
 - k) Mulberry *Morus* species
 - l) Poplar *Populus* species
 - m) Bradford Pear *Pyrus calleryana* "Bradford"
 - n) Upright English Oak *Quercus robur* "fastigiata"
 - o) Black Locust *Robinia pseudoacacia*
 - p) Willow *Salix* species
 - q) European Mountain Ash *Sorbus aucuparia*
 - r) Moline American Elm *Ulmus americana* "Moline"
 - s) Siberian Elm *Ulmus pumila*
 - t) North American Ash *Fraxinus* species

Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 222.

615 Free Standing Walls, Fences, and Hedges

No wall or fence, used for any purpose, shall be erected without the issuance of a Certificate of Zoning Compliance. Applications for a certificate of zoning compliance to erect a fence or wall shall include plans and drawings showing the boundary and dimensions of the property upon which the fence, wall or is to be erected; the exact height, location, length, type of material and type of construction of the proposed fence or wall; the location of the buildings on the lot; or any such other information as deemed necessary for such permit.

615.01 General Requirements for Walls, Fences or Hedges

1. No wall, fence, hedge or other landscape plantings or materials shall be located within any floodway, drainage easement, or apparent drainage course for any parcel or subdivision which would be detrimental to the public health safety and welfare.
2. No wall, fence, hedge or other landscape plantings or materials shall be located in any public right of way except where street trees are required, as approved in a planned development district, or as otherwise approved by the township.
3. No wall, fence, hedge or other landscape plantings or materials shall be located so as to adversely affect the vision of drivers on the public streets or from driveways intersecting public streets.
4. In addition, no wall, fence, hedge or other landscape plantings or materials shall visibly obscure, hide, or screen fire hydrants, street address numbering, or other security or emergency service equipment, controls or components.
5. The height of a wall, fence, or hedge shall be measured from the established grade line to the highest point of the wall, fence, or hedge. Any light fixture placed on a pier or post may not exceed a height of 24" above the height of the pier. The height of a wall, fence or hedge may not be artificially increased by the use of mounding unless otherwise required by this Resolution for screening and buffering purposes.
6. All walls and fences shall be structurally sound, safe, and properly finished at all times. Fences shall be designed, constructed, and finished so the supporting members thereof shall face the property of the owner of the fence and the finished portion or facing of the fence shall face the adjacent property or street. Ground areas between fences and property lines and between fences shall be kept properly maintained at all times.
7. All walls and fences shall be properly maintained and shall be kept free from damage, rot and disrepair over the life of the wall or fence. Walls shall be free from damage or deterioration and fences shall be kept painted or stained as originally installed.
8. The setback and height requirements of this section shall apply to all public street frontages.

Note: The text, images and diagrams in this highlighted area are for clarification and explanatory purposes only. See Section 609

9. Fences, walls and hedges are permitted in any required rear yard, provided that no fence is more than six (6) feet in height and is located behind the principal structure and shall not be located closer to the street than a line parallel to the street and extending from the rear corner of a principal structure with exceptions for the following:
 - a) Fencing, walls or hedges that are specifically designed and used for decorative and/or landscaping purposes in a residential district may be located in front and/or to the side of the principal structure, provided such decorative and/or landscaping fences, walls or hedges shall not exceed thirty-six (36) inches in height and shall maintain a minimum setback of 5 feet from any adjacent property line and 15 feet from any right of way line.
 - b) Fencing height and location may vary from the standards of this section if specifically required to achieve screening and buffering of objectionable uses as required elsewhere in this Resolution.
 - c) Fencing is in accordance with an approved Development Plan of a Planned Development District.

6XX.02 Permitted Fencing

The following types of fences, meeting all other requirements of this section and the Resolution, shall be permitted as follows:

1. Decorative wood, vinyl or PVC privacy fences typically described as stockade, board on board, or alternating board fences shall be permitted for use in any rear yard in any residential district or for use as screening or buffering as permitted elsewhere by this resolution.
2. Wood, Vinyl or PVC decorative rail fencing, or split-rail fencing as would normally be called a "horse rail" fence used to border property or pasture or used in residential landscape features. Metal mesh wire fencing (square or rectangle mesh) may be used as an attachment to the interior of rail fencing for the containment of pets or livestock. Mesh fencing shall be painted or coated black.
3. Ornamental Iron or aluminum post and vertical picket type fences normally used for security or for decorative purposes.

6XX.03 Prohibited Fencing

The following types of fencing shall not be permitted in any zoning district or yard:

1. Walls, Fences or other landscaping equipped with, or having barbed wire, spikes, sharp points, or any similar device shall be prohibited.

Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 1.02.

2. Fencing designed to emit an electric charge sufficient to cause a shock more severe than that typically found in standard livestock fencing shall be prohibited. Nothing in this Resolution shall be construed or applied to prohibit underground "invisible fences" installed for the purpose of confining pets to property.
3. The use of chicken wire, poultry wire, or hex netting fence consisting of a plain, galvanized or PVC coated material shall be prohibited ~~except in conjunction with a legitimate agricultural use of a property zoned in the AG or RU district.~~
4. Chain link fences shall not be permitted except for the following instances:
 - a) Chain link fences may be used to frame and contain outdoor athletic facilities such as tennis courts, basketball courts, baseball or softball diamonds, or swimming pools.
 - b) In the commerce district chain link fencing may be used to secure outdoor storage areas provided that the chain link fence is painted or coated black and is located on the inside of the required screening and buffering. Chain link fences used for such purposes shall not be taller than 6' in height and shall not incorporate barb wire, razor wire or other such measures unless specifically required by a business to comply with federal security requirements.

Remove

620 Signs and Advertising

The purpose of this section is to promote and protect the public health, safety, convenience, comfort, prosperity and general welfare through regulation of existing and proposed outdoor displays, signs, advertising fixtures, promotional materials or other outdoor use of lighting, noise or items intending to suggest presence, or calling attention to, or to convey information, to convey an idea or a concept, or that provides direction, or any other activity with similar intent of promotion, economic or personal gain. The objective of this section is to protect property values, to preserve the physical appearance of the community, to preserve the scenic and natural beauty of designated areas, and to create a more attractive residential and commercial environment by balancing the aesthetic and economic needs of signage. It intends to reduce obstructions to sight or passage, to reduce distractions or hazards resulting from signs, lighting or other advertising promotional activities that may contribute to traffic or other type accidents, or that otherwise impair or create deterioration to the natural environment. All temporary and permanent signs to be attached, erected, placed, constructed or modified within township limits shall require a zoning permit prior to any such placement, construction, erection, attachment or modification.

Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 601.

6XX.01 Signage Definition

A sign as defined herein is any display, illustration, use of light, noise, color, or materials that identify name, symbols, products or services, or that promote direction, idea or other activities for purposes of commerce as discussed in this section. This includes, but is not limited to, permanent or temporary, signs exposed to the exterior, whether free standing or attached to buildings or roofs, fixtures, structures, drawn/painted or papered surfaces, flags, banners, pennants, streamers, wind-water or other powered displays, canopy, window graphics, posters, flashing lights, high intensity lighting or noise apparatus, and, except as exempted or provided with limited authority in Section 6XX.02 of this resolution, any other activity intending to direct attention, directly or indirectly, to any object, place, person, institution, organization or business. All signs on land within Jerome Township and visible or heard from adjacent properties, or public right-of-ways, or that may create hazardous obstacles or distractions to traffic shall comply with this section and the requirements of the individual zoning districts in which they reside.

Defined in Chapter 3

6XX.02 Exemptions and Limitations

The following signs are exempt from this Article and not subject to permit; provided no safety or visibility hazards are created.

Simplify "no permit or approval shall be required for the following signs"

1. The flag, pennant or insignia of any nation, state, city or other political unit.
2. Signs of a duly constituted government body, including traffic or similar regulatory devices, legal notices, or warnings at railroad crossings.
3. Signs clearly in the nature of decorations customarily associated with any national state, local, or religious holiday, to be limited to forty-five (45) days in any one year, and to be displayed not more than forty-five (45) consecutive days. Such signs may be illuminated.
4. Political signs or posters concerning candidates for elective office, public issues and similar matters to be decided by public election provided they are displayed no more than thirty (30) days prior to an election and removed no later than seven (7) days after such election. Such signs shall not exceed six (6) square feet in size, shall not be illuminated in any manner, shall not create a safety or visibility hazard, nor be affixed to any public utility pole, tree, or natural object, nor be located within a public right-of-way.
5. Signs not exceeding one (1) square foot in area, bearing only property numbers, postal box numbers or names of occupants of premises.
6. Signs indicating the sale, rental or lease of residential real estate, provided such signs are limited in size to seven (6) square feet with one sign per street front. Such signs shall be placed on the

six

Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 107

residential property referred to and shall not be placed in public rights-of-way and shall be removed within fourteen (14) days after sale, rental or lease has occurred.

7. Signs (limited to seven (7) square feet) for the promotion of school, community service or church activities for a maximum period of thirty (30) days per activity. No one sponsor shall display such promotional sign for more than ninety (90) days in any one year.
8. Traffic and directional signs indicating points of entry or exit for a facility or off-street parking area, provided such signs are limited to four (4) square feet in area and three (3) feet in height, are set back at least five (5) feet from the right-of-way, do not interfere with safe traffic circulation and do not interfere with or obstruct the view of drivers exiting onto highways or thoroughfares and contain no information other than the word 'IN', 'ENTER', 'ENTRANCE', 'OUT', or 'EXIT' and/or arrows indicating desired traffic movement.
9. ~~Farm signs denoting the name and address of the occupants, denoting produce or products for sale on the premises and denoting membership in organizations. No more than one (1) sign of any type may be permitted and it shall be located outside the road right-of-way. Advertising signs may not exceed thirty-two (32) square feet of area per side and all other signs shall be limited to six (6) square feet per side.~~
10. Signs not having more than 5 square feet of display area affixed over a shop window or door of a store or business establishment, announcing without display or elaboration, only the name of the proprietor and the nature of his business. Such sign shall be mounted flat against the building wall or window and shall not protrude into the sidewalk of said store or business establishment.
11. Cornerstones, commemorative tablets and historical signs, not to exceed ten (10) square feet in area.

6XX.03 General Requirements for Temporary and Permanent Signs

1. Location - No sign shall be placed in public rights-of-way, or in public parks or any other public property or on utility poles, trees or natural objects. No sign shall be located in such a way that it obscures traffic control signs, obstructs the view of approaching or intersecting traffic, or interferes with the visibility or safety of vehicles or pedestrians entering, leaving or crossing a public right-of-way. No sign shall be located in any ~~district zone~~ Residential, ~~except as provided for in Section 6XX.02 and Section 6XX Home Occupation.~~

add "District"

Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 03.7

2. **Size** - Sign area shall include the face of all the display area of the sign. Where a sign has two or more display faces, the area of all faces of the sign shall be included in determining the area of the sign unless two display faces are joined back to back. For spherical signs, the size shall be defined as the area of the bisecting plane. The area of a sign consisting of individual letters or symbols, either freestanding or attached to or painted on a surface, building, wall, or window, shall be considered to be that of the smallest rectangle or regular geometrical shape which encompasses all the letters and symbols.
3. **Design** - The design of all signs shall comply with the following:
 - a) Signs shall not resemble by design, color, shape or other characteristics any common traffic control device or directional or warning signs directed or maintained by the state, municipality, or by any railroad, public utility or similar agency concerned with the protection of public health or safety.
 - b) No sign shall display a representation of a logo or commercial product, (i.e. soft drink bottle, hamburger, hat) in excess of twenty percent (20%) of the permitted sign area.
 - c) Sign shall have no more than two colors. (Black & white are not considered colors.) This requirement does not apply to billboards.
 - d) Reverse sides of signs shall be unobtrusive and blend with the surroundings or be screened from view with landscaping.
4. **Lighting** - The illumination of all signs shall comply with the following:
 - a) If illuminated, signs shall be illuminated only by the following means:
 - (i) By a white, steady, stationary light of reasonable intensity, directed solely at the sign and shielded or otherwise prevented from beaming directly onto adjacent properties or streets.
 - (ii) By white interior light of reasonable intensity with logos and/or letters lit or silhouetted on an opaque background. No additional background lighting shall be permitted.
 - b) The level of illumination emitted or reflected from a sign shall not be of intensity sufficient to constitute a demonstrable safety hazard to air traffic or to vehicular traffic on any street from which the sign may be viewed.
 - c) Ground mounted light fixtures used to illuminate signs shall be screened from view by site grading or evergreen shrubs.

Provide a better explanation for "back to back"

Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 603.

5. Construction - All signs shall be properly constructed and maintained to insure that no hazard is created and shall be able to withstand a wind pressure of thirty (30) pounds per square foot. All electrical wiring, fittings and materials used in the construction and operation of electrically illuminated signs shall conform to the construction specifications of the National Electric Code (or the local electric code in effect). All signs and related surroundings shall be properly maintained by owner/lessor and shall not be allowed to fall into a state of obvious disrepair or neglect.
6. Attachment - No sign of any classification shall be installed, erected, or attached in any form, shape, or manner to a fire escape or any door or window giving access to any fire escape. No sign of any classification shall be attached in any form, shape or manner to another sign except as specifically permitted by this resolution or by written zoning approval.
7. Installation in Violation - ~~If any sign shall be installed, erected, constructed, or maintained in violation of any of the terms of this resolution, the Zoning Inspector shall notify in writing by certified mail the owner or lessee thereof to alter such sign so as to comply with this resolution or removal of the sign at owner/lessee expense.~~

6XX.04 Permanent Signs

All permanent signs shall also comply with the following requirements:

1. Number of Signs Permitted - The number of permanent signs permitted for each use shall be as defined within the zoning district standards for each use or within the standards established with the planned development district for each use.
2. Ground Mounted Signs - the size, location and design of all ground mounted monument or pylon signs shall be as defined within the zoning district standards or the planned development district standards adopted for each use.
3. Wall Signs - All wall signs, (including those in facilities with multiple occupancies) shall comply with the zoning district standards for each use or within the standards established with the planned development district for each use.
4. Gasoline Stations - ~~Gasoline stations, whose principal business is the sale of motor fuel, may display signs in addition to those hereinabove authorized. Such signs shall be subject to the zoning district standards for each use or within the standards established with the planned development district for each use.~~
5. Schools and Churches - Schools and churches may be permitted to have monument signs that include changeable copy for the purposes of advertising special events, times of service, etc.

Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 600.

6. Joint Identification Signs - Freestanding signs shall be subject to the zoning district standards for each use or within the standards established with the planned development district for each use.

7. Outdoor Advertising or Billboards - Outdoor advertising or billboards for one or more products or services not located upon the premises on which the sign is located shall be a permitted use only in RR zoning districts and shall meet the following standards.

- a) No billboards shall exceed 300 square feet in total area nor have more than 2 sides or surfaces, and the display area of any 1 side or surface does not exceed one-half of the total display area permitted.
- b) No billboard shall exceed fifteen (15) feet in height nor have a length in excess of four (4) times the height of the sign face.
- c) No billboard shall be located closer than one thousand (1,000) feet to a dwelling, public park, public or parochial school, church, or similar institution.
- d) All billboards shall be located in compliance with all state and federal regulations controlling the same.
- e) All billboards shall be located behind the building set back lines established for the district in which the sign is located.
- f) All billboards shall be setback two hundred (200) feet from the public right of way.
- g) No billboard or outdoor advertising sign shall be located nearer than fifty (50) feet to any side lot line.
- h) All billboards must be five hundred (500) feet from any intersection.
- i) All billboards must be a minimum of one thousand (1,000) feet apart.

permitted only in non-residential districts. Defined per (ORC 519.20)

600.05 Temporary Signs requiring permit

Temporary signs shall include signs indicating or promoting the sale or development of land, facilities or structures. Such signs must comply with the provisions of Section 600 with the exception that temporary signs shall not be illuminated. Application shall be made to the Zoning Inspector and upon his/her approval a permit issued and fee will be assessed. Approval shall be for a period not to exceed those described below and may be renewed upon application. Failure to secure a renewal permit shall not constitute an automatic renewal or approval or a waiver of any fees or applicant obligations. The following requirements shall govern temporary signs:

- 1. Non-Residential Construction / Development signs – Signs advertising the construction or development of a property currently under construction shall be permitted as a temporary sign. Such signs shall be limited to 32 square feet in area and 6 feet in height and be a minimum of 10 feet from the public right-

Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 212

of-way. Permits granted for such signs shall be valid for a period of 6 months and may be renewed for (2) additional 6 month periods upon application to the Zoning Inspector.

2. Residential Construction Signs – Signs advertising builders or construction companies during the construction of a residence (not including realty signs as exempted elsewhere in this section) shall be permitted as a temporary sign. Such signs shall be limited to 8 square feet in display area and 5 feet in height. Permits granted for such signs shall be valid for a period of 6 months and may be renewed for (1) additional 6 month period upon application to the Zoning Inspector.
3. Signs advertising the sale of undeveloped land for development – Signs advertising the sale or lease of land available for development shall be permitted as a temporary sign. Such signs shall be limited to 16 square feet of display area per side and shall not exceed 6' in height. Permits granted for such signs shall be valid for a period of 1 year and may be renewed for (1) additional 1 year period upon application to the zoning inspector.

6XX.06 Special Conditions

In addition to the requirement and regulations previously listed, the following special conditions shall apply as applicable:

1. Non-Conforming Signs – All existing signs that do not conform to the standards of this Section must be brought into conformity within 5 years.
2. Upon any change of use or ownership of the property all signage shall be brought into compliance.
3. Upon alterations to the existing sign, the following regulations shall apply:
 - a) Structural – No display sign shall hereafter be altered, rebuilt, enlarged, extended or relocated except in conformity with the provisions of this Article.
 - b) Repainting – The repainting of signs shall not be deemed to be an alteration within the meaning of this Section.
 - c) Conditional Use – A conditional use shall be subject to the same sign requirements as if such use were a permitted use.

6XX.07 Fees; Maintenance

Prior to the erection of any sign, except as otherwise noted, a permit shall be secured from the Zoning Inspector. In applying for such permit, a scale drawing or drawings of proposed sign as well as the proposed sign lighting and landscaping, and a plot plan showing its proposed location and location of adjacent buildings shall be submitted to the Zoning Inspector. A fee schedule may be obtained from the Zoning Inspector. NOTE: No fee is required for signs exempted in Section 6XX.02.

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Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 6.13.

1. ~~Re-inspection and Maintenance~~—All signs for which a permit shall be issued in accordance with this Article shall be subject to the following provisions:
 - a) ~~The Zoning Inspector shall re-inspect each sign once every twenty-four (24) months following erection of such sign to determine its compliance with applicable building regulations of the Township and to insure proper operating conditions and maintenance.~~
 - b) ~~Whenever the inspecting official, when making a re-inspection, finds a sign in need of repair, support, replacement, cleaning, repainting or any maintenance service necessary to maintain reasonable and proper appearance and public safety, he shall issue an order to the owner of such sign allowing thirty (30) days to effect needed repairs or maintenance.~~
 - c) ~~Failure of an owner to comply with the provision listed above shall be cause for the inspecting official to order the permit used for the sign void and issue an order for the sign to be removed within fifteen (15) days.~~

6XX.08 Abandoned Signs

~~Abandonment of a sign shall be determined by the Township Trustees. Upon determination that the sign is abandoned, the right to maintain and use such sign shall terminate immediately and the Zoning Board Inspector shall issue an order for the sign to be removed within thirty (30) days. Any abandoned sign still standing after thirty (30) days following an order for removal may be removed by the Township and the cost of the removal billed to the owner of the property. A sign shall be considered abandoned when:~~

1. ~~When the sign is associated with an abandoned use.~~
2. ~~When the sign remains after the termination of a business. A business is considered to have ceased operations if it is closed to the public for at least ninety (90) consecutive days. Seasonal businesses are exempt from this determination only if they have been operational within the last twelve (12) months.~~
3. ~~When the sign on its immediate premises is not adequately maintained and the repairs or maintenance ordered under Section 6XX.07 are not affected within the specified time.~~
4. ~~When the sign does not conform to the provisions of this Article or is not brought into conformity in accord with Section 6XX.08.~~

6XX.09 Prohibited Signs

The following signs shall be prohibited in Jerome Township:

1. Signs not otherwise specifically authorized by this Resolution.
2. Portable signs

remove all

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Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 2.04.

3. Signs with flashing lights
4. Rotating or animated signs
5. Changeable copy signs
6. Roof signs
7. Projecting signs
8. Signs or advertising erected and maintained on trees or painted or drawn upon rocks or other natural features.
9. Use of Product displays with graphics, lettering or other features intending to promote commerce.
10. Except for identification signs on agricultural buildings, no sign or billboard shall be painted directly upon the roof of any building or structure.
11. No sign shall be attached to any fence within the right-of-way of any road and no sign shall be attached to any board or fence, post, pole or tree, regardless of location without the permission of the owner of the property.
12. Signs or advertising devices which attempt or appear to attempt, to direct the movement of traffic, or which interfere with, imitate or resemble an official sign, signal or device.
13. Pennants, Flags, Banners and Streamers, except as approved by Special Temporary Permit; the duration of which shall not exceed 7 consecutive days per permit, nor more than a total of 21 days per permit. Special Temporary Permits shall not be granted more than once per calendar year quarter and shall not be issued concurrent with any other Special Temporary Permits.
14. Aerial or Inflatable signs, including air and gas balloons of all types, except as approved by Special Temporary Permit; the duration of which shall not exceed 3 consecutive days, nor more than a total of 20 days per calendar year for any and all forms of Special Temporary Permits. Special Temporary Permits shall not be granted more than once per calendar year quarter and shall not be issued concurrent with any other Special Temporary Permit.
15. Beacons, searchlights or other devices projecting any form of light or visible energy across property lines per regulations in Section XXX or skyward; excepting those necessary for emergency, health or safety purposes.

~~6XX Cancellation or Removal~~

~~In the event that the owner of any sign or property fails to comply with the terms of this Zoning Resolution said permit may be revoked subject to the following terms:~~

- ~~1. **Notice:** The zoning inspector shall notify the owner of any deficiency or violation of this regulation. Notice shall be given~~

Definitions

update this with language from Don

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Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 1.1.1

personally or by certified U.S. mail at the last known address of the permit holder. The permit holder may seek a hearing on said notice by complying with the provisions of Section 6XX.03 of this Resolution dealing with failure to correct deficiencies or to appeal the decision of the Zoning Inspector within 30 days will result in cancellation of the permit for such sign and said sign shall then be removed as provided by this resolution.

2. **Removal of Signs**—The Zoning Inspector may effect removal of any sign illegally placed within the right-of-way of any road within this township. The zoning inspector shall maintain said sign and shall notify the owner thereof of its location by ordinary mail. If the owner of any sign fails to claim the same within one hundred and eighty (180) days after mailing of notice by the zoning inspector said sign may be destroyed.

625 Temporary Uses, Events and Sales

Due to the special characteristics and needs of temporary uses, events and sales, this section establishes the requirements necessary to properly locate and control the activities of these uses in order to secure the health, safety and general welfare of the township.

6XX.01 Temporary Use, Event, or Sale Permit Required

No temporary use, event or sale shall commence until a Temporary Use Permit shall has been issued by the Township Zoning inspector. An application for a Temporary Use Permit shall be filed at least 10 days prior to the commencement of the proposed temporary use, event, or sale. Each application for a Temporary Use Permit shall contain an address and graphic description of the property to be utilized, a description of the proposed temporary use, and, excepting temporary uses and/or sales listed in Section – 6XX.DX(1), (2), and (3), a site plan drawn to scale, which illustrates the following:

1. The dimensions of the lot on which the proposed temporary use, event or sale will occur.
2. The size and location of all existing and proposed buildings and structures on the lot, whether they are principal or accessory, or temporary or permanent structures.
3. The existing use and intended temporary use of all parts of the land, buildings and structures, whether permanent or temporary.
4. Existing zoning on all adjacent lots.
5. Location of existing and/or proposed parking spaces, traffic flow, wheel stops, access drives, building and parking setbacks, yard requirements, and existing and proposed sanitary facilities.
6. Existing and proposed signs and billboards, including lighting and size detail.

remove all

need definition for temporary activity



Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 625.

7. Such other information with regard to the temporary use, lot, and neighboring lots as may be necessary to determine and provide for the enforcement of this Zoning Resolution.

6XX.02 Fees Required

All applications for a Temporary Use Permit shall be accompanied by a fee paid in accordance with the Schedule of Fees adopted by the Board of Trustees of Jerome Township with the following exceptions:

1. The temporary use, event or sales listed in section 6XX.0X (x), (x), and (x) shall not be required to pay a fee for the issuance of a Temporary Use Permit.

6XX.03 Issuance of a Temporary Use Permit

Temporary Use Permits shall be issued or a refusal given thereof within five (5) days of the completed application and fee. If refused a written notice of such refusal and reason thereof shall be given to the applicant.

6XX.04 Prohibited Temporary Uses, Events, and Sales

Temporary retail sales conducted on parking lots, vacant lots, or along roadsides by transient vendors shall be prohibited unless conducted pursuant to a valid permit issued by the Township under Ohio Revised Code Section 505.94.

6XX.05 Permitted Temporary Uses, Events, and Sales

The following temporary uses, events or sales are deemed to be permitted temporary uses, events or sales and are subject to the following requirements in addition to applicable development standards of the district in which the use is located:

1. **Garage or Yard Sales:** Garage or Yard Sales shall be limited to not more than 2 consecutive days and only 4 such sales may be conducted during any 1 calendar year. The term "Garage or Yard Sales" shall be defined as a sale of personal property to the general public conducted inside or outside a dwelling unit on any property within a residential zoning district, including, but not limited to, garage sales, patio sales, yard sales, and porch sales. A garage or yard sales does not include the casual sale of motor vehicles, boats, trailers, motorcycles, motor homes, and other similar types of vehicles, which sales shall be regulated in accordance with the provisions of Section XXX.XX. In addition, the following regulations shall apply to garage or yard sales:
 - a) No garage or yard sales shall be conducted within a temporary accessory structure or vehicle including but not limited to tents, canopies, sheds, trailers and similar types of structures and vehicles.
 - b) Garage or yard sales shall not be conducted on consecutive weekends.

change to "a reasonable period of time"

Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 111.

- c) No garage or yard sales shall commence before the hour of 8:00 a.m. nor extend later than 8:00 p.m.
- d) Personal property offered for sale shall not be displayed closer than 25 feet of a public street or right of way.
- e) Signs for garage and yard sales must adhere to Section XXX of this Zoning Resolution.
- f) The Zoning Inspector may require that the township Fire Department review the Temporary Use Permit application for such garage or yard sale. In the event that the Chief requires that temporary no-parking restrictions be implemented on any public street, in order to protect the health and safety of the citizens of Jerome Township, the applicant for a Temporary Use Permit shall cooperate to the extent necessary for the posting of such restrictions.
- g) No garage or yard sales conducted within a dwelling unit shall occupy more than 200 square feet of such dwelling unit, not including garage space occupied.
- h) No person shall sell or offer for sale at such garage or yard sales any merchandise that has been purchased, consigned or otherwise acquired for purposes of resale. No person shall sell or offer for sale at such home sale any personal property except such property that has been owned, maintained and used for personal household use by such person or members of his family on or in connection with the premises on which such sale is held.

2. **Foreclosure or Estate sales:** Foreclosure or Estate sales involving the complete liquidation of all personal property located within the entire dwelling unit shall be limited to not more than 2 consecutive days and only 1 such sale may be conducted by the owner or occupant of such dwelling unit.

3. **Casual Sales of Motorcycles and Motor Vehicles, including Boats, but not including Trailers, Motor Homes and Other Similar Vehicles:** A casual sale of a motor vehicle, motorcycle or boat may be conducted on any property in a residential or planned residential zoning district provided the following criteria are met:

- a) No person shall sell or offer for sale any such vehicle that has been purchased, consigned or otherwise acquired for purposes of resale. The offering of a new vehicle for sale shall be prima facie evidence that such vehicle was acquired for purposes of resale.
- b) No person shall sell or offer to sell any such vehicles, except such vehicles as have been owned, maintained and used for personal household use by such person or members of his/her family on or in connection with the premises on which the vehicle is being sold.

Define

Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 23.

- c) No more than 3 such vehicles may be sold or offered for sale in any 1 calendar year.
 - d) No more than 1 such vehicle shall be displayed for sale on or from the property at any time. Such displayed item shall be located upon an approved driveway within the front or side yards and such displayed item shall be placed no nearer to the edge of the roadway pavement than 15 feet. In no event shall such displayed items be located in any public road right-of-way.
 - e) Not more than 2 signs, each of which shall not exceed 2 square feet in area, may be displayed for the sale of such vehicle upon or in the vehicle, provided that such sign(s) shall not be illuminated or animated.
 - f) Any such vehicle displayed for sale must be in operating condition and capable of being immediately moved under its own power if self-propelled, or if not self-propelled, by towing by ordinary means available upon the premises, and must have a valid and current registration decal and/or license plate.
4. Christmas Tree Sales: Christmas tree sales may be permitted for a period not exceeding 35 consecutive days during any one calendar year in any nonresidential zoning district or upon a church, school or similar site within a residential zoning district provided no activities are conducted within the public right-of-way and adequate off-street parking is provided in accordance with the minimum parking set-back.
 5. Temporary Real Estate Sales Offices: Temporary real estate sales offices may be permitted for any new subdivision within a residential zoning district provided sales activities are limited to that subdivision only and such office is not used as a dwelling. Such office use shall cease upon completion of the sales of lots within the subdivision. Rentals or re-sales of lots and/or units in the subdivision shall not be conducted from the temporary office.
 6. Temporary Contractors' Offices: Temporary contractors' offices and equipment sheds, other than Portable Storage Units, in association with construction activities may be permitted within any district, provided such uses are removed immediately upon completion of the construction project.
 7. Temporary Public Events: Temporary public events sponsored by a public or non-profit organization may be permitted within any non-residential zoning district or upon a church, school or other similar site within a Residential Zoning District provided adequate off-street parking, sanitary facilities, lighting, and security are provided. Temporary public events shall be limited to not more than 7 consecutive days and only 2 such events may be conducted on any single property in any 1 calendar year.

Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 4.1.2.

Temporary public events include, but are not limited to, temporary uses such as tent meetings, bazaars, festivals, flea markets, art shows, and other similar public events. Temporary uses permitted in this section do not include major rock concerts or similar functions that will normally attract more than 500 persons.

GXX.06 Portable Storage Units

Portable Storage Units may be permitted as a temporary use in any zoning district only in conjunction with the following activities:

1. Temporary use for construction sites as accessory to and in association with an on-going commercial or industrial construction project. Such storage unit shall be removed upon substantial completion of the project.
2. Temporary use when the occupant of the property on which the portable storage unit is located is relocating. Portable Storage Unit shall not be located on the property for a period exceeding 7 consecutive days or for a period of 14 total days in any 180 consecutive day period.
3. Temporary use to facilitate temporary activities not described above for a period not to exceed 7 consecutive days or for a period of 14 total days in any 180 consecutive day period.

GXX.07 Portable Storage Unit Criteria

Portable storage units shall be subject to the following requirements:

1. A portable storage unit placed on any residential property in any district shall not exceed 170 square feet in size and 8 feet in height.
2. Portable storage units used for the purpose of storing tools, materials and equipment on commercial and industrial properties under construction may exceed 170 square feet. Such storage units may only be permitted on property currently under construction and shall be removed immediately upon substantial completion of the construction work. On properties where construction work has halted for a period greater than 4 consecutive weeks all storage units and storage trailers shall be removed.
3. Not more than 1 portable storage unit shall be permitted on any property at any time, with the exception of commercial or industrial properties currently under construction.
4. No portable storage unit shall be located in a public right-of-way.
5. Portable storage units shall be located no closer to an adjacent property than 10 feet, or the required minimum side or rear yard setback for accessory buildings in the district in which the unit is located, whichever is greater.

Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 221.

6. Portable storage units, except those used for the storage of tools, materials and equipment on commercial or industrial properties under construction, shall only be used for the storage of personal property and for no other purpose whatsoever.
7. The placement of portable storage units shall be in such manner as not to create a public nuisance.
8. A portable storage unit is not permitted as a permanent accessory storage structure regardless of the proposed location on a property.

630 Exterior Lighting Standards

The purpose of this section is to regulate outdoor lighting in order to reduce or prevent light pollution and to minimize lighting impacts on surrounding properties. This means to the extent reasonably possible the reduction or prevention of glare and light trespass, and promotion of safety and security. The regulations of this section shall apply to all lighting that illuminates the exterior of a building, structure, open space, parking and loading areas, or other features of a lot.

6XX.01 Applicable Zoning Districts

Exterior lighting requirements shall apply to all commercial and industrial zoning districts and any commercial, industrial or multi-family uses permitted by a planned development district. Lighting plans shall be submitted for approval with all applications for Certificates of Zoning Compliance.

6XX.02 Submittal Required

An Exterior Lighting Plan demonstrating compliance with the Lighting Standards must be submitted to the township and approved by the Zoning Inspector prior to the issuance of a Zoning Certificate. The Exterior Lighting Plan shall contain the following information:

1. Scaled site plans with property boundaries shown, building plans, and all building locations, building entrances, and building elevations. The plan should include layouts of the parking lot(s), driveway(s), pedestrian pathway(s), adjacent right-of-way(s), a north arrow, an address or legal description.
2. Cut-sheet(s) (profiles or specifications) for all proposed exterior light fixtures and poles.
3. Scaled iso foot-candle plots and/or point-by-point foot-candle layouts defining compliance.
4. All changes during the construction process made after issuance of a zoning certificate must be reviewed and approved prior to installation and final acceptance.
5. All developments with 10 or more parking spaces are required to provide exterior lighting for all exterior doorways, pedestrian pathways and vehicular use areas.

Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 630.

6. All developments with less than 10 parking spaces may provide exterior lighting at all exterior doorways.
7. The style of light standards and fixtures shall be consistent with the style and character of architecture proposed on the site.

6XX.03 Exterior Lighting Standards and Requirements

The following standards shall apply to all exterior illumination of exterior grounds and surfaces of a site:

1. Adverse impact in the form of light pollution resulting in a public nuisance shall be prohibited. Light pollution is defined as any measurable, artificial illumination that strays beyond a site boundary both horizontally and vertically.
2. No outdoor lighting shall be of such an intensity or color distortion as to cause glare or to impair the vision of drivers or pedestrians.
3. Plans must provide for a minimum of 0.5 foot-candles measured at grade in all vehicular use areas and pedestrian pathways. Actual site measurement compliance shall not drop below this minimum.
4. Lighting uniformity shall not exceed a 10:1 maximum to minimum light level and a 4:1 average to minimum light level.
5. The overall height of pole-mounted luminaries shall be measured from finished grade to top of fixture unless otherwise limited and shall not exceed the maximum height as required by the individual zoning district or the requirements of the planned development district.
6. Lighting mounted on a building or structure shall not exceed the height of the building or structure.
7. No blinking, flashing, fluttering lights, search lights or other illuminated device that has a changing light intensity, brightness or color is permitted in any zoning district, except for temporary holiday displays.
8. All outdoor recreational / sport facility lighting will be reviewed for compliance with regard to the intent of these Exterior Lighting Standards to minimize the impact of light trespass and glare on all surrounding properties and public right-of-ways.
9. All exterior lighting used to light vehicular use areas and pedestrian pathways shall be a "Total Cut-Off Type", as defined by the latest Illuminating Engineering Society of North America's IESNA standard. All other exterior lighting including, but not limited to, doorways, architectural, accent, landscape signage, decorative, security, floodlighting or area lighting shall be "Total Cut-Off Type." No portion of the lamp, reflector, lens or refracting system may extend beyond the housing or shield so as

Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 2.10.

to create or allow glare to be visible from offsite, with the following exceptions:

- a) Lighting required by the Building Code for emergency egress when operating in emergency conditions.
- b) Light sources which DO NOT exceed 2300 initial lumens or 4000 main beam candlepower. Roughly equal to the lighting output of one 100 watt incandescent light bulb.

10. Light originating on a site shall not be permitted to exceed the following values when measured at grade 10 feet beyond the property line for the following adjacent land uses:

Table 6XX- Maximum Light Trespass on adjacent property

Residential	0.3 foot-candle
Multi-family	0.5 foot-candle
Office / Commercial	1.0 foot-candle
Industrial / Warehouse	1.5 foot-candle
Outdoor Sports Facility	See ** note above

11. All other luminance not addressed shall not exceed IESNA recommendations as published in their Lighting Handbook, Lighting for Exterior Environments, Recommended Practice for Lighting Merchandising Areas, or other applicable IES publications, as these publications are amended.

Good definitions for all

635 Home Occupations

The Jerome Township Trustees recognize that home occupations are essential to creating a diverse economy, reducing long commuting times and supporting a sense of community. All permitted home occupations shall conform to the requirements of the individual zoning district and the following requirements. Nothing in this section or Zoning Resolution shall prevent or restrict a resident from having a home office or working from home as a "satellite" employee when such home office has no additional employees, has no regular in-home meetings or appointments, requires no signage or identification, and all of the work functions are contained entirely within the primary residence.

6XX.01 Limited Home Occupation

A Limited Home Occupation shall be defined as an accessory use of a residential dwelling unit, except as provided in Section 6XX Temporary Uses, Events, and Sales, for a legitimate business, profession, trade, service or vocation, whether or not for profit, carried on within an enclosed dwelling by the occupants residing therein in accordance with the following standards:

- 1. The Limited Home Occupation is clearly incidental and secondary to the use of the dwelling for residential occupancy and there shall be no substantial indication of the non-residential use of the

add "entirely"

replace with "shall be"

Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 100

premises which is visible or apparent as viewed from off the premises.

2. No person, other than those residing on the premises, shall own or operate such occupation. Not more than 1 non-resident employee shall be employed at any one time in a Limited Home Occupation.
3. There shall be no change in the outside appearance of the building or premises and no signage shall be approved for the Limited Home Occupation.
4. No Limited Home Occupation shall be conducted in any accessory building or structure.
5. The exterior access to the space devoted to the Limited Home Occupation shall not be used exclusively for such use.
6. No equipment or process shall be used in such Limited Home Occupation which creates noise, vibration, glare, fumes, odors, or electrical interference detectable to the normal senses off the lot. In the case of electrical interference, no equipment and/or process shall be used which creates visual or audible interference in any radio or television receivers off the premises, or causes fluctuations in line voltage off the premises.
7. No noise associated with a Limited Home Occupation, including musical instruction, shall be detectable off of the lot or premises or shall cause a nuisance to adjacent property owners.
8. No "commercial vehicles", having dual axles, designed for the transportation of cargo including tractor-trailers shall be used for the delivery of materials to or from the premises in conjunction with the conduct of a Limited Home Occupation.
9. No traffic shall be generated by such Limited Home Occupation in greater volumes than would normally be expected in a residential neighborhood.
10. There shall be no storage of equipment or materials used in the Limited Home Occupation.

6XX.02 Expanded Home Occupation

An Expanded Home Occupation shall be defined as an accessory use of a residential dwelling unit or approved accessory structure, except as provided in Section 6XX Temporary Uses, Events, and Sales, for a legitimate business, profession, trade, service or vocation, whether or not for profit, carried on within an enclosed dwelling or approved accessory structure by the occupants residing therein in accordance with the following standards:

1. The Expanded Home Occupation is clearly incidental and secondary to the use of the dwelling for residential occupancy.
2. No person, other than those residing on the premises, shall own or operate such occupation. Not more than 2 non-resident

replace with "may be permitted as a conditional use"

replace with "shall be"

Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 6XX.

employees shall be employed on premises at any one time in an Expanded Home Occupation.

3. The exterior access to the space devoted to the Expanded Home Occupation shall not be used exclusively for such use.
4. No equipment or process shall be used on premises in such Expanded Home Occupation which creates noise, vibration, glare, fumes, odors, or electrical interference that shall create a nuisance to adjacent properties. In the case of electrical interference, no equipment and/or process shall be used which creates visual or audible interference in any radio or television receivers off the premises, or causes fluctuations in line voltage off the premises.
5. Delivery of materials, equipment or supplies to an Expanded Home Occupation shall be limited to commercial vehicles or light trucks falling under the Federal Highway Administration Vehicle Inventory and Use Survey Class 1, 2,3,4,5, or 6. In no case shall a heavy duty vehicle of Class 7 or 8 requiring a Class B license to operate be used in a delivery to or from an Expanded Home Occupation. Not more than 2 deliveries of materials, equipment or supplies shall be received per day in conjunction with an Expanded Home Occupation.
6. If permitted ~~as a conditional use~~ an Expanded Home Occupation engaged in the repair or refurbishment of motor vehicles may operate in an approved accessory structure with the following requirements:
 - a) The approved accessory structure shall not be constructed on the lot in front of the principle residential structure.
 - b) In no case shall "junk" or "parts" vehicles or vehicles without a current vehicle registration, be stored outdoors anywhere on the lot or premises.
 - c) The storing or stacking of customer vehicles outside of the approved accessory structure shall not be permitted.
7. No traffic shall be generated by such Limited Home Occupation in greater volumes than would normally be expected in a residential neighborhood.
8. Storage of materials and equipment in an Expanded Home Occupation shall be completely enclosed in a permitted accessory structure to the primary residence.

remove

6XX.03 Home Occupations Permit Required

All persons proposing to conduct a Limited Home Occupation or an Expanded Home Occupation shall be required to obtain a permit from the Zoning Inspector. The initial permit shall be valid for a period of two (2) years after the date of issuance. A renewal permit must be secured for each subsequent two (2) year period thereafter.

Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 6XX.

640 Accessory Uses and Structures

Accessory Uses and structures shall meet the standards and requirements of the applicable Zoning District and the requirements of this section.

6XX.01 Accessory Uses and Structures Defined

As used herein, "Accessory Use or Structure" means either a use or an object, building or structure applied, constructed or installed on, above, or below the surface of a lot, which is located on the same lot as a principal use, building, or structure, and which meets the following:

1. Accessory Buildings or Uses are subordinate to or services the principal use, building, or structure.
2. Accessory Buildings or Uses are subordinate in area to the principal use, building, object, or structure.
3. Accessory Buildings or Uses are customarily incidental to the principal use, building, object, or structure.
4. Accessory Buildings or Use includes anything of a subordinate nature detached from, a principal structure or use.
5. Except as otherwise regulated elsewhere in this Resolution, an Accessory Use must be a permitted use within the District.
6. Swimming pools, detached garages, sheds, hot tubs, sport courts, tennis courts, basketball courts, batting cages, gazebos or other similar structures or detached opened aired structures shall be classified as accessory structures and shall be governed by the regulations of this section.
7. ~~Open and uncovered porches attached to a principal structure, decks attached to or immediately abutting a principal structure or at-grade patios directly abutting a principal structure shall not be classified as accessory structures, but shall be considered as impervious surface for the purpose of lot coverage calculations.~~

how about sidewalks

6XX.02 Accessory Uses and Structures Permitted

Accessory uses or structures may be permitted provided that following requirements are met:

1. No more than 2 accessory uses or structures shall be permitted on lots larger than 0.5 acres in a residential zoning district. On residential lots smaller than 0.5 acres no more than 1 accessory use or structure shall be permitted.
2. Accessory uses or structures shall not be constructed prior to the start of construction of the principal use or structure.
3. A Zoning Certificate shall be required prior to the erection, addition, or alteration of an accessory structure or use on any lot.

Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 6.02

4. In any Zoning District accessory uses or structures shall be located on the same lot as the principal use or structure and located subject to the development standards of the Zoning District in which it is located.
5. Accessory structures or uses shall be located to the rear of the principal structure and shall be no closer than 10 feet from any part of the principal structure. Accessory uses and structures shall meet all required side and rear yard setback requirements of the applicable zoning district. Accessory uses or structures shall not be located within a recorded easement.
6. Unless otherwise prohibited by lot area coverage requirements, only one (1) storage shed as an accessory structure may be permitted on a residential lot, provided that the area of said storage shed does not exceed 200 square feet in size. The maximum height of a side wall for any storage shed shall not exceed eight (8) feet and the exterior peak height shall not exceed fourteen (14) feet. A storage shed shall have an exterior which is compatible in appearance to the principal structure on the lot. This includes, but is not limited to materials, colors, texture, and roof types.
7. Any accessory use or structure in any zoning district shall have an exterior which is complimentary in materials to the principal building on the parcel or lot. This includes, but is not limited to materials, colors, texture, roof types and windows.
8. No commercial uses shall be conducted within an accessory structure unless otherwise approved as part of a permitted Limited or Expanded Home Occupation defined by Section 6XX, an approved conditional use permit, or commercial/Industrial zoning request.
9. Accessory structures in excess of 200 square feet in size shall be subject to review and approval by the Zoning Inspector and must have a permanent frost-free foundation as required by the Union County Building Code.
10. ~~With the exception of residential storage sheds, as defined by this section, the maximum size and height of accessory buildings or structures shall be based upon the standards established in the following table. If more than one accessory structures or buildings are constructed, the sum of the size of all accessory structures or buildings cannot exceed the maximum size permitted by the following table. The ratio of length to width of any accessory structure or building cannot exceed 2:1.~~

REMOVE

Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 1.03.

Table xxx Accessory Structures

Lot Size	Maximum Size of Accessory Building(s)	Maximum Height (measured from the finished grade to the mean slope of the roof)
Less than .50 acre	450 square feet	15 feet
Equal to or greater than .50 acre but less than one (1) acre	650 square feet	15 feet
Equal to or greater than one (1) acre but less than two (2) acres	1000 square feet	Shall not exceed the height of the principal structure
Equal to or greater than two (2) acres but less than three (3) acres	1536 square feet	Shall not exceed the height of the principal structure
Equal to or greater than three (3) acres but less than four (4) acres	2160 square feet	25 feet
Equal to or greater than four (4) acres but less than five (5) acres	2880 square feet	30 feet
Five (5) or more acres (non-agricultural)	3600 square feet	35 feet

6XX.03-Pole Barns

Any pole barn designed for agricultural purposes to be used directly in day-to-day farming practices shall not require a building permit, but shall comply with all Jerome Township setback regulations. All other pole barns and buildings must have permits issued by the Jerome Township Zoning Inspector and comply with the Jerome Township Zoning Resolution.

REMOVE

Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 6XX.

6XX.04 Swimming Pools as Accessory Uses or Structures

Swimming pools, not including farm ponds, shall be any pool, lake, or open tank not located within a completely enclosed building and containing or normally capable of containing water to a depth at any point greater than twenty-four (24) inches. Swimming pools, exclusive of portable swimming pools with a diameter less than 12 feet or with an area of less than 100 square feet, may be allowed in any residential zoning district or commercial zoning district as an accessory use permitted by this Resolution subject to compliance with the following regulations:

1. Private Residential Swimming Pools: In all Zoning Districts where residential uses are permitted the following regulations for swimming pools shall apply:
 - a) The swimming pool is intended and is to be used solely for the enjoyment of the occupants of the dwelling unit on the property on which it is located.
 - b) The swimming pool is an accessory use of the property on which it is located. It may not be located in front of the principal residence and may not be located, including any walks, paved areas, or accessory structures adjacent thereto, within the required side or rear yard setback of the zoning district.
 - c) The swimming pool or the entire rear yard on which it is located shall be walled or fenced to prevent uncontrolled access by children from the street or from adjacent properties. Said fence or wall shall not be less than 48 inches in height and shall be maintained in good condition with a gate and lock. In addition the construction of such fence or wall shall be consistent with all other aspects of this Resolution and the requirements of the Union County Building Code and the Residential Building Code of Ohio and all other applicable codes.
 - d) Temporary swimming pools are permitted in **rear** yards only if less than 12' in diameter and are only allowable from May 15th through September 15th.
2. Multi-Family Swimming Pools: A pool that is located within and designed to service specifically a multi-family development shall be permitted as an accessory use or structure irrespective of whether or not such pool is owned or operated by a homeowners association. A private pool designed to service specifically a multi-family development shall be subject to the same yard requirements as listed for principal structures in that district. Such pool shall be constructed and fenced or enclosed in accordance with the requirements of this Resolution, the Union County Building Code, the Ohio Building Code, and all other applicable Codes or requirements.



Rear

Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 2.02.

3. Community or Club Swimming Pools: Where permitted by the appropriate Commercial or Exceptional-Use zoning district, a community or club swimming pool shall be subject to the following requirements:
- The pool is intended for the use and enjoyment of the members and families, and guests of members of the association or club under whose jurisdiction the pool is operated.
 - Such pool shall be constructed and fenced or enclosed in accordance with the requirements of this Resolution, the Union County Building Code, the Ohio Building Code, and all other applicable Codes or requirements. Such wall or fence shall not be less than six (6) feet in height and access to such pool shall be adequately controlled by gate and lock.
 - The pool and all accessory structures to include decks or areas used by bathers shall not be closer than fifty (50) feet to any property line.

Or Residential District

6XX.06 Granny Flats

Where permitted within each district, Granny Flats may be permitted as a conditional use in association with a principal use or structure provided that the following standards are met:

- The property owner must live on-site, and the granny flat must be subservient to the principal use of the property as a dwelling.
- Size of granny flat or handicapped accessible suite: 600 square feet minimum, 816 square feet maximum.
- Must maintain a single-family residential appearance that blends with the principal structure and the neighborhood. An architectural rendering and floor plan must be provided to and approved by the Board of Zoning Appeals.
- Public water and sewer must be provided, or the lot must be adequately sized for, and systems approved for water supply and wastewater disposal to serve both the principal residence and the granny flat.
- Off-street parking must be provided for both the residential use and the proposed Granny Flat. No one space shall block another. Garages count as parking spaces.
- If the Granny Flat is proposed to be above an approved garage structure the maximum Height of the accessory structure shall conform to the maximum height of the district. A granny flat may be located on the first or second floor.
- All structures must meet the standards of the current edition of the CABO (Council of American Building Officials) one-, two- and three-family building regulations and the Union County Plumbing Code.

Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 155

600.07 Private Towers, Antennas, Windmills, and Similar Structures

The private ownership (not of a public utility or similar organization) of Radio and T.V. towers, antennas, satellite earth stations (dish antennas in excess of 24" diameter), solar collectors, windmills and similar structures may be permitted in association with a principal use or structure provided that the following standards are met:

1. All towers, antennas, windmills and similar accessory structures shall be located to the rear of the building setback line and no such structure shall be permitted to encroach upon the minimum required side yard and rear yard setback.
2. No such structure shall be permitted to exceed 35 feet in total height, inclusive of the height of any building or base upon which said structure is erected, except upon issuance of a Conditional Use Permit in accordance with Section XXX of this Resolution.
3. Any guy anchorage or similar device shall be at least ten (10) feet from any property line.
4. No structure shall be in excess of a height equal to the distance from the base of the structure to the nearest overhead electrical power line or phone line less 5 feet, excluding lines which serve only the lot on which said structure is placed.
5. No structure shall be closer to any property line than an amount equal to the height of the structure plus 20 feet.
6. Suitable fencing and/or landscaping or other treatment is provided to effectively prevent unauthorized climbing of the structure.
7. The structure or activity for which the structure is used shall not interfere with radio and television reception on nearby properties.
8. Proposed solar collector shall be sited and screened as necessary to prevent glare from impacting any public road.
9. Prior to issuance of any Certificate of Zoning Compliance for a tower or similar structure as described in this section, the applicant shall submit a plot plan and supporting information to the Zoning Inspector which shows the following:
 - a) Proposed location and height of proposed structure, support systems, and distances to the nearest phone, electric lines and property lines.
 - b) Type of structure and construction materials, and, if requested by the Zoning Inspector, a structural engineering analysis.
 - c) Documentation of any maintenance program which may be necessary.

new Windmill language from Dan

Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 4.02

- d) Proof that a building permit can be obtained or is not necessary for the proposed structure.
- e) Proof that any license which may be required has been or will be obtained.
- f) All fencing, landscaping or other treatment which may be required.
- g) Other information as may be requested by the Zoning Inspector.

645 Adequate Drainage/Ponds

Every lot or use in any zoning district proposing a farm pond or drainage pond shall have an adequate drainage outlet and acceptable soils consistent with the requirements for the proposed use as determined by the Union County Soil and Water Conservation District and shall meet the following standards.

6XX Ponds

Prior to construction of the pond (unless already engineered and approved as part of a proposed development) a permit must be secured and approved by the Zoning Inspector. Pond permit approval is based upon the following criteria; (all documentation shall be included at the time of submittal):

1. Union Soil and Water Conservation District (SWCD) must review and approve proposed construction site with landowner.
2. The pond shall be designed in accordance with Natural Resource Conservation Service (NRCS) Standards and Specifications along with the United States Department of Agriculture's (USDA) National Engineering Field Manual for Conservation Practices. Tile found in working order on site must be rerouted around proposed pond. Soil must be spread in a manner not to encroach on adjacent properties.
3. The Union County Soil and Water Conservation District or a Professional Engineer (P.E.) registered in the State of Ohio shall be responsible for designing the pond and doing site inspections during construction to assure that the pond is constructed according to the approved plan.
4. The pond outlet must be designed to flow into a tile or natural waterway.
5. Setbacks : All ponds must be located a minimum of 50 feet from road right-of-way to the high water mark of the pond and 30 feet from the high water mark of the pond to all side and rear lot lines.
6. All ponds must be located on a property having a 2-acre minimum lot size.
7. All ponds shall be at least $\frac{1}{4}$ acre in size.

Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 1.3.3.

650 Telecommunication Towers

As provided for in Section 519.211 of the Ohio Revised Code, Public Utilities or other functionally equivalent providers may site a Telecommunications Towers as a conditional use in any residential district in conformance with the requirements of this section.

6XX.01 Development Standards for Telecommunications Towers

The location of a telecommunications tower in a residential area as a conditional use shall be subject to the following requirements:

1. The maximum height of a tower shall not exceed 200'.
2. The tower and any stabilization structures or guy wires shall not be placed closer than 150' from a side or rear property line.
3. The tower shall not be placed closer than 200' from any existing structure dwelling; nor shall any tower be constructed to height greater than the distance from the center of the base thereof to the nearest property line of the tract upon which it is constructed.
4. Minimum lot size for which a tower is to be placed shall be 4 acres.
5. The tower shall be located a minimum of 250' from the edge of the right-of-way.
6. A six (6) foot safety fence with a locked gate surrounding the tower is required. If high voltage is necessary, signs must be posted every twenty (20) feet along the fence saying, "Danger – High Voltage." The operator must also post "NO Trespassing" signs. Any and all base station equipment, accessory structure, buildings, etc. used in conjunction with the tower shall be located within the fenced area. The unstaffed storage building and/or unit that houses transmitting equipment is considered an accessory use and/or structure. Setbacks for accessory uses/structures will comply with distance in the zoned district of the tower location. These facilities may not include offices, long-term vehicle storage, other outdoor storage, or broadcast studios except for emergency purposes, or other uses that are needed to send or receive transmissions. For each telecommunication tower, the owner or operator shall provide to the Township, a surety bond or a bank letter of credit, to assure the Township that the terms and conditions of this Section are performed and complied with, including necessary repairs, including repairs to public highways and roads and the costs and expenses of removal in the event of abandonment.
7. The tower shall be designed to aesthetically complement the surrounding community. Towers shall be painted in a non-contrasting color minimizing visibility unless otherwise required by the FCC or FAA.

Update with example from Don

Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 144

8. A landscaping plan must be submitted and approved by the Board of Zoning Appeal. An evergreen hedge planted three feet on center or an evergreen tree line planted five feet on center is suggested. All existing vegetation shall be retained and maintained.
9. Advertising shall not be permitted anywhere on the tower or site with the exception of identification signs and no trespassing signs, which are required.
10. The tower shall not be artificially lighted except to assure safety or as required by the FAA.
11. Towers must be designed and certified by an engineer to be structurally sound and, at a minimum, in conformance with the Ohio Building Code.
12. The tower shall be fully automated and unattended on a daily basis, and shall be visited only for periodic and necessary maintenance.
13. Applicant or tower provider shall demonstrate that the telecommunication tower must be located where it is proposed in order to service the applicant's service area and that no viable siting alternative exists. There shall be an explanation of why a tower at this proposed site is technically necessary.
14. Where the tower is located on a property with another principle use, the applicant shall present documentation that the owner of the property supports the application and that vehicular access is provided to the property. Reasonable access and circulation shall be provided to the tower.
15. Applicant shall provide a signed statement indicating that the applicant agrees to allow for the potential co-location of other users on the same tower to the extent possible, the removal of the tower within one hundred eighty (180) days after the site's use is discontinued, proof that other co-locations opportunities have been explored and are unavailable and the notice has been provided as required in Section 519.211 of the Ohio Revised Code.
16. A tower may be attached to a structure that is a permitted use in the district; including, but not limited to, a church, a municipal or governmental building or facility, agricultural building, and a building or structure owned by a utility, provided conditions 2 through 15 above are met and the tower height does not exceed 20 feet above the existing building or structure to which the tower is attached.

Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 1.1.1.

655 Adult Entertainment

Whereas, the establishment of adult entertainment businesses has a deleterious effect on existing businesses and the surrounding residential segments of neighborhoods, causing blight and downgrading of property values, and has an overall detrimental effect on the health and welfare of the Township; and Whereas, such businesses characteristically utilize excessive illumination to identify their locations at night, thereby distracting passing motorists; and Whereas, such businesses characteristically operate during the late hours of the evening and early hours of the morning, thereby creating excessive noise levels adversely affecting contiguous and surrounding properties and persons utilizing such properties; and Whereas, such businesses have a general overall adverse effect on the health and welfare of the patrons of such businesses, of visitors to the Township, of the citizens of the Township, and upon the surrounding neighborhoods, thereby necessitating the regulation of the location of such businesses and uses within the Township; The following standards shall govern the zoning and development of Adult entertainment businesses in Jerome Township.

6XX.01 Adult Entertainment Defined

An adult Entertainment Facility is defined as a facility having a significant portion of its function as adult entertainment which includes the following listed categories:

1. **Adult Bookstore.** An establishment having as a substantial or significant portion of its stock in trade, books, magazines, and other periodicals which are distinguished or characterized by their emphasis on matter depicting or relating to "specified sexual activities" or "specified anatomical areas" as herein defined or an establishment with a segment or section devoted to the sale or display of such material.
2. **Adult Mini Motion Picture Theater.** A facility with a capacity for less than fifty (50) persons, used for presenting material distinguished or characterized by an emphasis on matter depicting, describing or relating to "specified sexual activities" or "specified anatomical areas," for observation by patrons therein.
3. **Adult Motion Picture Theater.** A facility with a capacity of fifty (50) or more persons used for presenting material distinguished or characterized by an emphasis on matter depicting, describing, or relating to "specified sexual activities" or "specified anatomical areas," for observation by patrons therein.
4. **Adult Entertainment Business.** Any establishment involved in the sale or services or products characterized by the exposure or presentation of "specified anatomical areas" or physical contact of live males or females, and which is characterized by salacious conduct appealing to prurient interest for the observation or participation in by patrons. Services or products included within

Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 202.

the scope of adult entertainment business are photography, dancing, reading, massage, and similar functions which utilize activities as specified above.

6XX.02 Requirements for Adult Entertainment Facilities

Adult entertainment facilities are subject to the conditions set forth in the Zoning Resolution and the following requirements.

1. No adult entertainment facility shall be established within one thousand (1,000) feet of any area zoned for residential use.
2. No adult entertainment facility shall be established within a radius of one thousand five hundred (1,500) feet of any school, library, or teaching facility, whether public or private, governmental or commercial, which school, library, or teaching facility is attended by persons less than eighteen (18) years of age.
3. No adult entertainment facility shall be established within a radius of one thousand five hundred (1,500) feet of any park or recreational facility attended by persons less than eighteen (18) years of age.
4. No adult entertainment facility shall be established within a radius of two thousand (2,000) feet of any other adult entertainment facility.
5. No adult entertainment facility shall be established within a radius of one thousand five hundred (1,500) feet of any established church, synagogue, or established place of religious services which is attended by persons less than eighteen (18) years of age.
6. No advertisements, displays or other promotional materials shall be shown or exhibited so as to be visible to the public from pedestrian sidewalks or walkways, or from other areas public or semi-public.
7. All building openings, entries, windows, etc. for adult uses shall be located, covered, or serviced in such a manner as to prevent a view into the interior from any public or semi-public area, sidewalk or street. For new construction, the building shall be oriented so as to minimize any possibility of viewing the interior from public or semi-public areas.
8. No screens, loudspeakers or sound equipment shall be used for adult motion picture theaters (enclosed or drive-in) that can be seen or discerned by the public from public or semi-public areas.
9. Off-street parking shall be provided in accordance with the standards for permitted use within RR District for similar uses.

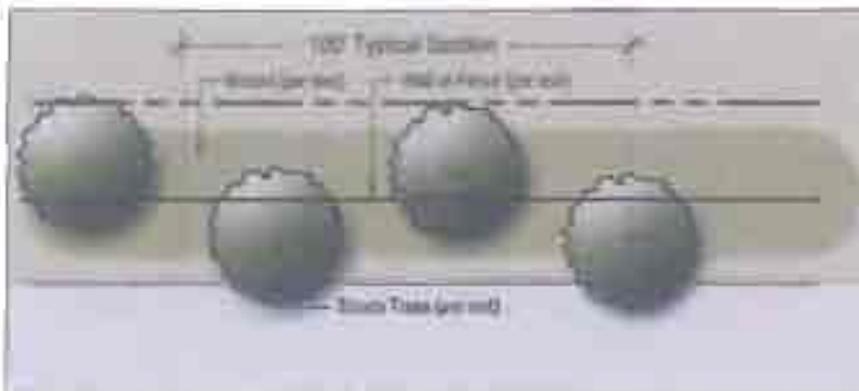
Add a new section for:

1. trash
2. junk cars

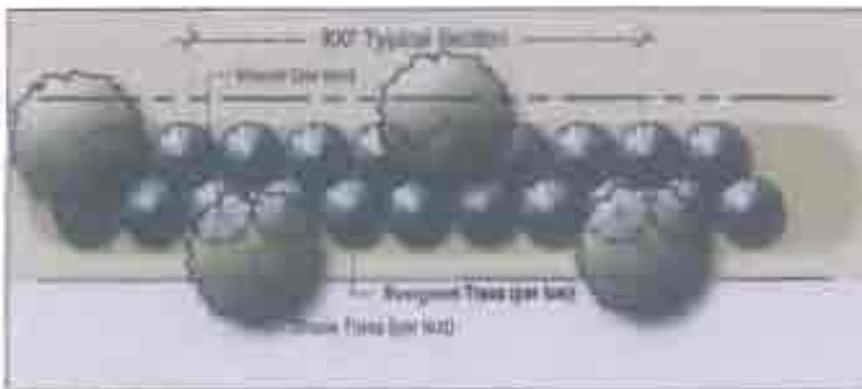
Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 1.03.

705 Appendix 1 – Buffer Diagrams

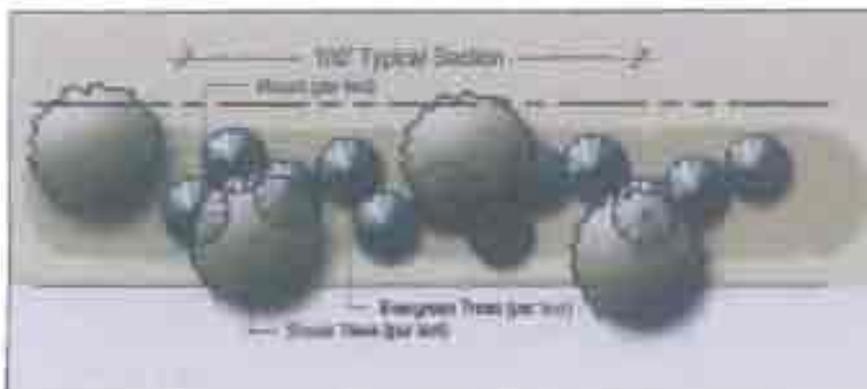
The following Buffer Diagrams provide a representative example of the required screening and buffering referenced within each zoning district. The following diagrams shall serve as a guide while the requirements of the individual zoning districts within the resolution shall govern the height of the mounding, size and spacing of the plant materials and opacity of screening required.



Buffer Type 'A'



Buffer Type 'B'

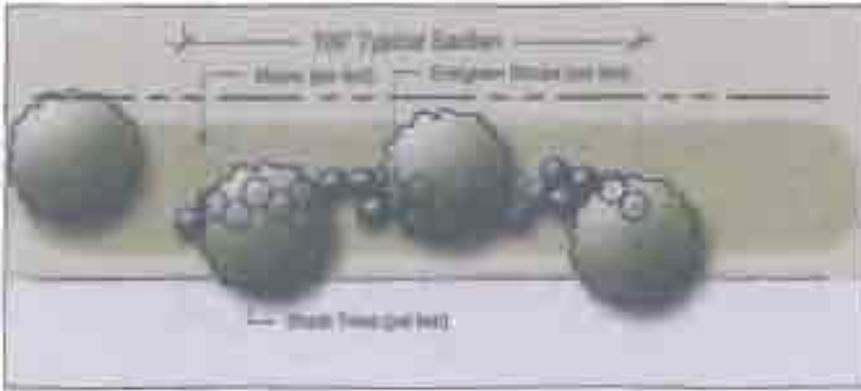


Buffer Type 'C'

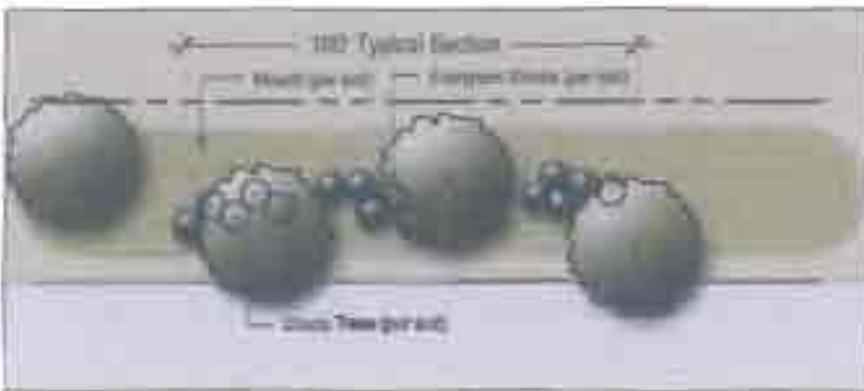
Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 707.



Buffer Type 'D'



Buffer Type 'E'



Buffer Type 'F'

Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 1.01.



Zoning & Subdivision Committee
Thursday, January 9, 2014

The Zoning and Subdivision Committee met in regular session on Thursday, January 09, 2014, at 1:00 pm at the LUC East Liberty Office. Zoning & Subdivision Committee Members were in attendance as follows: Brad Bodenmiller, Scott Coleman Greg DeLong, Wes Dodds, Charles Hall, Paul Hammersmith, Steve McCall, Heather Martin, Jenny Snapp, Jeff Stauch and Andy Yoder. Absent Member was Joel Kranenburg.

Guests included: Barry Moffett, Dover Township; Amy White, City of Urbana; Joe Sampson, Village of St. Paris; Ves DuPree, Champaign County; John Brose, Perry Township; Judy Christian, York Township; John Bayliss, Logan County; Tim Notestine, City of Bellefontaine.

Scott Coleman chaired the Zoning & Subdivision Committee Meeting.

Minutes of the December 12, 2013, meeting were approved with a change of adding Scott Coleman as an attendee. Brad Bodenmiller made the first motion to approve with the amended change, and Steve McCall made the second motion to approve with the amended change. All in favor.

1. Zoning & Subdivision Committee Appointments for 2014
 - o Charles Hall made the first motion to keep all Zoning & Subcommittee members along with Officers the same as 2013 and Brad Bodenmiller made the second motion to keep all Zoning & Subcommittee members along with the Officers the same as 2013. All in favor.
2. Review of Jerome Township (Union County) Zoning Amendment - Staff Report by Jenny Snapp
 - o Paul asked if there was any idea what the letter from the Prosecutor said.
 - o Jenny reported she did not know, except what has been seen in the newspaper.
 - o Greg DeLong made the first motion to recommend denial of the Jerome Township Zoning Text and Andy Yoder made the second motion to recommend denial of the Jerome Township Zoning Text. All in favor.

The Zoning and Subdivision Committee adjourned at 1:07 pm with Charles Hall making the first motion to adjourn, and Steve McCall making the second motion to adjourn. All in favor.