JEROME TOWNSHIP
UNION COUNTY, OHIO

Adopted April 20, 2015
(As subsequently amended December 18, 2019)

ZONING RESOLUTION
Chapter 1 Interpretation and Enactment
Section 100 Title and Resolution
Section 105 Reserved for Future Use
Section 110 Repeal of Prior Resolutions
Section 115 Conformance
Section 120 Relationship to Existing Regulations
Section 125 Reserved for Future Use
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 Reserved for Future Use
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 Reserved for Future Use
Section 455 Local Retail District (LR)
Section 460 Regional Retail District (RR)
Section 465 Reserved for Future Use
Section 470 Special Recreation District (SRE)
<table>
<thead>
<tr>
<th>Chapter 5 Special Zoning Districts</th>
</tr>
</thead>
<tbody>
<tr>
<td>Section 500 Planned Development District (PD)</td>
</tr>
<tr>
<td>Section 510 Open Space District (OS)</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Chapter 6 General Development Standards</th>
</tr>
</thead>
<tbody>
<tr>
<td>Section 600 General Regulation</td>
</tr>
<tr>
<td>Section 605 Agriculture</td>
</tr>
<tr>
<td>Section 610 Off Street Parking and Loading</td>
</tr>
<tr>
<td>Section 615 Signs and Advertising</td>
</tr>
<tr>
<td>Section 620 Landscaping, Screening, and Buffering</td>
</tr>
<tr>
<td>Section 625 Free Standing Walls, Fences, and Hedges</td>
</tr>
<tr>
<td>Section 630 Exterior Lighting Standards</td>
</tr>
<tr>
<td>Section 635 Home Occupations</td>
</tr>
<tr>
<td>Section 640 Temporary Uses, Events, and Sales</td>
</tr>
<tr>
<td>Section 645 Accessory Uses and Structures</td>
</tr>
<tr>
<td>Section 650 Small Wind Projects</td>
</tr>
<tr>
<td>Section 655 Telecommunications Towers</td>
</tr>
<tr>
<td>Section 660 Ponds</td>
</tr>
<tr>
<td>Section 665 Adult Entertainment</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Chapter 7 Appendices</th>
</tr>
</thead>
<tbody>
<tr>
<td>Section 705 Appendix 1-Buffer Diagrams</td>
</tr>
</tbody>
</table>
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
This Resolution is enacted for the purposes set forth and pursuant to the authority contained in Chapter 519 of the Ohio Revised Code.

105 Reserved for Future Use

110 Repeal of Prior Resolutions
The Zoning Resolution or parts thereof previously in effect in Jerome Township, Union County, Ohio not otherwise adopted as part of this Amended Zoning Resolution are hereby repealed. However, all civil legal proceedings and/or all prosecutions resulting from violation of any Zoning Resolution or part thereof heretofore in effect, which are now pending in any of the Courts of the State of Ohio or of the United States, shall not be abated or abandoned by reason of the adoption of any amendment to this Resolution but shall be prosecuted to their finality the same as if amendments to this Resolution had not been adopted; and any and all violations of existing zoning, resolutions, prosecutions for which have not yet been instituted, may be hereafter filed and prosecuted; and nothing in this Resolution shall be so construed as to abandon, abate, or dismiss any litigation or prosecution now pending, and/or which may have heretofore been instituted or prosecuted.

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 regulations established by this Resolution.

115.01 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.

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 230.
4. File an application for a Zoning Certificate if necessary for the intended use of the property. See section 220.

Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 135.
115.02 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.

115.03 Exemptions
The regulations set forth in this Resolution shall affect all use of land, every building and structure, and every use of land, building, or structure except where specifically exempt by law or as may be hereafter amended by law such as public utilities and railroads, and in circumstances where the township has no authority to regulate certain instances of agriculture as defined by Section 519.21 of the Ohio Revised Code.

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, or engineering or building standards the provisions for this Resolution or amendments hereto shall prevail. However, where such resolutions, county subdivision regulations, or engineering or building standards impose greater restrictions or higher requirements than this Resolution or amendments hereto, they shall prevail.

125 Reserved for Future Use

130 Declaration of Minimum Requirements
Subject to limitations specified under applicable law the regulations set forth by this 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.

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

Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 135
Use of Images, Diagrams and Notes:

The use of images, diagrams, and notes within the shaded areas of the right hand margin 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 such images, diagrams, and notes within this shaded 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 shaded area the adopted text of this Resolution shall govern.

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.
Zoning Inspector

A Zoning Inspector designated by the Board of Township Trustees, as is prescribed by Section 519.16 of the Ohio Revised Code, 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 Resolution, and shall perform such other duties as are specified by the Board of Trustees or this Resolution.

200.01 Duties of the Zoning Inspector

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

1. Administer, interpret, and enforce this 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 Amendments, Variances, and Conditional Uses.

3. Review and evaluate all applications for Zoning Certificates, Zoning Amendment, Zoning Appeals, Variances, and Conditional Uses as necessary to make reports to the Zoning Commission, Board of Zoning Appeals, and Board of Township Trustees.

4. Issue Zoning Certificates when the provisions of the Resolution have been met with notations of special conditions involved, or refuse to issue the same in the event of non-compliance.

5. Maintain permanent and current records required by the Zoning Resolution, including but not limited to the Official Zoning Map, zoning permits, inspections documents, and records of all variances, amendments, and conditional uses. Such records shall be kept at the Township Administrative Offices.

6. Inspect any building or lands for compliance with these regulations or to document violations as they may exist.

7. Advise the Board of Trustees on all matters pertaining to the enforcement of and amendments to the Resolution.

Zoning Commission

There is hereby established, in accordance with Chapter 519 of the Ohio Revised Code, a Township Zoning Commission consisting of 5 members appointed by the Township Board of Trustees. Members shall be appointed for a period of 5 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 Zoning Commission shall be subject to removal as specified in Chapter 519 of the Ohio Revised Code. In the event a vacancy occurs on the Zoning Commission, such vacancy shall be filled by appointment of the Board of Township Trustees and shall be for the unexpired term.

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. The Zoning Commission shall adopt rules in accordance with the Zoning Resolution. Meetings of the Zoning Commission shall be at the call of the Chairman and all meetings of the Zoning Commission shall be open to the public. For the purpose of taking action the concurring vote of 3 members of the Zoning Commission shall be required. The Zoning 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 Zoning 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 of Ohio upon townships.
2. To evaluate and make appropriate recommendations to the Board of Township Trustees regarding proposed amendments to the 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 Township Trustees for such purposes.
4. To work with the Zoning Inspector toward the administration and enforcement of the Resolution.
5. To accomplish such other action(s) as are required by this Resolution or by applicable law.

Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 135
Chapter 2
Administration and Enforcement

210 Board of Zoning Appeals

There is hereby established, in accordance with Chapter 519 of the Ohio Revised Code, a Township Board of Zoning Appeals consisting of 5 members appointed by the Township Board of Trustees. Members shall be appointed for a period of 5 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 Board of Zoning Appeals 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 and shall have the same voting power as a regular member when serving in place of an absent member. 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 Board of Zoning Appeals shall be subject to removal as specified in Chapter 519 of the Ohio Revised Code. In the event a vacancy occurs on the Board of Zoning Appeals, such vacancy shall be filled by appointment of the Board of Township Trustees and shall be for the unexpired term.

210.01 Proceedings of the Board of Zoning Appeals

The Board of Zoning Appeals 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. 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 Township Trustees.

210.02 Powers and Duties of the Board of Zoning Appeals

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

1. 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.

Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 135
Zoning Resolution
Jerome Township, Union County, Ohio

Chapter 2
Administration and Enforcement

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 240.

3. Variances – The Board of Zoning Appeals shall hear and decide on applications for variances to this Resolution as defined in section 245.

210.03 Hearings and Appeals

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

1. **Initiation** - Such appeal shall be taken within twenty days after the decision by filing, with the township fiscal officer and with the Board of Zoning Appeals, a notice of appeal specifying the grounds. The township fiscal officer shall transmit to the Board of Zoning Appeals all the papers constituting the record upon which the action appealed from was taken.

2. **Notice** - The Board of Zoning Appeals shall fix a reasonable time for the public hearing of the appeal, give at least ten days' notice in writing to the parties in interest, give notice of such public hearing by one publication in one or more newspapers of general circulation in the county at least ten days before the date of such hearing, and decide the appeal within a reasonable time after it is submitted. Upon the hearing, any person may appear in person or by attorney.

3. **Board has powers of Zoning Inspector on Appeals** - In exercising the powers in Section 519.14 of the Ohio Revised Code, 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 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.

*Note:* The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 135
Zoning Resolution
Jerome Township, Union County, Ohio

Chapter 2
Administration and Enforcement

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. Under this Resolution, the Board of Township Trustees shall have only the duties established by applicable law, including, but without limitation, considering and adopting or rejecting proposed amendments or the repeal of this Resolution, or Official Zoning Map, as provided by law, approving planned unit development projects, and of establishing a schedule of fees and charges as stated in Section 250 of this Resolution.

220 Zoning Certificate Required

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. No person shall locate, erect, construct, reconstruct, enlarge, or structurally alter any building, structure, or sign or change the use of buildings in whole or part 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, or when a change in use of an existing structure is proposed, the application shall be accompanied by a plan of the proposed structure together with a site plan layout showing:

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 Zoning Certificate shall be issued for all new uses within such circumstances.

Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 135
Chapter 2
Administration and Enforcement

Zoning Resolution
Jerome Township, Union County, Ohio

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, additions, and uses, 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. When new signs or billboards are to be erected, or when existing signs or billboards are to modified or re-located, the application shall be accompanied by the following:
a) A completed application and fee for each requested sign.
b) A scalable elevation drawing of each proposed sign.
c) Foundation and anchoring drawings for each proposed sign.
d) A dimensioned site plan showing the location of proposed signs and adjacent buildings and other structures.
e) For wall signs, a building elevation drawn to scale showing the proposed wall sign and all applicable dimensions.
f) For ground signs, a sign base landscaping plan.
g) Cut sheets for any exterior lighting fixtures and/or details of the lighting type to be used.

5. 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 an installation permit from the Union County Health Department for the proposed method of water supply and/or disposal of sanitary wastes.

6. The application form shall be accompanied by all supporting information as required and all plans, as applicable, shall be prepared by a Professional Surveyor, Engineer, Architect or Landscape Architect registered in the State Ohio.

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 a reasonable period of time following the submittal of a complete application. 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 260. All Zoning Certificates shall be conditional upon the commencement of work within 12 months.

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.

Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 135
220.03 Expiration of Zoning Certificate
If the proposed construction described in any Zoning Certificate has not commenced within 12 months from the date of issuance thereof, said Zoning Certificate shall expire or lapse, and written notice thereof shall be given by the Zoning Inspector to the persons affected. If the work described in any Zoning Certificate has not been substantially completed within 30 months of the date of issuance thereof, said Zoning Certificate shall expire, shall be revoked by the Zoning Inspector, and written notice thereof shall be given by the Zoning Inspector to the persons affected along with notice that further work as described in the canceled Zoning Certificate shall not proceed unless and until a new Zoning Certificate has been obtained. “Commencement of Work” is hereby defined to include the placing of construction materials in permanent position and fastened in a permanent manner including where excavation, demolition, or removal of an existing building has substantially begun preparatory to rebuilding.

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.

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.

220.06 Void Zoning Certificate
A Zoning Certificate shall be void if any of the following conditions exist:
1. The Zoning Certificate was issued contrary to the provisions of this Resolution.
2. The Zoning Certificate was issued based upon any materially false information provided by the applicant.

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

225 Reserved for Future Use
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.

230.01 Application for Zoning Amendment

Application to initiate an amendment to the Resolution or the Official Zoning Map 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 said application, together with plot plans or drawing as necessary.

2. Applications shall be signed by at least one owner, or an agent assigned by the owner, of the property being re-zoned, and shall be filed with the Zoning Inspector.

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 an amendment of zoning to a PUD district the township may require additional submittal information as required by Section 500 of this Resolution.

230.02 Procedure

The procedure for the amendment of the Resolution, or a zoning amendment, shall follow the requirements of the Ohio Revised Code, Chapter 519.12 (Townships)

Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 135.
235 Non-Conforming Uses

At the time of adoption or amendment of this Resolution there may exist lots, structures, or uses of land and structures 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 thereto. 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 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, 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 adjoin 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.

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 has been willfully abandoned for any reason for a period of more than 24 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.

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 any 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 then fair market value at time of such removal, damage, or destruction may be restored to its prior condition and the same use or occupancy continued or resumed.

Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 135
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.

1. Any non-conforming 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 eliminate the non-conforming use of such structure or structure and land in combination, and shall not be repaired or reconstructed except in conformity with this Resolution.

3. Should such structure be moved for any reason for any distance whatsoever, it shall thereafter conform to the regulations for the district in which it is located after it is moved.

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 or amendment, the lawful use may be continued so long as it remains otherwise lawful, subject to the following provisions:

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

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

Note: See Section 300 for an explanation of “Fair Market Value”.

Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 135.
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 land in combination, is willfully discontinued or abandoned for 24 months (except when government action impedes access to the premises), the structure, or structure and land in combination, shall not thereafter be used except in conformity with the regulations of the district in which it is located.

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

1. The cubic content of the structure existing when it becomes non-conforming shall not be increased through such repairs or maintenance.

2. 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 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, adversely affect the health, safety and general welfare.
of surrounding properties, or impart 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. 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 shall 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 shall be given at least 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 the applicant and all owners of property within and contiguous to and directly across the street from the property in question to the addresses of those owners appearing on the county auditor’s current tax list. Any party may appear in person, or by attorney.

240.03 Action by the Board of Zoning Appeals

The Board of Zoning Appeals shall, within a reasonable time, 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 Decision of the Board of Zoning Appeals

Before any Conditional Use shall be issued, the applicant shall demonstrate that the proposed Conditional Use meets the following general standards:

1. The proposed use shall 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 and 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 240.04 (2.) above.

5. The proposed use will be served adequately, as required, 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.

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; shall not shine directly on adjoining properties; and shall comply with all other applicable Sections of this Resolution.

9. If applicable, truck routes shall be established for movement in and out of the property being granted a Conditional Use Permit 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 240.01.

### 240.05 Supplementary Conditions and safeguards

If the Board, in its discretion, approves the Conditional Use Permit, it may impose such conditions, safeguards, and restrictions as it deems necessary to ensure that the use will be conducted in the best interest of the zoning district.
Chapter 2
Administration and Enforcement

245 Variances

Upon appeal the Board of Zoning Appeals may authorize, 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, and so that the spirit of the Resolution will be observed and substantial justice done. 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 shall be accompanied by such information as required on the application form and by a letter from the Zoning Inspector describing the need for the proposed variance.

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 a completed application. Notice shall be given at least 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 the applicant and all owners of property within and contiguous to and directly across the street from the property in question to the addresses of those owners appearing on the county auditor’s current tax list. Any party may appear in person, or by attorney.

245.03 Action by the Board of Zoning Appeals
The Board of Zoning Appeals shall, within a reasonable time, approve, approve with supplementary conditions, or disapprove the application as was submitted. In granting any Variance under the provisions of this section, the Board of Zoning Appeals may impose such conditions, safeguards and restrictions as deemed necessary to secure the objectives of the standards set forth in this Article, and to carry out the general purpose and intent of this Resolution. Violation of the conditions, safeguards, and restrictions, when made a part of the terms under which the request for the Variance is granted, shall be deemed a violation of this Resolution.

Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 135
245.04 Decision by the Board of Zoning Appeals
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. That the Variance is the minimum Variance that will make possible the reasonable use of the land, building, or structure;
6. 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.

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 260 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.

250 Fees
The Board of Township Trustees shall establish a Schedule of Fees listing the charges and expenses, and a collection procedure for Zoning Certificates, Zoning Amendments, Zoning Appeals, Conditional Uses, Variances, 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 have been paid in full, no action shall be taken on any application or appeal.

Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 135.
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.

260 Penalties for Violation

260.01 Penalty for Violation of Zoning Resolution
Any person violating any provision of any article of this Resolution, or who shall violate or fail to comply with any order made thereunder; or who shall falsify plans or statements filed thereunder; or who shall continue to work upon any structure after having received written notice from the Township Zoning Inspector to cease work, shall be guilty of a misdemeanor, and subject to the penalty provided in Section 519.99, Ohio Revised Code.

260.02 Remedies for Violation of Zoning Resolution
In case any building is, or is proposed to be located, erected, constructed, reconstructed, enlarged, changed, maintained, or used, or any land is, or is proposed to be used in violation of any regulation or provisions of this Resolution or any amendment thereto, the Board of Township Trustees, the Zoning Inspector, Prosecuting Attorney of the county, or any adjacent or neighboring property owner who would be especially damaged by such violation, in addition to other remedies provided by law, may institute injunction, mandamus, abatement, or any other appropriate action, actions, proceedings to prevent, enjoin, abate or remove such unlawful location, erection, construction, reconstruction, enlargement, change, maintenance or use.

Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 135.
300 Definitions

Except where specifically defined herein, all words used in this Resolution shall carry their customary meaning. The following listed words are specifically defined for use in this Resolution.

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

a) The word "person" or "person of interest" 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".

Abandoned Sign - A sign associated with an abandoned use, a sign that remains after the termination of the business, or a sign on its immediate premises not adequately maintained and not repaired.

Adult - An individual eighteen years of age or older.

Adult Book Store - Adult book store means an establishment deriving a majority of its gross income from the sale or rental of, or having a majority of its stock in trade in, books, magazines or other periodicals, films, or mechanical or non-mechanical devices, which constitute adult materials.

Adult Care Facility - An adult family home or an adult group home. For the purposes of this Resolution, any residence, facility, institution, hotel, congregate housing project, or similar facility that provides accommodations and supervision to three to sixteen unrelated adults, at least three of whom are provided personal care services. Adult care facility does not include:

a) A facility operated by a hospice care program licensed under ORC 3712.04 that is used exclusively for care of hospice patients.

b) A nursing home or home for the aging as defined in ORC 3721.01.

c) A community alternative home as defined in ORC 3724.01.

d) An alcohol and drug addiction program as defined in ORC 3793.01.

Adult Family Home - As defined in ORC 3722.01, a residence or facility that provides accommodations for three to five unrelated adults and supervision and personal care services to at least three adults.

Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 135
**Adult Group Home** - As defined under ORC 3722.01, an adult group home means a residence or facility that provides accommodations for six to sixteen unrelated adults and provides supervision and adult personal care services to at least three of the unrelated adults.

**Agriculture** - For the purposes of this Resolution the definition of Agriculture shall be that prescribed by Section 519.01 of the Ohio Revised Code. As used herein, agriculture generally includes farming; ranching; algaeculture meaning the farming of algae; 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, vegetables, nursery stock, ornamental shrubs, ornamental trees, flowers, sod, or mushrooms; timber; pasturage; any combination of the foregoing; and 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.

**Agricultural Buildings and Structures** – Agricultural Buildings and structures are defined as such structures that are customarily used primarily to house animals and support agricultural uses such as barns, sheds, pole barns, silos, grain structures, feed structures, etc. The use of equipment such as Semi-Trailers, abandoned box cars, and similar such units shall not be considered agricultural structures and shall not be permitted for use as such.

**Attached** - “Attached” means:

1. A use, room or space that has at least one (1) wall in common with the remainder of a building;
2. A use, room or space that can be entered from and/or through other rooms and spaces within a building. An unenclosed roof connection shall not be considered attached. (Rev. 12-17-2018)

**Awning** - A hood or cover that projects from the wall of a building against the face of the supporting building.

**Basement** - A story all or partly underground but having at least one-half of its height below the average level of the adjoining ground.

**Billboard** - A sign directing attention to a specific business, product, service, entertainment, or other activity sold, offered or conducted elsewhere than upon the lot on which the sign is located or for public services and information or for political advertising.

**Buffer** – 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.

Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 135
**Building** - Any structure, whether portable or fixed, having been designed or intended for the support, enclosure, shelter, or protection of persons, animals, chattels, or property.

**Building, Accessory** - A subordinate building detached from, but located on the same lot as the principal use or structure, the use of which is incidental and accessory to that of the principal use or structure. (See Section 6 for Development Standards) (Rev. 12-17-2018)

**Building Addition** - "Building Addition" means a part added to a building, either by being built so as to form one (1) architectural whole with it, or by being joined with it in some way, as by a passage, and so that one is a necessary adjunct or appurtenant to the other or so that both constitute the same building. (Rev. 12-17-2018)

**Building, Height of** – The vertical distance measured from the average elevation of the proposed finished grade at the front of the building to the highest point of the roof for flat roofs, to the deck line of mansard roofs, and the mean height 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 the building is situated.

**Clear Sight Triangle** - The triangular area formed by a diagonal line connecting two points, located on intersecting lines of street and driveway, one being on the street right-of-way, the other point being on the easement of access, or pavement edge of an access drive, each point being 20 feet from the intersecting lines. The view through this triangular area, from the street into the driveway or the driveway into the street, shall be open and unobstructed by landscaping, signs, or structures, from a height of 3 feet above grade to 10 feet above grade. See Figure 3.1. (Rev. 12-17-2018)

**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.

**Detached** – “Detached” means:

1. a use, room, space, building or assembly of buildings that is completely surrounded by open space;
2. a use, room, space, building or assembly of accessory buildings that is not attached or connected to a principally permitted use or building. (Rev. 12-17-2018)
Display Area (of a Sign) – The area of a sign or billboard shall be computed by means of a continuous perimeter forming a basic geometric shape which encloses the message or display and is differentiated from the wall or supporting structure on which it is placed in addition to the following:

a. Two or More Faces - Where an area of a sign or billboard has two or more display faces, the area of all faces shall be used in determining the area of the sign unless the two display faces join back to back, are parallel to each other and not more than 24 inches apart, or form a V-angle of less than 45 degrees.

b. Supporting Structures – Supporting structures or uprights on which a sign or billboard may be placed are excluded from the sign area if they contain no message and are clearly incidental to the display itself.

c. Wall Mounted Signs – For wall mounted signs which consist of individually mounted letters, numbers, or other symbols on a wall or fascia, the area of the sign shall be the area of a rectangle circumscribed around the letters, numbers, or other symbols.

d. Awning Signs – For awning signs, the area of the sign shall include only the letters, numbers, or graphics on the surface of the awning and not the entire area of the awning face. (Rev. 12-17-2018)

District - A part, zone, or geographic area within the township within which certain zoning or development regulations apply.

Drive through business or window - An establishment or part of an establishment designed for the conduct of business with customers who remain within a vehicle during the transaction.

Dwelling - Any building or structure which is wholly or partly used or intended to be used for living or sleeping quarters by one or more human occupants.

Dwelling, Detached Single Family - detached, individual dwelling units, which accommodate one family, as defined herein, living as one housekeeping unit. The type of construction of such units shall conform to the Residential Code of Ohio, or be classified as an Industrialized Unit under the Ohio Basic Building Code, or conform to the definition of permanently-sited manufactured home as provided for in ORC 519.212.

Dwelling, Multi-Family - A residential building arranged or designed for 3 or more dwelling units as separate and complete housekeeping units.

Dwelling, Two Family - A building arranged or designed to be occupied by 2 families, the structure having only 2 dwelling units living independently of each other.
**Dwelling Unit** – Space, within a dwelling, comprising living, dining, sleeping room or rooms, storage closets, as well as, space and equipment for cooking, bathing, and toilet facilities, all used by only one family and its household employees.

**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.

**Family** - a person living alone, or any of the following groups living together as a single nonprofit housekeeping unit and sharing common living, sleeping, cooking and eating facilities:

a) any number of people related by blood, marriage, adoption, guardianship or other duly-authorized custodial relationship;

b) two unrelated people; or

c) two unrelated people and any children related to either of them by blood, marriage, adoption, guardianship or other duly-authorized custodial relationship.

“Family” does not include any society, club, fraternity, sorority, association, lodge, federation, or like organization; any group of individuals whose association is temporary or seasonal in nature; any group of individuals who are in a group living arrangement as a result of a criminal offense. This definition is not, however, intended to prohibit those living arrangements among individuals which is specifically set forth and authorized by applicable law as being permitted uses within residential zoning districts.

**Fair Market Value** – The “Fair Market Value” as used herein shall first be determined to be the current value of structures as carried by the Union County Auditor. If such value is disputed by the owner of the structures, or the township, the township may elect to hire a licensed third-party licensed appraiser to determine the value. Said appraiser shall be hired by the township and, in the event of a dispute by the property owner, may require reimbursement from the property owner for such fees as necessary. If the township shall require reimbursement, the township shall solicit fees for the appraisal in advance of the start of work, and shall provide the property owner with a copy of the fee proposal and a notice to deliver a check to the township for such fees prior to the commission of the appraisal.

---

Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 135.
Chapter 3

Definitions

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.

Floor area, Non-Residential – A square footage calculation of the floor area of the specified use excluding stairs, washrooms, elevator shafts, maintenance shafts and rooms, display windows and similar areas.

Floor area, Residential - Floor area of a residential structure shall be computed as the sum of the gross horizontal area, in square feet, of the several floors of the residential structure, excluding finished or unfinished basements, breezeways, carports, garages, storage areas with only outside access, porches, unfinished attics, and other unheated and/or unfinished areas attached to the principal use or structure.

Gasoline 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 granny flat is a dwelling unit located in a separate structure that is accessory to a single-family dwelling as may be permitted as a conditional use in certain zoning districts within this Resolution. As long as members of the resident owner’s family use the granny flat, the principal use of the property retains its single-family status. Conversion of a granny flat to a rental unit for the general public requires zoning approval for a two-family dwelling.

Group Residential Facility - A group residential facility, as defined by ORC 5119.34, is a community residential facility, licensed and/or approved and regulated by the State of Ohio, which provides rehabilitative services.

Gun Club (Public or Private) - 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 - Home Occupation means an accessory use which is an activity, profession, occupation, service craft, or revenue-enhancing hobby which is clearly incidental and subordinate to the use of the premises as a dwelling, and is conducted entirely within the dwelling unit, or elsewhere on the premises, without any significant adverse effect upon the surrounding neighborhood. See section 635 in the General Development Standards.

Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 135.
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 Dock - An unobstructed area or platform within or attached to a building or structure, usually coinciding with large openings in the building wall, which are provided and maintained for the temporary parking of trucks and other motor vehicles for the purpose of loading and unloading goods, wares, materials, and merchandise. Loading docks may be configured in a single arrangement or with multiple loading docks grouped together as typically seen in large warehouse or distribution facilities.

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.

Lot - For the purposes of this Resolution, a lot is a parcel of land of sufficient size to meet minimum zoning requirements for use, coverage, and area, and to provide such yards and other open spaces as are herein required. Such lot shall have frontage on an improved public street, or on an approved private street, and may consist of:

a) A single lot of record;
b) A portion of a lot of record;
c) A combination of complete lots of record, of complete lots of record and portions of lots of record, or of portions of lots of record.

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

Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 135
Lot, Flag - A lot so shaped and designed that the main building site area is set back from the street on which it fronts and includes an access strip connecting the main building site with the frontage street.

Lot Frontage - The uninterrupted linear or curvilinear extent of a lot measured along the street right-of-way, or property line adjacent to the street on which the lot fronts, 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) The Depth of a lot shall be considered to be the average horizontal distance between the front property line or street right-of-way line and the rear property line.
   b) The Width of a lot shall be considered to be the horizontal distance between side property lines measured at the required front building setback. For pie shaped lots the width between side property lines where they intersect the front property line or street right-of-way line shall not be less than eighty (80) percent of the required lot width except in the case of lots on the turning circle of cul-de-sacs or on the radius of a loop street.
   c) The Area of a lot shall be the total horizontal area within the exterior lines of the lot, exclusive of any right-of-way, usually expressed in square footage or acreage.

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 which is part of a subdivision recorded in the office of the county recorder, or a lot or parcel described by metes and bounds, the description of which has been so recorded.

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. Corner lot shall meet the setback requirements for all roads, streets, or alleys that abut.
   b) An interior lot is a 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.

Manufactured home - A non-self-propelled building unit or assembly of closed construction fabricated in an off-site facility, and constructed in conformance with the federal construction and safety standards established by the Secretary of Housing and Urban Development (HUD) pursuant to the "Manufactured Housing Construction and
Chapter 3
Definitions

Zoning Resolution
Jerome Township, Union County, Ohio

Safety Standards Act of 1974, 88 Stat. 700, 42 U.S.C.A 5401, 5403 and that has a permanent label or tag permanently affixed to it as specified in 42 U.S.C.A 5415, certifying compliance with all applicable federal construction and safety standards. A manufactured home is transportable in one or more sections, which, in the traveling mode, is eight body feet or more in width or forty body feet or more in length or, when erected on site, is three hundred twenty or more square feet, and which is built on a permanent chassis, designed to be used as a dwelling with or without permanent foundation when connected to required utilities. Calculations used to determine the number of square feet in a structure’s exterior dimensions are measured at the largest horizontal projections when erected on site. These dimensions include all expandable rooms, cabinets, and other projections containing interior space, but do not include bay windows. (ORC 4501.01) For the purposes of this section, chassis means a steel frame specifically designed and constructed with wheels or running gear and towing tongue installed for transportation on public streets or highways and designed without the need for a permanent foundation arriving at the site complete and ready for residential occupancy except for minor and incidental unpacking and assembly operations; location on wheels, jacks, blocks, or other foundation, connection to utilities and the like.

**Mobile Home** - A building unit or assembly of closed construction that is fabricated in an off-site facility, is more than thirty-five body feet in length or, when erected on site, is three hundred twenty or more square feet, is built on a permanent chassis, is transportable in one or more sections, and does not qualify as a manufactured home as defined in division (C)(4) of section 3781.06 of the Revised Code or as an industrialized unit as defined in division (C)(3) of section 3781.06 of the Revised Code.

**Model Home** - A temporary showroom or display model that is used for marketing purposes by a commercial homebuilder during the sales period of a new residential development. For the purposes of this Resolution, a model home loses its status as a marketing tool after five (5) years from its opening date. Model homes may be converted to permanent residences at the end of their use as a marketing location, provided they meet all zoning and building codes for occupancy.

**Motor Home / Recreational Vehicle** - A vehicular portable structure that meets all of the conditions of the Ohio Revised Code Section 4501.01 (Q).

**Motor Vehicle** - Any vehicle, including mobile homes and recreational vehicles, which is propelled or drawn by power other than muscular power or power collected from overhead electric trolley wires. "Motor vehicle" does not include utility vehicles, motorized bicycles, road rollers, traction engines, power shovels, power cranes, and other equipment used in construction work and not designed for or

Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 135
employed in general highway transportation, well-drilling machinery, ditch-digging machinery, farm machinery, and trailers that are designed and used exclusively to transport a boat between a place of storage and a marina, or in and around a marina, when drawn or towed on a public road or highway for a distance of no more than ten miles and at a speed of twenty-five miles per hour or less.

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

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

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

**Nuisance** – As used herein nuisance refers to 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. As used herein 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. The above includes those nuisances as identified in the Ohio Revised Code Sections 505.86, 505.87, and 505.871. 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
designed for the 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.

**Office, Corporate** - 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.

**Office, Freeway Oriented** – An office building(s), located on a lot that
borders the right-of-way of a state or federal highway, that is designed
and located on the lot in such a way to maximize the visibility and/or
recognition of the office structure from the highway.

**Office Park** – A large tract of land that is planned, developed, and
operated as an integrated facility for a number of separate office
buildings uses and may incorporate internal circulation, joint parking
facilities, shared utility needs, and common areas, and may pay special
attention to aesthetics and compatibility.

**Outparcel** – An individual lot or structure located within a retail center
but apart from the main structure, typically located along the right-of-way
of the public street serving the retail center, which may share driveway
access, internal circulation, and internal parking with the retail center,
and may or may not be under the same property ownership.

**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 610.

**Pond** - Any man-made structure in which water is impounded by
constructing a dam or embankment or by excavating a pit. 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,
Zoning Resolution
Jerome Township, Union County, Ohio

Chapter 3
Definitions

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.

**Residential Garden** - A tract of land that is specifically used by the owner for the purpose of the outdoor cultivation of flowers, fruits, vegetables, or small plants, and is unenclosed by any structure other than a fence. Gardens are permitted in any residential or agricultural district. Garden fences are subject to the requirements of Section 625 of this Resolution.

**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 Center (Shopping Center)** - A group of retail and other commercial establishments that are planned, owned, and managed as a single property. On-site parking is provided. The center’s size and orientation are generally determined by the market characteristics of the trade area served by the center. The two main configurations of shopping centers are indoor malls and open-air strip centers.

**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.

**Setback** – See “Yard” (Rev. 12-17-2018)
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.

Sign - A sign shall be defined as an outdoor display intended to identify or attract attention to the premises on which it is located; the businesses, organizations, or individuals conducting professional activities on the premises; or the products or services sold, distributed, produced, or repaired on the premises. Signs also include outdoor displays used by businesses, organizations, or individuals conducting professional activities on the premises to convey information, ideas, and opinions to the public. 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 of alteration.

c) Changeable Copy Sign (manual) - A sign, or portion thereof, on which characters, letters or illustrations are changed manually in the field without altering the face or surface of the sign, including without limitation, a reader board with changeable letters.

d) Changeable Copy Sign (mechanical or electronic) - A sign, or portion thereof, on which characters, letters or illustrations are changed mechanically or electronically in the field without altering the face or surface of the sign, including without limitation, an electronic or mechanical message center.

e) Flag – means any fabric or material or bunting containing distinctive colors, patterns used as a symbol.

f) 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.

g) Height – The height of signs shall be determined in accordance with Section 615 of this Resolution and shall conform to all applicable requirements of the underlying zoning district.

h) 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.

i) **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.

j) **Monument/Ground Mounted 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.

k) **Pennant, 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.

l) **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.

m) **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.

n) **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.

o) **Pylon/Pole Sign** – a freestanding sign (permanent or temporary) greater than 6 feet in height supported by braces or uprights that is not attached to any building.

p) **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.

q) **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 1 year.

r) **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 (16) inches and where the display area is mounted flat and parallel to the wall.

s) **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 painted or

---

**Note:** The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 135.
physically affixed to the glass or is within 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 2 square feet or less bearing information about the business hours, accepted forms of payment and similar basic functional notices).

**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.

**Story** - The part of a building, except a mezzanine, included between the surface of one floor and the surface of the next floor above; or if there is no floor above, then the ceiling next above. The floor of a story may have split levels provided that there shall not be more than four feet difference in elevation between the different levels of the floor. A basement shall not be counted as a story.

**Structure** - Anything constructed or erected, the use of which requires location on, above, or below the surface of a lot or attachment to something having a fixed location on the ground. Among other things, structures include buildings, mobile homes, manufactured homes, walls, fences and billboards. (Rev. 12-17-2018)

**Structure, Accessory** – A subordinate structure detached from, but located on the same lot as the principal use or structure, the use of which is incidental and accessory to that of the principal use or structure. (See Section 6 for Development Standards.) (Rev. 12-17-2018)

**Structure, Principal** - A structure, or group of structures, in which is conducted the primary use of the lot on which the structure is located. As regulated in zoning districts, the principal structure contains the principally permitted use. (Rev. 12-17-2018)

**Toxic or Hazardous Material** - See definition for Hazardous Wastes.

**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), and is designed to be drawn by a motor vehicle.

**Trailer, Travel** - A vehicular unit, mounted on wheels, designed to provide temporary living quarters for recreational, camping, or travel use, and of such size or weight as not to require special highway movement permits when drawn by a motorized vehicle.

*Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 135*
Transitional Plantings - Plantings that are potted, balled, or otherwise temporarily stored for resale.

Use - The specific activity for which land or a structure 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. (Rev. 12-17-2018)

Use, Accessory - A use which is located on the same lot as a principal use, subordinate to or serves the principal use, and is customarily incidental to the principal use. Except as otherwise required in the Resolution, an accessory use shall be a permitted use. (Rev. 12-17-2018)

Use, Principal - A use which is the primary use and chief activity of the lot or structure. As regulated in zoning districts, the use of a lot which is permitted within the district. This is often referred to as the principally permitted use, or uses, within the district. (Rev. 12-17-2018)

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.)

Wall - A vertical element with a horizontal length-to-thickness ratio greater than three, used to enclose space. (Rev. 12-17-2018)

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 the general ground level of the graded lot upward; provided, accessories, ornaments, and furniture may be permitted in any yard, subject to height installations and requirements limiting obstruction of visibility.

Yard, Front Setback - A yard extending between side lot lines across the front of a lot and from the front property line to the front of the principal building.
Zoning Resolution  
Jerome Township, Union County, Ohio

Chapter 3  
Definitions

a) In the case of through lots a front yard of the required depth shall be provided on all road frontages.

b) In the case of corner lots, a front yard of the required depth shall be provided on both road frontages.

c) In the case of existing flag lots, the Front Yard Setback shall be measured from the front property line established where the lot widens to the normal required lot width.

d) With the exception of existing flag lots, all required Front Yard Setbacks shall be measured from the Right-of-Way of the public road on which the property fronts. Where a Right-of-way has not been established, the Front Yard Setback shall be measured from the assumed Right-of-Way based upon the Functional Roadway Classification as defined by the Union County Engineer. Where no Right-of-Way has been established the front setback shall be measured from the centerline of the existing road and shall include the required setback distance as established in the Zoning Resolution, plus half of the distance of the assumed Right-of-Way as detailed in the following chart:

<table>
<thead>
<tr>
<th>Road / Street Classification</th>
<th>Total assumed Right-of-Way</th>
<th>Distance from the centerline to the assumed Right-of-Way line.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Local Road</td>
<td>60 feet</td>
<td>30 feet</td>
</tr>
<tr>
<td>Minor Collector Road</td>
<td>80 feet</td>
<td>40 feet</td>
</tr>
<tr>
<td>Major Collector Road</td>
<td>100 feet</td>
<td>50 feet</td>
</tr>
<tr>
<td>Minor Arterial Road</td>
<td>120 feet</td>
<td>60 feet</td>
</tr>
</tbody>
</table>

Yard, Rear Setback - A yard extending between side lot lines across the rear of a lot and from the rear lot line to the rear of the principal building.

Yard, Side Setback - A yard extending from the principal building to the side lot line on both sides of the principal building between the lines establishing the front and rear yards.

Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 135
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 Chapter 4 and Chapter 5 of this Resolution shall be interpreted and enforced as follows:

405.01 Identification of Uses

Uses are listed by their customary name or identification, except where they are specifically defined or limited in this Resolution.

When a listed use has a number preceding the name, said number shall indicate the designation provided by the North American Industry Classification System (NAICS), U.S. Department of Commerce, United States Census Bureau, 2012 edition. The NAICS is a 2 through 6 digit hierarchical classification system where each digit in the code is part of a series of progressively narrower categories. In this system the first two digits indicate the economic sector, the third digit indicates the subsector, the fourth digit indicates the industry group, the fifth digit indicates the NAICS industry title, and the sixth digit indicates the national industry title. Where such numbers are listed in this Resolution the following shall apply:

1. Numbers listed by sector and subsector only (2 or 3 digit numbers) shall be deemed to include all industry groups and industry titles (fourth, fifth and sixth digits) listed within the sector and subsector unless those groups and titles are specifically excepted within this Resolution.

2. Numbers listed with industry group, and industry titles (4 and 5 digit numbers) shall include all activities listed under the industry code other than those specifically excepted by this Resolution.

The full text of the listings in the 2012 North American Industry Classification System (NAICS) shall be a part of the definition of the uses listed in this Resolution and is hereby adopted as a part of this Resolution.

405.02 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.

405.03 Accessory Uses and Structures

An Accessory Use or Structure is a use or structure which is clearly subordinate to the principal use as defined in Section 300 of this Resolution. Accessory uses or structures may be allowed only in
accordance with the specific district regulations and the requirements of section 645 of this Resolution.

405.04 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. The approval of a Conditional Use shall be subject to the requirements of Section 240 of this Resolution and to the additional development standards outlined in each zoning district.

405.05 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.

410 Zoning Districts Established
The following zoning districts are hereby established for Jerome Township, Union County Ohio:

410.01 Agricultural Zoning Districts
AG - Agricultural District

410.02 Residential Zoning Districts
RU - Rural Residential District
LDR - Low Density Residential District
MDR - Medium Density Residential District

410.03 Office and Industrial Zoning Districts
ORM - Office / Research / Medical District
COM - Commerce District

410.04 Commercial Zoning Districts
LR - Local Retail District
RR - Regional Retail District

410.05 Recreation Districts
SRE - Special Recreation District

410.06 Special Zoning Districts
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 135
415  Official Zoning Map

The districts and their boundary lines are indicated upon a map entitled “Zoning Districts Map of Jerome Township, Union County, Ohio”, hereinafter called the “Zoning Map”, which is hereby made a part of this Resolution. The Zoning 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 in the Office of Zoning Inspector for Jerome Township and shall be identified by the signature of the Chairman of the Board of Township Trustees and attested by the Clerk.

415.01  Rules for Interpretation of District Boundaries

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:

1. Where district boundaries are indicated approximately following the center lines of streets or highways, street lines or highway right-of-way lines, such as center lines, street lines, or highway right-of-way lines shall be construed to be such boundaries.

2. Where district boundaries are so indicated that they approximately follow the lot lines, such lot lines shall be construed to be said boundaries.

3. Where district boundaries are so indicated that they are approximately parallel to the center lines or street lines of streets, or the center lines of right-of-way lines of highways, such district boundaries shall be construed parallel thereto and at such distance as indicated on the Zoning Map. If no such distance is given, the dimension shall be determined by the use of the scale shown on said Zoning Map.

4. Where the boundary of a district follows a railroad line, such boundary shall be deemed to be located midway between the main tracks of said railroad lines.

5. Where the boundary of a district follows a stream or other body of water, the centerline of the body of water shall be deemed to be the boundary of the zoning district unless otherwise indicated.

6. Where the boundary of a district follows a metes and bounds description approved as a part of a rezoning or annexation of any territory, said metes and bounds description shall have control over all of the foregoing.

7. Questions concerning the exact location of district boundary lines shall be determined by the Zoning Inspector, subject to the owners’ right of appeal to the Board of Zoning Appeals as provided herein.

415.02  Vacation of Public Ways

Whenever any street or public right-of-way is vacated by official action of the County Commissioners, the zoning districts adjoining each side of the street or public right-of-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.

Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 135.


420 Agricultural District (AG)

The purpose and intent of the Agricultural District (AG) is to encourage the continuance of agricultural uses, protect prime farmland and agricultural soils, 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.

420.01 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.

420.02 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 buildings and structures incidental to carrying out the agricultural uses, and / or no more than one single-family detached dwelling per lot.
2. Limited Home Occupation Subject to the requirements of Section 635 of this Resolution.
3. 813110 Church or other places of religious worship

420.03 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 645 of this Resolution.

Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 135
420.04 Conditional Uses
The following uses may be permitted as Conditional Uses in the Ag District by the Board of Zoning Appeals in accordance with the requirements of Section 240 of this Resolution and subject to the development standards for such uses as established herein.

1. Agritourism 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 635 of this Resolution.
9. Accessory Apartment (Granny Flat) subject to the requirements of section 645 of this Resolution.
10. Small Wind Projects (less than 5 mw) subject to the requirements of section 650 of this Resolution.
11. Private landing fields for private or agricultural aircraft use.
12. Surface Mining Activities

420.05 Lot Size and Yard Setback Standards
The following lot size and yard setback standards shall apply to all lots in the AG District:

1. Minimum Lot Size
   The minimum lot size for parcels in the AG district shall be 5 acres.

2. Minimum Lot Frontage
   Lots in the AG District shall have a minimum 300 feet of continuous frontage as defined in Chapter 3 of this Resolution.

3. Flag Lots
   Flag lots are permitted within the AG District provided that some portion of the lot meets the minimum continuous frontage requirements stated above.
4. **Front Yard Setbacks**
   All Front Yard Setbacks, as defined in Section 300, shall be measured from the right of way of the Dedicated Public Road. Front Yard Setbacks for the AG District shall be as follows:
   
   a) **Type ‘A’** – The setback for Farm Markets shall be a minimum of 15 feet as defined in section 605.
   
   b) **Type ‘B’** – The setback for Single Family Dwellings shall be a minimum of 50 feet.
   
   c) **Type ‘C’** – The setback for all other buildings or structures, with the exception of agricultural buildings, supporting a permitted, conditional, or accessory use of the property shall be 80 feet.

5. **Side Yard Setbacks** - The minimum side yard setback for buildings and structures in the AG District shall be 25 feet.

6. **Rear Yard Setbacks**
   The minimum rear yard setback for buildings and structures in the AG District shall be 80 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 or structure to which it is attached and shall not project into the required minimum front, side or rear yard.

8. **Driveways and parking areas**
   a) Driveways and parking areas for any residential use or any other permitted, accessory, or approved conditional use shall not be permitted within any side or rear yard setback within the AG District. Except as noted herein, parking areas for any permitted use or approved conditional or accessory use shall not be located within the front yard setback of any property within the AG District.
   
   b) When abutting lots are required by the County Engineer to have a shared driveway access, such shared driveway access may be permitted within the required side or rear yard setback. A driveway permitted under this subsection shall have a minimum width of twelve (12) feet, and be subject to all other applicable County development standards and regulations for common access driveways not otherwise addressed or exceeded by this Zoning Resolution. Address
signage shall be posted in accordance with the provisions of Chapter 615. No more than two (2) lots shall share any access point unless otherwise required by the County Engineer for any reasons of public safety. (Amended December 17, 2019)

420.06 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 Accessory Structures – See Section 645 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 of floor area for a single story dwelling and a minimum of 1,600 square feet of floor area for a split-level or multi-story dwelling. Floor area shall be measured as defined in Chapter 3.

2. Maximum Building Height
   The maximum height of buildings and structures shall be measured as defined in Section 300 of this Resolution and shall meet the requirements listed below:
   a) Accessory Structures – See Section 645 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.
   c) All other permitted uses and approved Conditional Uses – The maximum building height for all other permitted uses and approved conditional uses shall be 35 feet.

3. Residential Building Standards
   The following standards shall apply to all single-family dwellings within the AG District:
   a) Mobile Homes, Travel Trailers, or Park Trailers – The use as a residence of a Mobile Home, Travel Trailer, or Park Trailer, as defined by ORC 4501.01, is prohibited within the AG District.
   b) Manufactured Home – The use of a permanently sited manufactured home, as defined by ORC 3781.06, is permitted within the AG District provided that the home meets all applicable residential building code standards, is installed on a permanent foundation, and meets all minimum floor area requirements.

420.07 Conditional Use Standards
The following additional development standards shall apply to Conditional Uses approved within the AG District.

Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 135
1. **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 610. Spaces shall be provided as indicated below:

(i) Pet care services – 1 parking space per each 400 square feet of floor area of principal structure

(ii) Livestock Veterinary services – 5 parking spaces per each Veterinarian at the facility

c) **Outdoor Boarding Areas** - 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 625. Outdoor boarding areas shall 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.

2. **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 floor area. Parking shall be paved and constructed in accordance with section 610 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 explanation purposes only. See Section 135*
(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 625. 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 and shall comply with Section 615 of this Resolution.

3. Private Landing Fields for 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 shall meet the minimum setback requirements established for the district.

d) All airplanes shall 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 shall be placed a minimum of 500 feet from any existing dwelling or residential district.

420.08 Conditional Use Permits for Surface Mining Activities.
Surface mining activities for the purposes of mineral aggregate extraction that are approved as a Conditional Use in the AG district shall be subject to the requirements in Section 240 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 in addition to a site plan for

Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 135
the surface mining operation. In addition the following shall apply to all operations covered under this Section:

1. **Surface Mining Activities – Additional Regulations**
   In addition to the requirements stipulated in Ohio Revised Code 1514.01(A), the following regulations shall apply to all surface mining activities for the purposes of mineral aggregate extraction 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.

   d) **Screening from residential uses, Industrial Parkway, State Route 42 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 or fences, in accordance with section 625 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 or fences 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.

   e) **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.

*Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 135*
Zoning Resolution
Jerome Township, Union County, Ohio

Chapter 4
Agricultural District

(iii) 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.

f) 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.

g) 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 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 420.08 shall be located where they are least likely to contaminate groundwater as determined by the Zoning Inspector.

h) 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.

i) Slope Stability
   (i) The sides of excavation sites shall be set back a minimum of 50 feet from the property line with a sufficient slope of excavation to insure the lateral support of surrounding property with the following provisions:

Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 135
- The reclaimed sides of excavation sites shall be set back a minimum of 50 feet from the right-of-way of all public streets or roads.

(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.

j) Soil Erosion Sedimentation Control
   (i) The area of land affected shall be re-soiled, 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.

k) 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 re-soiling 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 135
2. **Application for a Conditional Use Permit for Surface Mining Activities.**

In addition to the application requirements for Conditional Use Permits established under section 240 of this Resolution, applications for a Conditional Use Permit for surface mining activities for the purposes of mineral aggregate extraction shall be accompanied by site plans and text providing the following information:

- **a) 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;**
- **b) 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;**
- **c) The pattern, quality and estimated quantity of the mineral aggregate resources within the property;**
- **d) The location, height, dimensions and use of all existing or proposed buildings or structures;**
- **e) Existing and anticipated final grades of excavation;**
- **f) Engineering plans showing the proposed drainage system;**
- **g) Proposed entrances, exits and routes to be used by gravel trucks except as provided in section 519.141 (C) of the Ohio Revised Code;**
- **h) 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;**
- **i) The extent of adjacent property holdings intended for future mineral aggregate extraction;**
- **j) 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.**
Zoning Resolution
Jerome Township, Union County, Ohio

Chapter 4

Rural Residential District

425 Rural Residential District (RU)

The purpose and intent of the Rural Residential District (RU) is to preserve rural character and provide for land which is suitable or used for very low density residences as defined in the Jerome Township Comprehensive Plan. 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.

425.01 Permitted Uses

Within the RU District the following uses, developed in accordance with all other provisions of this Resolution, shall be permitted:
1. One single-family detached dwelling per lot
2. Limited Home Occupation subject to requirements of section 635 of this Resolution
3. The use of land for conservation, preservation, or wetland restoration
4. 6111 – Elementary and Secondary Schools
5. 813110 Church or other places of religious worship
6. 922160 – Fire Protection Services
7. Parks, Playgrounds and Playfields

425.02 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 645 of this Resolution.

425.03 Conditional Uses

The following uses may be permitted as Conditional Uses in the RR District by the Board of Zoning Appeals in accordance with the requirements of Section 240 of this Resolution and subject to the development standards for such uses as established herein.
1. 721191 Bed-and-Breakfast Inns
2. 921140 – Executive and Legislative Offices
3. Telecommunications towers subject to the requirements of section 655 of this Resolution
4. Expanded home occupations subject to the requirements of section 635 of this Resolution.
5. Accessory Apartment (Granny Flat) subject to the requirements of section 645 of this Resolution.
6. Small Wind Projects (less than 5 mw) subject to the requirements of section 650 of this Resolution.

Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 135
**425.04 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 1.5 acres or as required by the Union County Board of Health for the provision of on-site water and sanitary systems. In addition, the minimum lot size for all permitted and conditional uses shall be adequate to allow for the development of the lot in accordance with the applicable development standards of the RU District and this Resolution. (Amended 08-17-2015)

2. **Minimum Lot Frontage**
   Lots in the RU District shall have a minimum 150 feet of continuous frontage as defined in Chapter 3 of this Resolution. (Amended 08-17-2015)

3. **Flag Lots**
   Flag lots, having an access strip less than the minimum width of 150 feet, are not permitted within the RU District. (Amended 08-17-2015)

4. **Front Yard Setbacks**
   All Front Yard Setbacks, as defined in Section 300, shall be measured from the right of way of the Dedicated Public Road. Such Setbacks for the RU District shall be as follows:
   a) **Type ‘A’** – The Setback for Farm Markets shall be a minimum of 15 feet as determined by Section 605 of this Resolution.
   
   b) **Type ‘B’** – The Setback for Single Family Dwellings shall be a minimum of 50 feet.
   
   c) **Type ‘C’** – The setback for all other buildings or structures supporting a permitted, conditional, or accessory use of the property shall be 75 feet.

---

**Figure 425.01: Lot size and setback diagram for the RU District**

**Note:** The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 135
5. **Side Yard Setbacks**
   The minimum side yard setback for all buildings and structures in the RU District shall be 20 feet.

6. **Rear Yard Setbacks**
   The minimum rear yard setback for all buildings and structures 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 or structure to which it is attached and shall not project into the required minimum front, side or rear yard.

8. **Driveways and parking areas**
   a) Driveways and parking areas for any residential use, or any other permitted, accessory, or approved conditional use, shall not be permitted within any side or rear yard setback within the RU District. Except as noted herein, parking areas for any permitted use or approved conditional or accessory use shall not be located within the front yard setback of any property within the RU District.
   b) When abutting lots are required by the County Engineer to have a shared driveway access, such shared driveway access may be permitted within the required side or rear yard setback. A driveway permitted under this subsection shall have a minimum width of twelve (12) feet, and be subject to all other applicable County development standards and regulations for common access driveways not otherwise addressed or exceeded by this Zoning Resolution. Address signage shall be posted in accordance with the provisions of Chapter 615. No more than two (2) lots shall share any access point unless otherwise required by the County Engineer for any reasons of public safety. (Amended December 17, 2019)

### 425.05 Building and Site Development Standards
The following standards shall apply to the development of all permitted uses and structures, accessory uses and structures, and approved conditional uses and structures within the RU District:

2. **Minimum and Maximum Square Footages**
   a) **Residential Accessory Structures** – See Section 645 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 of floor area for a single story dwelling and a minimum of 1,600 square feet of floor area for a split-level or multi-story dwelling. Floor area shall be measured as defined in Chapter 3.
3. **Maximum Building Height**

   The maximum height of buildings and structures shall be measured as defined in Section 300 of this Resolution and shall meet the requirements listed below:
   
   a) **Accessory Structures** – See Section 645 for regulations concerning accessory structures.
   
   b) **Single Family Dwellings** – The maximum building height for single family dwellings in the RU District shall be 35 feet.
   
   c) **All Other Permitted Uses and Approved Conditional Uses** – The maximum building height for all other permitted uses and approved Conditional Uses shall be 35 feet.

4. **Residential Building Standards**

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

   a) **Mobile Homes, Travel Trailers, or Park Trailers** – The use of a Mobile Home, Travel Trailer, or Park Trailer, as defined by ORC 4501.01, is prohibited within the RU District.

   b) **Manufactured Home** – The use of a permanently sited Manufactured Home, as defined by ORC 3781.06, is permitted within the RU District provided that the home meets all applicable residential building code standards, is installed on a permanent foundation, and meets all minimum floor area requirements.

---

**Note:** The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 135.
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 and Rural Residential uses and more urbanized areas. This district supersedes the R-1 Low Density Residential District in existence prior to the enactment of this Resolution.

430.01  **Permitted uses**

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

1. One single-family detached dwelling per lot
2. Limited Home Occupations subject to the requirements of section 635 of this Resolution.
3. 6111 – Elementary and Secondary Schools
4. 813110 Church or other places of religious worship
5. 922160 – Fire Protection Services
6. Community and Public Parks, playgrounds and sports fields

430.02  **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 645 of this Resolution.

430.03  **Conditional Uses**

The following uses may be permitted as Conditional Uses in the LDR District by the Board of Zoning Appeals in accordance with the requirements of Section 240 of this Resolution and subject to the development standards for such uses as established herein.

1. 921140 – Executive and Legislative Offices
2. Telecommunications towers subject to the requirements of Section 655 of this Resolution.
3. Expanded Home Occupation subject to the requirements of Section 635 of this Resolution.
4. Accessory Apartment (Granny Flat), subject to the requirements of Section 645 of this Resolution.
5. Small Wind Projects (less than 5 mw) subject to the requirements of Section 650 of this Resolution.

**Note:** The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 135
430.04 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 parcels having access to public sewer and water services shall be one half (½) acre. Without access to public sewer and water the minimum lot size shall be 2 acres, or such larger size as determined necessary by the Union County Health Department. In addition, the minimum lot size for all permitted and conditional uses shall be adequate to allow for the development of the lot in accordance with the applicable development standards of the LDR District and this Resolution.

2. Minimum Lot Frontage
   All lots in the LDR District shall provide a minimum of 120 feet of continuous frontage as defined in Chapter 3 of this Resolution. 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. Flag Lots
   Flag lots are not permitted within the LDR District.

4. Front Yard Setbacks
   All front yard setbacks, as defined in Section 300, 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) Single Family Dwellings - The front yard setback for single family dwellings shall be 35 feet.
   b) The front yard setback for all other buildings or structures supporting a permitted, conditional, or accessory use of the property shall be 45’.
   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 dwelling.
5. **Side yard Setbacks**  
   The minimum side yard setback for all buildings and structures in the LDR District shall be 20 feet.

6. **Rear Yard Setbacks**  
   The minimum rear yard setback for all buildings and structures in the LDR 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 or structure to which it is attached and shall not project into the required minimum front, side or rear yard.

8. **Driveways and parking areas**  
   a) Driveways and parking areas for any residential use, or any other permitted, accessory, or approved conditional use, shall not be permitted within any side or rear yard setback within the LDR District. Except as noted herein, parking areas for any permitted use or approved conditional or accessory use shall not be located within the front yard setback of any property within the LDR district.
   
   b) When abutting lots are required by the County Engineer to have a shared driveway access, such shared driveway access may be permitted within the required side or rear yard setback. A driveway permitted under this subsection shall have a minimum width of twelve (12) feet, and be subject to all other applicable County development standards and regulations for common access driveways not otherwise addressed or exceeded by this Zoning Resolution. Address signage shall be posted in accordance with the provisions of Chapter 615. No more than two (2) lots shall share an access point unless otherwise required by the County Engineer for any reasons of public safety. (Amended December 17, 2019)

430.05 **Building and Site Development Standards**  
The following standards shall apply to the development of all permitted uses and structures, accessory uses and structures, and approved conditional uses and structures within the LDR District:

1. **Minimum and Maximum Square Footages**  
   a) **Residential Accessory Structures** – See Section 645 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 of floor area for a single story dwelling and a minimum of 1,600 square feet of floor area for a split-level or multi-story dwelling. Floor area shall be measured as defined in Chapter 3.
2. Maximum Building Height
   The maximum height of buildings and structures shall be measured as defined in Section 300 of this Resolution and shall meet the requirements listed below:
   a) **Accessory Structures** – See Section 645 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.
   c) **All Other Permitted Uses and Approved Conditional Uses** – The maximum building height for all other permitted and approved conditional uses shall be 35 feet.

3. Residential Building Standards
   The following standards shall apply to all single-family dwellings within the LDR District:
   a) **Mobile Homes, Travel Trailers, or Park Trailers** – The use of a Mobile Home, Travel Trailer, or Park Trailer, as defined by ORC 4501.01, is prohibited within the LDR District.
   b) **Manufactured Home** – The use of a permanently sited Manufactured Home, as defined by ORC 3781.06, is permitted within the LDR District provided that the home meets all applicable residential building code standards, is installed on a permanent foundation, and meets all minimum floor area requirements.
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 intense commercial uses and lower density residential or agricultural uses. This district supersedes the R-2 Medium Density Residential District in existence prior to the enactment of this Resolution.

435.01 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 dwelling per lot.
2. Limited Home Occupations subject to the requirements of Section 635 of this Resolution.
3. 6111 – Elementary and Secondary Schools
4. 813110 Church or other places of religious worship
5. 922160 – Fire Protection Services
6. Community and Public Parks, playgrounds and sports fields.

435.02 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 645 of this Resolution.

435.03 Conditional Uses
The following uses may be permitted as Conditional Uses in the MDR District by the Board of Zoning Appeals in accordance with the requirements of Section 240 of this Resolution and subject to the development standards for such uses as established herein.
1. 623110 Nursing Care Facilities.
2. 623312 Assisted Living Facilities for the Elderly.
3. 921140 – Executive and Legislative Offices
4. Telecommunications towers subject to the requirements of Section 655 of this Resolution.
5. Expanded Home Occupation subject to the requirements of Section 635 of this Resolution.
6. Accessory Apartment (Granny Flat), subject to the requirements of Section 645 of this Resolution.

Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 135
435.04 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 parcels in the MDR District shall be 12,000 Square Feet. In addition, the minimum lot size for all permitted and conditional uses shall be adequate to allow for the development of the lot in accordance with the applicable development standards of the MDR District and this Resolution.

2. Minimum Lot Frontage
   All lots within the MDR District shall provide a minimum of 80 feet of continuous frontage as defined within Chapter 3 of this Resolution. 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. Flag Lots
   Flag Lots are not permitted within the MDR District.

4. Front Yard Setbacks
   All Front Yard Setbacks, as defined in Section 300, shall be measured from the right of way of the dedicated public road. The minimum front yard setback for all buildings and structures in the MDR District shall be 25 feet.

5. Side Yard Setbacks
   The minimum side yard setbacks for all buildings and structures in the MDR District shall be as follows:
   a) For lots having a width of less than 90 feet the minimum side yard setback shall be 6 feet.
   b) For lots having a width of 90 feet or greater, but less than 100 feet the minimum side yard setback shall be 8 feet.
   c) For lots having a width of 100 feet or greater the minimum side yard setback shall be 10 feet.

Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 135.
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.

6. Rear Yard Setbacks
The minimum rear yard setback for all buildings and structures in the MDR 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 or structure to which it is attached and shall not project into the required minimum front, side or rear yard.

8. Driveways and parking areas
a) Driveways and parking areas for any residential use, or any other permitted, accessory, or approved conditional use, shall not be permitted within any side or rear yard setback within the MDR District except as permitted by Section 435.04 (5)(d). Except as noted herein, parking areas for any permitted use or approved conditional or accessory use shall not be located within the front yard setback of any property within the MDR district.

b) When abutting lots are required by the County Engineer to have a shared driveway access, such shared driveway access may be permitted within the required side or rear yard setback. A driveway permitted under this subsection shall have a minimum width of twelve (12) feet, and be subject to all other applicable County development standards and regulations for common access driveways not otherwise addressed or exceeded by this Zoning Resolution. Address signage shall be posted in accordance with the provisions of Chapter 615. No more than two (2) lots shall share any access point unless otherwise required by the County Engineer for any reasons of public safety.

435.05 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 645 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 of floor area for a single story dwelling and a minimum of
Chapter 4

Medium Density Residential

Jerome Township, Union County, Ohio

1,600 square feet of floor area for a split-level or multi-
story dwelling. Floor area shall be measured as defined in
Chapter 3 of this Resolution.

2. Maximum Building Height
The maximum height of buildings and structures shall be
measured as defined in Section 300 of this Resolution and shall
meet the requirements listed below:
   a) Accessory Structures – See Section 645 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.
   c) All Other Permitted Uses and Approved Conditional Uses –
      The maximum building height for all other permitted
      uses and approved Conditional Uses shall be 35 feet.

3. Residential Building Standards
The following standards apply to all single-family dwellings
within the MDR District:
   a) Mobile Homes, Travel Trailers, or Park Trailers – The use
      of a Mobile Home, Travel Trailer, or Park Trailer, as
      defined by ORC 4501.01, is prohibited within the MDR
      District.
   b) Manufactured Home – The use of a permanently sited
      Manufactured Home, as defined by ORC 3781.06, is
      permitted within the MDR District provided that the
      home meets all applicable residential building code
      standards, is installed on a permanent foundation, and
      meets all minimum floor area requirements.
   c) Attached Garages – The follow standards apply to all
      single family dwellings with attached garages.
      (i) The face of all front-loaded garages shall 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 90 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.

Note: The text, images and diagrams in this
highlighted area are for clarification and explanation
purposes only. See Section 135
4. Platted Residential Subdivisions
The following standards shall apply to all new platted subdivisions having 20 or more lots within the MDR District.

a) Architectural Diversity – In the Medium Density Residential District a single-family dwelling with the same or similar front elevation shall not be repeated within 4 houses on the same side of the street and within 2 houses in either direction of the house on the opposite side of the street. The builder is permitted to construct homes that use an identical elevation, but use a different main exterior material or main exterior color, provided that the homes shall be separated by at least 2 homes of a different elevation on the same side of the street and by at least 1 home in either direction of the house on the opposite side of the street.

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.

Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 135
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.

440.01 Permitted Uses

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

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
    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

Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 135
Zoning Resolution
Jerome Township, Union County, Ohio

Chapter 4
Office / Research / Medical

440.02 Conditional Uses
The following uses may be permitted as Conditional Uses in the ORM District by the Board of Zoning Appeals in accordance with the requirements of Section 240 of this Resolution and subject to the development standards for such uses as 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
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:

Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 135
440.03 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 and outparcels within the ORM District shall be a minimum of 1.5 acre in size, or such larger size as necessary to allow for the development of the lot in accordance with the applicable development standards of this Resolution and all other state and local requirements.

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 those 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. 440.03 Lot Frontage Requirements for the ORM District

<table>
<thead>
<tr>
<th>Road / Street Classification</th>
<th>Minimum Lot Frontage</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Lots without SDA</td>
</tr>
<tr>
<td>Cul-De-Sac or Loop</td>
<td>150 feet</td>
</tr>
<tr>
<td>Local Road</td>
<td>200 feet</td>
</tr>
<tr>
<td>Minor Collector Road</td>
<td>300 feet</td>
</tr>
<tr>
<td>Major Collector Road</td>
<td>400 feet</td>
</tr>
<tr>
<td>Minor Arterial Road</td>
<td>600 feet</td>
</tr>
<tr>
<td>Major Arterial Road</td>
<td>No Access</td>
</tr>
</tbody>
</table>

* Lots having a Shared Driveway Access (SDA) with an adjacent lot(s) shall be permitted to have a reduced Lot Frontage as shown in the above table.

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.
4. **Front Yard Setbacks**

   All Front Yard Setbacks, as defined in Section 300, 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 those determined by the Union County Engineer. The minimum front yard setbacks for the ORM District shall be as follows:

Fig. 440.031  Front Setback Requirements for the ORM District

<table>
<thead>
<tr>
<th>Road / Street Classification</th>
<th>Minimum Front Setbacks For:</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>All Buildings / Structures</td>
<td>Parking and Circulation</td>
</tr>
<tr>
<td>Cul-De-Sac or Loop</td>
<td>40 feet</td>
<td>20 feet</td>
</tr>
<tr>
<td>Local Road</td>
<td>40 feet</td>
<td>20 feet</td>
</tr>
<tr>
<td>Minor Collector Road</td>
<td>40 feet</td>
<td>20 feet</td>
</tr>
<tr>
<td>Major Collector Road</td>
<td>50 feet</td>
<td>30 feet</td>
</tr>
<tr>
<td>Minor Arterial Road</td>
<td>60 feet</td>
<td>40 feet</td>
</tr>
<tr>
<td>Major Arterial Road</td>
<td>n/a</td>
<td>n/a</td>
</tr>
</tbody>
</table>

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 any lot less than 5 acres in size zoned in any residential district, or where the side lot line exists within 100 feet of any residential structure, 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) For all other lots in the ORM District the 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.

6. **Rear Yard Setbacks**

   The minimum rear yard setbacks in the ORM District shall be as follows:
   a) When any lot in the ORM District adjoins any lot less than 5 acres in size zoned in any residential district, or where the rear lot line exists within 100 feet of any residential structure, the minimum rear yard setbacks shall be:
      (i) 20 feet for all parking and vehicular circulation areas.
      (ii) 50 feet for all buildings, structures, loading, delivery, and service areas.
b) For all other lots in the ORM District the minimum rear yard setbacks shall be 20’ for all buildings, structures, parking, vehicular circulation and loading, delivery, and service areas.

### 440.04 Building and Development Standards

The following standards shall apply to the development of all permitted uses and structures, accessory uses and structures, and approved conditional uses and structures within 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 by the Zoning Inspector upon a determination of reasonable progress toward the completion of the permanent structure or project. Said temporary structure shall be removed within 10 days of the earlier of; the completion of the construction project, the issuance of an occupancy permit, or the expiration of the temporary use permit.

3. **Building Height**
   The maximum height of all structures in the ORM District shall be 50 feet, measured as defined in Section 300 of this Resolution.

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 park, 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, landscaping, 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) Loading Docks and Loading areas – Loading Docks and loading areas shall not be permitted on the side of the building that faces the public right-of-way. Buildings shall be designed and located on the lot so that loading docks and loading areas are at the side or rear of the building.

d) Building materials – Buildings in the ORM 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 ORM 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.
440.05 Loading, Delivery, and Service Areas
Loading, delivery, and service areas within the ORM District shall meet the following standards:

1. Outdoor Storage
With the exception of emergency power generation equipment and heating/cooling equipment, the outdoor storage of materials or equipment shall be prohibited in the ORM District.

2. 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 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 625 and do not contain any advertising.

   b) Screening from Adjacent Residential Uses, Industrial Parkway, State Route 42, 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 625 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 625.
d) Maintenance of Materials - All planting and landscape materials used for the purpose of screening shall be maintained in good condition in accordance with Section 620 of this Resolution.

440.06 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 610 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 Section 610.

2. Parking Lot Landscaping
   All uses in the ORM District shall provide parking lot landscaping in accordance with Section 610 and the following standards:
   a) 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.

440.07 Landscaping
All uses within the ORM District shall be landscaped in accordance with section 620 of this Resolution.

440.08 Signage
Signs identifying or advertising uses within the ORM District shall be in strict compliance with Section 615 of this Resolution and with the following standards:

Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 135
Chapter 4
Office / Research / Medical

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 both public rights-of-way shall be permitted either one monument sign or one wall sign along each right-of-way.
   b) **Office Park** – Office parks having more than one building constructed along an interior roadway shall be permitted one ground mount 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 shall be oriented toward the interior roadway serving the development.
   c) **Freeway Oriented Office Buildings** – Corporate and professional offices, and hospitals and/or clinics located adjacent to State Route 33, and having 2 or more stories, shall be permitted one building mounted wall sign along the State Route 33 frontage and one ground mounted monument sign along the right-of-way which provides access to the property.

2. **Monument Signs**
   All monument signs within the ORM District shall comply with the requirements of Section 615 and the following standards:
   a) **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.
   b) **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 interfere with the Clear Vision Triangle of intersections or driveways. 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) **Display Area** – The total display area of all signage surfaces shall not exceed 64 square feet as defined by Section 615 of this Resolution.
   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.

*Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 135*
3. **Wall signs**
   All wall signs within the ORM District shall comply with the requirements of Section 615 and the following standards:
   a) **Installation** – Wall signs shall be installed and mounted in accordance with Section 615.
   b) **Display area** - The sign(s) surface(s) of a sign(s) placed flat against the building wall shall not exceed 75% of the length of the side of the building to which the sign(s) is/are attached. The total display area (as defined in Section 615) shall not exceed 10% of the total area of the side of the building to which the sign is being attached up to a total sign area of 200 square feet. In no case shall a wall sign in the ORM District exceed 200 square feet.
   c) **Location** – Wall signs shall be located on or along the wall of the building which faces the public right-of-way 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 facing the public right-or-way and shall be a minimum of 30 feet apart.

440.09 **Lighting**
All exterior lighting within the ORM District shall strictly adhere to the requirements of Section 630 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.
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. 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.

445.01 Permitted Uses

Within the COM District the following uses, developed in accordance with all other provisions of this Resolution, shall be permitted provided that the building, aggregate of buildings, additions or alterations of buildings do not exceed a combined 50,000 square feet of a lot covered by buildings. All buildings or combination of buildings as previously mentioned equal to or exceeding 50,000 square feet maximum may be permitted as Conditional Uses in the COM District by the Board of Zoning Appeals in accordance with the requirements of Section 240 of this Resolution and subject to the development standards for such uses as established herein:

1. 236 – Construction of buildings
2. 238 – All Specialty Trade Contractors with the exception of:
   a) 23811 - Poured Concrete Foundation and Structure Contractors
   b) 23812 - Structural Steel and Precast Concrete Contractors
   c) 23891 - Site Preparation Contractors
3. 323 – Printing and Related Support Activities
4. 327215 - Glass Product Manufacturing made of purchased glass
5. 33243 - Metal Can, Box, and Other Metal Container (Light Gauge) Manufacturing
6. 3325 – Hardware Manufacturing
7. 3326 – Spring and Wire product Manufacturing

Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 135
Zoning Resolution
Jerome Township, Union County, Ohio

Chapter 4
Commerce District

8. 3327 – Machine Shops; Turned Product; and Screw, Nut and Bolt Manufacturing.
9. 3329 - Other Fabricated Metal Product Manufacturing with the exception of:
   a) 332992 Small Arms Ammunition Manufacturing
   b) 332993 Ammunition (except Small Arms) Manufacturing
   c) 332994 – Small Arms, Ordnance, and Ordnance Accessories Manufacturing
10. 334 – Computer and Electronic Product Manufacturing
11. 335 – Electrical Equipment, Appliance, and Component Manufacturing with the exception of:
    a) 33591 – Battery Manufacturing
12. 3363 – Motor Vehicle Parts Manufacturing
14. 336991 - Motorcycle, Bicycle, and Parts Manufacturing
15. 339 – Miscellaneous Manufacturing
16. 4232 - Furniture and Home Furnishing Merchant Wholesalers
17. 4234 – Professional and Commercial Equipment and Supplies Merchant Wholesalers
18. 4236 – Electrical and Electronic Goods Merchant Wholesalers
19. 4237 – Hardware, and Plumbing and Heating Equipment and Supplies Merchant Wholesalers
20. 42384 – Industrial Supplies Merchant Wholesalers
21. 42385 - Service Establishment Equipment and Supplies Merchant Wholesalers
22. 42386 - Transportation Equipment and Supplies (except Motor Vehicle) Merchant Wholesalers
23. 4239 - Miscellaneous Durable Goods Merchant Wholesalers
24. 424 – Merchant Wholesalers, Non-Durable Goods, all with the exception of the following non-permitted uses:
    a) 42452 – Livestock Merchant Wholesalers
    b) 4247 – Petroleum and Petroleum Products Merchant Wholesalers
25. 425 – Wholesale Electronic Markets and Agents and Brokers
26. 4413 – Automotive Parts and Accessories Stores
27. 4542 - Vending Machine Operators
28. 484 – Truck Transportation
29. 485 – Transit and Ground Passenger Transportation
30. 487 - Scenic and Sightseeing Transportation
31. 491 – Postal Service
32. 492 – Couriers and Messengers
33. 493 – Warehousing and Storage with the exception of the following uses which are prohibited within the commerce District:
    a) 493190 Automobile dead storage
    b) 493190 Bulk petroleum storage
34. 511 – Publishing Industries

Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 135
35. 512 - Motion Picture and Sound Recording Industries with the exception of:
   a) 51213 - Motion Picture and Video Exhibition
36. 515 - Broadcasting (except Internet)
37. 517 - Telecommunications
38. 518 - Data Processing, Hosting, and related services
39. 519 - Other Information Services
40. 52 - Finance and Insurance
41. 531 - Real Estate with the exception of:
   a) 53113 - Lessors of Mini-warehouses and Self-Storage Units
42. 532 - Rental and Leasing Services with the exception of:
   a) 5321 - Automotive Equipment Rental and Leasing
   b) 5323 - General Rental Centers
   c) 5324 - Commercial and Industrial Machinery and Equipment Rental and Leasing
43. 533 - Lessors of Nonfinancial Intangible Assets (except Copyrighted Works)
44. 54 - Professional, Scientific, and Technical Services
45. 55 - Management of Companies and Enterprises
46. 561 - Administrative and Support Services with the exception of:
   a) 56173 - Landscaping Services
47. 611 - Educational Services
48. 621 - Ambulatory Health Care Services
49. 622 - Hospitals
50. 624 - Social Assistance with the exception of:
   a) 62422 - Community Housing Services
   b) 6244 - Child Day Care Services
51. 711 - Performing Arts, Spectator Sports, and Related Industries with the exception of:
   a) 711212 - Racetracks
52. 712 - Museums, Historical Sites, and Similar Institutions with the exception of:
   a) 71213 - Zoos and Botanical Gardens
   b) 71219 - Nature Parks and Other Similar Institutions
53. 7223 - Special Food Services
54. 811 - Repair and Maintenance
55. 81221 - Funeral Homes and Funeral Services
56. 81233 - Linen and Uniform Supply
57. 8129 Other Personal Services with the exception of:
   a) 81291 - Pet Care (except Veterinary) Services
58. 81292 - Photofinishing
59. 81293 - Parking Lots and Garages
60. 81299 – All Other Personal Services
61. 813 – Religious, Grant making, Civic, Professional, and similar organizations
62. 92 – Public Administration

445.02 Conditional Uses
The following uses may be permitted as Conditional Uses in the COM District by the Board of Zoning Appeals in accordance with the requirements of Section 240 of this Resolution and subject to the development standards for such uses as established herein:

1. 237 – Heavy and Civil Engineering Construction
2. 23811 - Poured Concrete Foundation and Structure Contractors
3. 23812 - Structural Steel and Precast Concrete Contractors
4. 23891 - Site Preparation Contractors
5. 311 – Food Manufacturing less with the exception of:
   a) 3116 – Animal Slaughtering and Processing
   b) 3117 - Seafood Product Preparation and Packaging
   c) 311811 – Retail Bakeries
6. 3121 – Beverage manufacturing
7. 313 – Textile Mills
8. 314 – Textile Product Mills
9. 315 – Apparel Manufacturing
10. 3162 – Footwear Manufacturing
11. 321911 – Wood Window and Door Manufacturing
12. 321918 – Other millwork (including flooring)
13. 3222 – Converted Paper Product Manufacturing
14. 3254 - Pharmaceutical and Medicine Manufacturing
15. 3261 – Plastics Product Manufacturing
16. 3271 - Clay Product and Refractory Manufacturing
17. 3272 - Glass and Glass Product Manufacturing
18. 32733 – Concrete Pipe, Brick, and Block Manufacturing
19. 3274 – Lime and Gypsum Product Manufacturing
20. 3279 – Other Nonmetallic Mineral Product Manufacturing
21. 3312 – Steel Product Manufacturing from Purchased Steel
22. 3321– Forging and Stamping
23. 3322 – Cutlery and Hand tool Manufacturing
24. 3323 – Architectural and Structural Metals Manufacturing
25. 3328 – Coating, Engraving, Heat Treating, and Allied Activities
26. 332994 – Small Arms, Ordnance, and Ordnance Accessories Manufacturing except that no live fire and no explosive material are permitted.

Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 135
27. 333 – Machinery Manufacturing
28. 33621 - Motor Vehicle Body and Trailer Manufacturing
29. 3363 – Motor Vehicle Parts Manufacturing
30. 3364 - Aerospace Product and Parts Manufacturing
31. 336991 – Motorcycle, bicycle and parts manufacturing
32. 337 – Furniture and Related Product Manufacturing
33. 42311 - Automobile and Other Motor Vehicle Merchant Wholesalers
34. 42313 - Motor Vehicle Supplies and New Parts Merchant Wholesalers
35. 42313 - Tire and Tube Merchant Wholesalers
36. 4233 – Lumber and Other Construction Materials Merchant Wholesalers
37. 42351 - Metal Service Centers and Other Metal Merchant Wholesalers
38. 42381 - Construction and Mining (except Oil Well) Machinery and Equipment Merchant Wholesalers
39. 42382 - Farm and Garden Machinery and Equipment Merchant Wholesalers
40. 4411 - Automobile Dealers
41. 4412 - Other Motor Vehicle Dealers
42. 44419 - Other Building Material Dealers
43. 4442 - Lawn and Garden Equipment and Supplies Stores
44. 44512 - Convenience Stores
45. 447 - Gasoline Stations, Except for 44719 and 447190 Marine Service Stations and Truck Stops. (Amended June 20, 2016)
46. 4541 - Electronic Shopping and Mail-Order Houses
47. 484 – Truck Transportation over 25,000 square feet
48. 485 – Transit and Ground Passenger Transportation
49. 4884 - Support Activities for Road Transportation except for Motor Vehicle Towing with On-Site storage or impounding of motor vehicles.
50. 4885 - Freight Transportation Arrangement
51. 4889 - Other Support Activities for Transportation
52. 53113 – Lessors of Mini-Warehouses and Self Storage Units
53. 5321 - Automotive Equipment Rental and Leasing
54. 5323 – General Rental Centers
55. 5324 - Commercial and Industrial Machinery and Equipment Rental and Leasing
56. 56173 – Landscaping Services
57. 6244 – Child Day Care Services
58. 71394 - Fitness and Recreational Sports Centers
59. 71395 - Bowling Centers
60. 71399 - All Other Amusement and Recreation Industries
61. 72111 - Hotels (except Casino Hotels) and Motels

Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 135.
62. 7225 - Restaurants and Other Eating Places
63. 81291 Pet Care (except Veterinary) Services (with the exception of outdoor kennels)

445.03 Lot Size and Yard Setback Standards
The following lot size, frontage requirements, and yard setback standards shall apply to all lots within the COM District:

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 3/4 acre.
   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 within the COM District shall be adequate in size to allow for the development of the lot in accordance with the applicable development standards of this Resolution and all other state and local requirements.

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 those 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:

**Fig. 445.03 Lot Frontage Requirements for the COM District**

<table>
<thead>
<tr>
<th>Road / Street Classification</th>
<th>Minimum Lot Frontage</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Lots without SDA</td>
</tr>
<tr>
<td>Loop or cul-de-sac</td>
<td>150 feet</td>
</tr>
<tr>
<td>Local Road</td>
<td>200 feet</td>
</tr>
<tr>
<td>Minor Collector Road</td>
<td>300 feet</td>
</tr>
<tr>
<td>Major Collector Road</td>
<td>400 feet</td>
</tr>
<tr>
<td>Minor Arterial Road</td>
<td>600 feet</td>
</tr>
<tr>
<td>Major Arterial Road</td>
<td>No Access</td>
</tr>
</tbody>
</table>

* Lots having a Shared Driveway Access (SDA) with an adjacent lot(s) shall be permitted to have a reduced Lot Frontage as shown in the above table.

Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 135
3. **Maximum Lot Coverage**
   The total ground area occupied by all buildings and structures shall not exceed a maximum of 45% of the total area of the lot.

4. **Front Yard Setbacks**
   All Front Yard Setbacks, as defined in Section 300, 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 those determined by the Union County Engineer. The minimum front yard setbacks for the

**Fig. 445.031 Front Setback Requirements for the COM District**

<table>
<thead>
<tr>
<th>Road / Street Classification</th>
<th>Minimum Front Setbacks For:</th>
<th>Parking and Circulation</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Principal Buildings / Structures</td>
<td>Parking and Circulation</td>
</tr>
<tr>
<td>Cul-De-Sac or Loop</td>
<td>40 feet</td>
<td>20 feet</td>
</tr>
<tr>
<td>Local Road</td>
<td>50 feet</td>
<td>20 feet</td>
</tr>
<tr>
<td>Minor Collector Road</td>
<td>50 feet</td>
<td>20 feet</td>
</tr>
<tr>
<td>Major Collector Road</td>
<td>60 feet</td>
<td>30 feet</td>
</tr>
<tr>
<td>Minor Arterial Road</td>
<td>70 feet</td>
<td>40 feet</td>
</tr>
<tr>
<td>Major Arterial Road</td>
<td>n/a</td>
<td>n/a</td>
</tr>
</tbody>
</table>

The minimum rear yard setbacks for the COM District shall be as follows:

5. **Side Yard Setbacks**
   The side yard setbacks in the COM District shall be as follows:
   a) When any lot in the COM District adjoins any lot less than 5 acres in size 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) 40 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) 20 feet for all buildings and structures.

6. **Rear Yard Setbacks**
   The minimum rear yard setbacks in the COM District shall be as follows:
   a) When the rear lot line of any lot in the COM District adjoins any lot less than 5 acres in size zoned in any residential district the minimum rear yard setbacks shall be as follows:

**Note:** The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 135
(i) 60 feet for all buildings and structures, loading and delivery, and outdoor storage areas.
(ii) 40 feet for all parking and vehicular circulation areas.

b) When the rear lot line of any lot in the COM District adjoins any lot in any non-residential district the minimum rear yard setbacks shall be as follows:
   (i) 30 feet for all buildings and structures, loading and delivery, and outdoor storage areas.
   (ii) 20 feet for all parking and vehicular circulation areas.

7. Side and Rear Yard Requirements for Non-Residential Uses Abutting Residential Districts
   Where a non-residential use abuts any lot line of a residential district the minimum side and rear yard requirements for buildings, loading and delivery areas, and outdoor storage areas may be reduced, at the discretion of the Zoning Inspector, by a maximum of 50% of the total requirement provided that additional landscaping and screening is installed by the owner.
   Such landscaping shall be designed to completely screen the proposed use from view within a period of 5 years and shall be maintained in good condition for the life of the non-residential use.

445.04 Building and Development Standards
   The following standards shall apply to the development of all permitted uses and structures, accessory uses and structures, and approved conditional uses and structures within the COM District:

1. Building construction
   All uses within the COM 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 immediately 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 12 months. Such permit may be renewed by the Zoning Inspector upon a determination of reasonable progress toward the completion of the permanent structure or project. Said temporary structure shall be removed within 10 days of the earlier of: the completion of the construction project, the

Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 135
issuance of an occupancy permit, or the expiration of the temporary use permit.

3. **Building Height**
   The maximum height of all structures in the COM District shall be 45 feet, measured as defined in Section 300 of this Resolution.

4. **Building Design and Orientation on the Lot**
   The following standards apply to the construction of all buildings within the COM District:
   a) **Main Entries** – All buildings within the COM 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) **Loading Docks and Loading areas** – Loading Docks and loading areas shall not be permitted on the sides of the building that fronts the street. Buildings shall be designed and located on the lot so that Loading Docks and loading areas are at the side or rear of the building.
   c) **Blank Walls not permitted** – For all buildings in the COM 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, landscaping, 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 (except as noted in 445.04 (4)(a) above).
   e) **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.

**445.05 Standards for Outdoor Storage Areas**
The outdoor storage of materials, equipment and merchandise in the COM District shall meet the following standards:

1. **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 COM District. Outdoor storage and the required perimeter screening shall not be permitted to extend closer to the right-of-way, or both rights-of-ways in the case of corner lots, than the front 1/3 of the side of the primary building perpendicular to the right of way as shown in Appendix 2.

2. **Maximum Lot Area**
The maximum lot area devoted to the outdoor storage of materials, equipment and merchandise for all uses shall not exceed 35% of the size of the lot on which the use is located.

3. **Height**
   Materials, equipment and merchandise being stored outdoors shall not exceed a maximum height of 14’ 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 14’ 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 screened from view in accordance with the following standards:

---

**Figure xx** – Outdoor storage diagrams (see section 710 for larger images)

*Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 135.*
Zoning Resolution
Jerome Township, Union County, Ohio

Chapter 4
Commerce District

4.06 Outdoor Loading, Delivery and Service Areas
Outdoor loading, delivery, and service areas shall be permitted within the COM District in accordance with the following standards:

1. Size Standards
   The following size standards shall apply to all outdoor loading, delivery, and service areas within the COM 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.

2. Screening
   All outdoor loading, delivery, and service areas shall be screened from view in accordance with the following standards:
   a) Buffering from adjacent COM District uses – Service areas and loading docks shall be buffered from adjacent uses in the COM 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

   Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 135
buffer type ‘F’ in Appendix 1. Walls may be used for the purposes of buffering adjacent COM District uses provided that such walls and fences meet the requirements of section 625.

b) Screening from residential uses, Industrial Parkway, State Route 42, 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 or more of the following:

(i) Completely opaque walls, in accordance with section 625 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 5 years of planting similar to buffer type ‘B’ in appendix 1.

c) Screening of Dumpsters, Storage Tanks, and Mechanical Equipment – within the COM 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 625.

d) Maintenance of materials - All planting and landscape materials used for the purpose of screening shall be maintained in good condition in accordance with Section 620 of this Resolution.

445.07 Off-Street Parking

Off street parking for all uses in the COM 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 610 and the following standards:

1. Number of Parking Spaces Required

   All uses in the COM District shall provide a minimum number of off-street parking spaces in accordance with the type of use as defined in Section 610
Chapter 4

Zoning Resolution
Jerome Township, Union County, Ohio

Chapter 4

Commerce District

2. Parking Lot Landscaping
   All uses in the COM District shall provide parking lot landscaping in accordance with Section 610 and the following standards:
   a) Parking Lot Trees - The owner or developer of the proposed use shall install a minimum of 1 Shade Tree per every 10 dedicated 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.

445.08 Landscaping
All uses within the COM District shall be landscaped in accordance with Section 620 of this Resolution.

445.09 Signage
Signs identifying or advertising uses within the COM District shall be in strict compliance with Section 615 of this Resolution and with the standards as follows:

1. Number and Type of Signs Permitted in the COM District
   All uses within the COM District shall be permitted to have one ground mounted monument sign or one wall sign. Uses on lots having frontage on more than one public right of way, provided that at least 250 feet of frontage exists along each 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 COM District shall comply with the requirements of Section 615 and the following standards:
   a) Height – Monument signs in the COM District shall not exceed a total of 8 feet in height including the sign, sign base or support columns.
   b) Location – Monument signs in the COM 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 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.
   c) Display Area – The total display area of all signage surfaces for a single sided sign shall not exceed 32 square feet and the display area for double sided signs shall not exceed 64 square feet, as defined by Section 615 of this Resolution.

Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 135
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 within the COM District shall comply with the requirements of Section 615 and the following standards:

a) **Installation** – Wall signs shall be installed and mounted in accordance with Section 615.

b) **Display area** - The sign(s) surface(s) of a sign(s) placed flat against the building wall shall not exceed 65% 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 10 percent of the total area of the wall to which the sign is to be attached up to a total sign area of 125 square feet. In no case shall a wall sign in the COM District exceed 125 square feet.

c) **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.

d) **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 30 square feet of display area per tenant. For all wall signs in a multi-tenant building there shall be uniformity in height between the signs for each tenant and all signs shall be installed at the same height along the face of the building.

445.10 **Lighting**
All exterior lighting within the COM District shall strictly adhere to the requirements of Section 630 and the following standards:

1. **Maximum Height Requirements**
The total height of exterior light fixtures used for parking lot and site lighting within the COM 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 135
445.11 Existing Structures, Existing Uses, Existing Outdoor Storage and Other Existing Conditions

1. Existing Structures and Other Existing Conditions
   a) Where a lawful structure exists at the effective date of this amendment (Dated April 20, 2015) that does not comply with the requirements of this Resolution because of restrictions such as minimum lot size, minimum lot frontage, front yard setback, side yard setbacks, rear yard setback, height, building design, screening (except for the screening requirements of subsection 3 of this Section), buffering, landscaping, signage and lighting or other requirements related to the structure and other existing conditions, that structure and other existing conditions may be continued as a conforming existing structure as long as it meets the requirements of this Section.
   b) Existing Structures may be extended, enlarged, altered, remodeled or modernized upon finding of the Township Zoning Officer that all of the following conditions are met:
      (i) That the existing structure meets all height, area, and/or parking and loading provisions that were applicable immediately prior to the rezoning of the property on which it is located and that the new construction meet all the development standards for the Commerce District.
      (ii) That the enlargement or extension is limited to the same parcel on which the existing structure(s) is located and is owned by the same owner. The enlargement or extension may not exceed 50% of the ground floor area of the existing structure at the time of the adoption of the Resolution.
      (iii) That the improvement does not interfere with the use of other properties in the vicinity.
   c) Any existing structure that does not have the minimum number of parking or loading areas required by this Resolution, and which thereafter provides additional parking and/or loading spaces in conjunction with an improvement as permitted under the Resolution, shall be required to meet the minimum number of parking spaces or loading areas as required by the Commerce District.
   d) Reconstruction or Movement
      (i) Should less than 60% of the value of an existing structure exclusive of foundation be destroyed by an act of God, or other action outside the control of the owner/lessee, that existing structure may be reconstructed as it existed prior to the action causing its destruction. The value of the structure shall be based upon its fair market value as defined herein, which may be determined by the Union
County Auditors valuation, or an appraisal prepared by a licensed appraiser, on the date the destruction occurred.

(ii) Any permitted reconstruction shall be started within 12 months of destruction and be continued until completed or the applicant shall comply with the applicable use and development standards of this Resolution.

(iii) Should the property/building owner or lessee demolish more than 50% of the gross square footage of an existing structure, then all of the improvements on the property must be constructed and/or brought into conformance with the requirements of this Resolution.

2. Existing Uses
The long range implementation of this Resolution requires sensitive treatment of existing uses currently located in the Commerce District and previously located in the M-1 & M-2 Districts. Those businesses/uses represent significant investments in the Township. It is the intent of this section to permit existing uses to continue and to be considered conforming or non-conforming to this Resolution, even if the use is not otherwise permitted in this District, provided that the following requirements are met:

a) A property that is in use immediately prior to the rezoning caused by this Resolution shall continue to be allowed as permitted on the property in addition to the permitted uses applicable in this district, provided that the use has been operated in an Existing Structure on the property within 24 months prior to the effective date of this Resolution. Such uses shall be known as an “Existing Use.” A property with a valid Conditional Use permit issued prior to the effective date of this Resolution shall remain a legal Conditional Use provided that the use continues to meet all of the terms and conditions required with the issuance of the Conditional Use Permit.

b) In addition to the provisions of paragraph (a), above, any permitted use may be extended throughout any building or parts of a building which were manifestly arranged or designed for that use at the time of adoption or amendment of this Resolution, but the use shall not be extended to occupy any land outside the building except as permitted under the Existing Structures section 1(b) above. Conditional Uses, existing at the effective date of this Resolution, may only be extended in compliance with the terms and conditions outlined in the Conditional Use Permit.

c) Abandonment of an Existing Use
   (i) If an Existing Use is abandoned for any reason for a period of more than 24 months, any subsequent use shall conform to the requirements of this Resolution. With

Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 135
regard to a multi-tenant building, the term “Existing Use” shall mean all of the existing uses in that building.

(ii) An existing use shall be determined by the Zoning Officer to be abandoned if one or more of the following conditions exist: utilities, such as water, gas and electricity to the property, have been disconnected; the property, buildings, and grounds, have fallen into disrepair; signs or other indications of the presence of the use have been removed; equipment of fixtures necessary for the operation of the use have been removed; other actions, which in the opinion of the Zoning Officer constitute an intention on the part of the property owner or lessee to abandon the use.

d) Existing residential uses at the time of the approval of this resolution shall be permitted.

3. Existing Outdoor Storage
The long range implementation of this resolution requires sensitive treatment of Existing Outdoor Storage facilities in the Commerce District, and previously located in the M-1 & M-2 Districts, that represents significant investments in the Township and restrictions would significantly impact the operations of the businesses. It is the intent of this section to permit Existing Outdoor Storage to continue and to be considered conforming to this Resolution, provided that all of the following requirements are met:

a) Any property that is actively using Existing Outdoor Storage immediately prior to the effective date of this amendment shall continue to be allowed as permitted so that the lessee/owner can comply with the requirements of Section 445.11(3)(b).

b) All Outdoor Storage Areas shall comply with the Screening and Buffering requirements of Section 445.05 of this district within 1 year of the effective date of this amendment. Compliance shall be evidenced by the issuance of a Certificate of Zoning Compliance for outdoor storage.

450 Not Used
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 retail uses, 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 in floor area 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.

455.01 Permitted Uses

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

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, Except for 44719 and 447190 Marine Service Stations and Truck Stops. (Amended June 20, 2016)
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
18. Drive thru windows
19. 813110 Church or other places of religious worship

455.02 Conditional Uses

The following uses may be permitted as Conditional Uses in the LR District by the Board of Zoning Appeals in accordance with the requirements of Section 240 of this Resolution and subject to the development standards for such uses as established herein:

Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 135
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

455.03 Lot Size and Yard Setback Standards

The following lot size, frontage requirements, 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 acre in size or such larger size as necessary to allow for the development of the lot in accordance with the applicable development standards of this Resolution and all other state and local requirements.

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 those 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. 455.03 Lot Frontage Requirements for the LR District**

<table>
<thead>
<tr>
<th>Road / Street Classification</th>
<th>Minimum Lot Frontage</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Lots without SDA</td>
</tr>
<tr>
<td>Local Road</td>
<td>200 feet</td>
</tr>
<tr>
<td>Minor Collector Road</td>
<td>300 feet</td>
</tr>
<tr>
<td>Major Collector Road</td>
<td>400 feet</td>
</tr>
<tr>
<td>Minor Arterial Road</td>
<td>600 feet</td>
</tr>
<tr>
<td>Major Arterial Road</td>
<td>No Access</td>
</tr>
</tbody>
</table>

*Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 135*
* Lots sharing a Shared Driveway Access (SDA) with an adjacent lot(s) shall be permitted to have a reduced Lot Frontage as shown in the above table.

4. Front Yard Setbacks
All Front Yard Setbacks, as defined in Section 300, 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. 455.031 Front Setback Requirements for the LR District

<table>
<thead>
<tr>
<th>Road / Street Classification</th>
<th>Minimum Front Setbacks For:</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Principal Buildings / Structures</td>
</tr>
<tr>
<td>Local Road</td>
<td>40 feet</td>
</tr>
<tr>
<td>Minor Collector Road</td>
<td>40 feet</td>
</tr>
<tr>
<td>Major Collector Road</td>
<td>50 feet</td>
</tr>
<tr>
<td>Minor Arterial Road</td>
<td>60 feet</td>
</tr>
<tr>
<td>Major Arterial Road</td>
<td>n/a</td>
</tr>
</tbody>
</table>

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 any lot less than 5 acres in size zoned in any residential district, or where the side lot line exists within 250 feet of any residential structure, 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) 40 feet for all buildings and structures.
   b) For all other lots in the LR District the side yard setbacks shall be:
      (i) 10 feet for all parking and vehicular circulation areas. In the case of joint or collective parking lots the setbacks may be reduced to 0 feet as defined in Section 610.
      (ii) 20 feet for any loading, delivery, and service areas.
      (iii) 20 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 any lot in the LR District adjoins any lot less than 5 acres in size zoned in any residential district, or where the rear lot line exists within 250 feet of any residential structure, the minimum rear yard setbacks shall be:
      
      (i) 20 feet for all parking and vehicular circulation areas.
      (ii) 40 feet for all loading, delivery and service areas.
      (iii) 60 feet for all buildings and structures.
   
   b) For all other lots in the LR District the 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.

7. **Side and Rear Yard Requirements for Non-Residential Uses Abutting Residential Districts**

   Where a non-residential use abuts any lot line of a residential district the minimum side and rear yard requirements for buildings, loading and delivery areas, and outdoor storage areas may be reduced, at the discretion of the Zoning Inspector, by a maximum of 50% of the total requirement provided that additional landscaping and screening is installed by the owner. Such landscaping shall be designed to completely screen the proposed use from view within a period of 5 years and shall be maintained in good condition for the life of the non-residential use.

455.04 **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 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 by the Zoning Inspector upon a determination of reasonable progress toward the completion of the permanent structure or project. Said temporary structure shall be removed within 10 days of the earlier of: the completion of the construction project, the issuance of an occupancy permit, or the expiration of the temporary use permit.

3. **Building Height**
The maximum height of all structures in the LR District shall be 30 feet, measured as defined in Section 300 of this Resolution.

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) **Loading Docks and Loading areas** – Loading docks 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.

**455.05 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 areas and/or loading docks similar to buffer type ‘A’ in Appendix 1 and shall meet the requirements of Section 625. 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 residences shall be screened from view of the adjacent 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 residential 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 shall meet the requirements of Section 625. Walls and screens shall not contain any advertising.
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 625 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 625.

e) Maintenance of Materials - All planting and landscape materials used for the purpose of screening shall be maintained in good condition in accordance with Section 620 of this Resolution.

455.06 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 610 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 Section 610.

2. Joint or Common Parking
   In the LR District outparcels, tenants, and adjacent commercial uses within a retail development are permitted to share a common parking area 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 may be reduced to 0 feet to accommodate the joint parking use as defined in Section 610.

3. Parking Lot Landscaping

Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 135
All uses in the LR District shall provide parking lot landscaping in accordance with Section 610 and the following standards:

a) **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 the visibility of multi-tenant “strip” retail tenants in the LR District, 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.

### 455.07 Landscaping

All uses within the LR District shall be landscaped in accordance with section 620 of this Resolution.

### 455.08 Signage

Signs identifying or advertising uses within the LR District shall be in strict compliance with section 615f 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:

   **Single Uses on Individual Lots** – All single uses within the LR District shall be permitted to have one ground mounted monument sign or one building mounted wall sign. Uses on lots having frontage on more than one public right of way, provided that at least 250 feet of frontage exists along each rights of way, shall be entitled one ground sign or one wall sign along each right of way unless otherwise prohibited below.

   a) **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.

   b) **Gasoline 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 Gasoline 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 Gasoline Station. Price and grade

*Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 135*
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. Monuments Signs
   All monument signs within the LR District shall comply with the requirements of Section 615 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) **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 as defined in Section 615.
      (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 as defined in Section 615.
      (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 as defined in Section 615. 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) **Gasoline Stations** – Monument signs for Gasoline Stations in the LR District shall not exceed 6 feet in height and 50 square feet of display area for all sides as defined in Section 615.
   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** – Wall signs shall be installed and mounted in accordance with Section 615.

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 65% of the length of the side of the building or of the storefront to which the sign(s) is/are attached and shall meet the following requirements:

   (i) For single buildings on individual lots, and for retail tenants larger than 30,000 square feet in floor area in a multitenant retail structure, the total area of the sign shall not exceed 10 percent of the total area of the wall to which the sign is being attached up to a total of 125 square feet in display area as defined in Section 615.

   (ii) For retail tenants less than 30,000 square feet of floor area in a multi-tenant building the total area of the sign shall not exceed 60 square feet in display area as defined in Section 615. For all wall signs in a multi-tenant building there shall be uniformity in height between the signs for each tenant and all signs shall be installed at the same height along the face of the building.

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.

### 455.09 Lighting

All exterior lighting within the LR District shall strictly adhere to the requirements of Section 630 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.

**Note:** The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 135
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 retail uses having 75,000 square feet or more in floor area, 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.

460.01 Permitted Uses

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

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. 447 - Gasoline Stations, Except for 44719 and 447190 Marine Service Stations and Truck Stops. (Amended June 20, 2016)
11. 448 Clothing and Clothing Accessories 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. 53222 Formal Wear and Costume Rental
21. 53223 Video Tape and Disc Rental
22. 713940 Fitness centers
23. 72111 Hotels (except casino hotels) including convention hotels
24. 7224 Drinking Places
25. 722511 Full-Service Restaurants
26. 722513 Limited-Service Eating Places

Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 135
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

29. 813110 Church or other places of religious worship

30. Drive Thru Windows

460.02 Conditional Uses
The following uses may be permitted as Conditional Uses in the RR District by the Board of Zoning Appeals in accordance with the requirements of Section 240 of this Resolution and subject to the development standards for such uses as established herein:
1. 811192 Car Washes
2. 811191 Automotive Oil Change and Lubrication Shops
3. 811111 General Automotive Repair
4. Outside display of products for sale, not including boats, recreational vehicles, farm equipment, mobile or manufactured homes, or storage buildings.

460.03 Lot Size and Yard Setback Standards
The following lot size, frontage requirements, 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 acre in size, or such larger size as necessary to allow for the development of the lot in accordance with the applicable development standards of this Resolution and all other state and local requirements.

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 those 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:

Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 135.
Fig. 460.03 Lot Frontage Requirements for the RR District

<table>
<thead>
<tr>
<th>Road / Street Classification</th>
<th>Minimum Lot Frontage</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Lots without SDA.*</td>
</tr>
<tr>
<td></td>
<td>Lots with SDA</td>
</tr>
<tr>
<td>Local Road</td>
<td>200 feet</td>
</tr>
<tr>
<td>Minor Collector Road</td>
<td>300 feet</td>
</tr>
<tr>
<td>Major Collector Road</td>
<td>400 feet</td>
</tr>
<tr>
<td>Minor Arterial Road</td>
<td>600 feet</td>
</tr>
<tr>
<td>Major Arterial Road</td>
<td>No Access</td>
</tr>
</tbody>
</table>

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

a) Outparcels – where three or more outparcels share a Shared Driveway Access, or where outparcels are accessed from a larger retail center and not the public right of way, the minimum lot frontage of the outparcels may be reduced as shown in Figure 460.03.

4. Front Yard Setbacks
All Front Yard Setbacks, as defined in Section 300, 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. 460.031 Front Setback Requirements for the RR District

<table>
<thead>
<tr>
<th>Road / Street Classification</th>
<th>Minimum Front Setbacks For:</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Principal Buildings / Structures</td>
</tr>
<tr>
<td>Local Road</td>
<td>50 feet</td>
</tr>
<tr>
<td>Minor Collector Road</td>
<td>50 feet</td>
</tr>
<tr>
<td>Major Collector Road</td>
<td>60 feet</td>
</tr>
<tr>
<td>Minor Arterial Road</td>
<td>60 feet</td>
</tr>
<tr>
<td>Major Arterial Road</td>
<td>n/a</td>
</tr>
</tbody>
</table>

Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 135.
5. **Side yard Setbacks**
   The side yard setbacks in the RR District shall be as follows:
   a) When any lot in the RR District adjoins any lot less than 5 acres in size zoned in any residential district, or where the side lot line exists within 250 feet of any residential structure, 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) 40 feet for all buildings and structures.
   b) For all other lots in the RR District the 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 610.
      (ii) 20 feet for any loading, delivery, and service areas.
      (iii) 20 feet for all buildings and structures.

6. **Rear Yard Setbacks**
   The minimum rear yard setbacks in the RR District shall be as follows:
   a) When any lot in the RR District adjoins any lot less than 5 acres in size zoned in any residential district, or where the rear lot line exists within 250 feet of any residential structure, the minimum rear yard setbacks shall be:
      (i) 20 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) For all other lots in the RR District the 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.

7. **Side and Rear Yard Requirements for Non-Residential Uses Abutting Residential Districts**
   Where a non-residential use abuts any lot line of a residential district the minimum side and rear yard requirements for buildings, loading and delivery areas, and outdoor storage areas may be reduced, at the discretion of the Zoning Inspector, by a maximum of 50% of the total requirement provided that additional landscaping and screening is installed by the owner. Such landscaping shall be designed to completely screen the proposed use from view within a period of 5 years and shall be maintained in good condition for the life of the non-residential use.

*Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 135*
460.04 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 Township Zoning Inspector, which permit shall be valid for a period of 6 months. Such permit may be renewed by the Zoning Inspector upon a determination of reasonable progress toward the completion of the permanent structure or project. Said temporary structure shall be removed within 10 days of the earlier of; the completion of the construction project, the issuance of an occupancy permit, or the expiration of the temporary use permit.

3. Building Height

   The maximum height of all structures in the LR District shall be 40 feet, measured as defined in Section 300 of this Resolution.

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.

   b) 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) Loading Docks and Loading areas – Loading Docks and loading areas shall not be permitted on the front of any
460.05 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 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 shall meet the requirements of section 625. 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 625 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 5 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 625.

d) Maintenance of Materials - All planting and landscape materials used for the purpose of screening shall be maintained in good condition in accordance with Section 620 of this Resolution.

460.06 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 610 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 Section 610.

2. Joint or Common Parking

In the RR District outparcels, tenants, and adjacent commercial uses within a retail development are permitted to share a common parking area 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 may be reduced to 0 feet to accommodate the joint parking use as defined in Section 610.

3. Parking Lot Landscaping

All uses in the RR District shall provide parking lot landscaping in accordance with Section 610 and the following standards:

a) 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.

Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 135
460.07 Landscaping
All uses within the RR District shall be landscaped in accordance with section 620 of this Resolution.

460.08 Signage
Signs identifying or advertising uses within the RR District shall be in strict compliance with Section 615 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:
   Single Uses on Individual Lots – All uses within the RR District shall be permitted to have one ground mounted monument sign or one building mounted wall sign. Uses on lots having frontage on more than one public right of way, provided that at least 250 feet of frontage exists along each rights of way, shall be entitled one ground sign or one wall sign along each right of way unless otherwise prohibited below.
   a) Multi-tenant Retail Developments – Retail developments in the RR District 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 a development shall be permitted one ground mounted monument sign or one building mounted sign.
   b) 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 Gasoline 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 Gasoline 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 four times 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 615 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

Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 135
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, as measured along the right-of-way 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 as defined in Section 615.

(ii) **Single uses** – Monument signs for single retail uses on single lots in the RR District shall not exceed 5 feet in height and 25 square feet of display area per side as defined in Section 615.

(iii) **Joint Identification signs** – Monument signs advertising a multi-tenant retail development in the RR District 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 the US 33 frontage. In addition Joint Identification Signs shall meet the following size requirements:

   a) **Retail centers larger than 300,000 square feet in floor area** – 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 but not more than 300,000 square feet in floor area** – Joint Identifications signs shall not exceed 15 feet in height and 75 square feet of display area for all sides.

   c) **Retail centers larger than 50,000 square feet but not more than 150,000 square feet in floor area** – Joint Identification signs shall not exceed 10 feet in height and 64 square feet of display area for all sides.

   d) **Retail centers 50,000 square feet or less in floor area** – Joint Identification Signs shall not exceed 6 feet in height and 40 square feet of display area for all sides.

(iv) **Gasoline Stations** – monument signs for Gasoline Stations in the RR District shall not exceed 8 feet in height and 64 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.
Zoning Resolution
Jerome Township, Union County, Ohio

Chapter 4
Regional Retail District

3. Wall signs

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

a) Installation - Wall signs shall be installed and mounted in accordance with Section 615.

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 65% of the length of the side of the building or of the storefront to which the sign(s) is/are attached and shall meet the following requirements:

(i) For single buildings on individual lots, and for retail tenants larger than 30,000 square feet in floor area in a multi-tenant retail structure, the total area of the sign shall not exceed 10 percent of the total area of the wall to which the sign is being attached up to a total of 125 square feet in display area as defined in Section 615.

(ii) For retail tenants less than 30,000 square feet in floor area in a multi-tenant building the total area of the sign shall not exceed 60 square feet in display area as defined in Section 615. For all wall signs in a multi-tenant building there shall be uniformity in height between the signs for each tenant and all signs shall be installed at the same height along the face of the building.

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.

460.09 Lighting

All exterior lighting within the RR District shall strictly adhere to the requirements of Section 630 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.
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 and SR-2 Special Recreation Districts in existence prior to the enactment of this Resolution.

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

1. 611620 - Sports and Recreation Instruction
2. 712 – Museums, Historical Sites, and Similar Institutions
3. 71391 – Golf Courses and Country Clubs
4. 71394 – Fitness and Recreational Sports Centers
5. 71395 – Bowling centers
6. 713990 – Amateur Sports Teams
7. 713990 – Ballrooms
8. 713990 – Recreational Sports Clubs including baseball, soccer, basketball, softball, lacrosse, hockey, volleyball, football and tennis.
9. 713990 – Billiard Parlors
10. 713990 – Bocce courts
11. 713990 – Day camps
12. 713990 – Driving Ranges
13. 713990 – Fishing clubs
14. 713990 – Miniature Golf Courses
15. 713990 – Golf Driving Ranges
16. 713990 – Recreational Horse Rental Services
17. 713990 – Recreational Horseback Riding
18. 713990 – Recreational sports teams and leagues both youth and adult
19. 713990 – Riding clubs & stables
20. 813110 Church or other places of religious worship

470.02 Conditional Uses
The following uses may be permitted as Conditional Uses in the SRE District by the Board of Zoning Appeals in accordance with the requirements of Section 240 of this Resolution and subject to the development standards for such uses as established herein.

1. 71121 – Spectator Sports

Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 135
2. 713990 – Archery Ranges
3. 713990 – Hunting and Gun clubs
4. 713990 – Shooting Ranges indoor or outdoor
5. 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 adverse 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 $L_{10}$ 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 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 ½ mile.

(iv) Warning signs – Warning signs meeting National Rifle Association (NRA) guidelines for shooting ranges shall be posted at 100 feet 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 and outparcels within the SRE District shall be a minimum of 1 acre in size, or such larger size as necessary to allow for the development of the lot in accordance with the applicable development standards of this Resolution and all other state and local requirements.

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 those 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:

Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 135
Fig. 470.04  Lot Frontage Requirements for the SRE District

<table>
<thead>
<tr>
<th>Road / Street Classification</th>
<th>Minimum Lot Frontage</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Lots without SDA</td>
</tr>
<tr>
<td>Local Road</td>
<td>200 feet</td>
</tr>
<tr>
<td>Minor Collector Road</td>
<td>300 feet</td>
</tr>
<tr>
<td>Major Collector Road</td>
<td>400 feet</td>
</tr>
<tr>
<td>Minor Arterial Road</td>
<td>600 feet</td>
</tr>
<tr>
<td>Major Arterial Road</td>
<td>No Access</td>
</tr>
</tbody>
</table>

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

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, as defined in Section 300, 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:

Fig. 470.041  Front Setback Requirements for the SRE District

<table>
<thead>
<tr>
<th>Road / Street Classification</th>
<th>Minimum Front Setbacks For:</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Principal Buildings / Structures</td>
</tr>
<tr>
<td>Local Road</td>
<td>40 feet</td>
</tr>
<tr>
<td>Minor Collector Road</td>
<td>40 feet</td>
</tr>
<tr>
<td>Major Collector Road</td>
<td>50 feet</td>
</tr>
<tr>
<td>Minor Arterial Road</td>
<td>60 feet</td>
</tr>
<tr>
<td>Major Arterial Road</td>
<td>n/a</td>
</tr>
</tbody>
</table>

Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 135
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 any 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 zoned 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) 30 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 any 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.
   (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 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.

*Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 135*
7. **Side and Rear Yard Requirements for Non-Residential Uses Abutting Residential Districts**

   Where a non-residential use abuts any lot line of a residential district the minimum side and rear yard requirements for buildings, loading and delivery areas, and outdoor storage areas may be reduced, at the discretion of the Zoning Inspector, by a maximum of 50% of the total requirement provided that additional landscaping and screening is installed by the owner. Such landscaping shall be designed to completely screen the proposed use from view within a period of 5 years and shall be maintained in good condition for the life of the non-residential use.

---

**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 by the Zoning Inspector upon a determination of reasonable progress toward the completion of the permanent structure or project. Said temporary structure shall be removed within 10 days of the earlier of: the completion of the construction project, the issuance of an occupancy permit, or the expiration of the temporary use permit.

3. **Building Height**

   The maximum height of all structures in the SRE District shall be 28 feet, measured as defined in Section 300 of this Resolution.

---

**Note:** The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 135.
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) **Loading Docks and Loading areas** – Loading docks 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 loading docks 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:

   1. **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 625 and do not contain any advertising.

      b) **Screening from Adjacent Residential Uses, Industrial Parkway, State Route 42, 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 625 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 625.

d) Maintenance of Materials - All planting and landscape materials used for the purpose of screening shall be maintained in good condition in accordance with Section 620 of this Resolution.

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 610 and the following standards:

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 Section 610.

2. Parking Lot Landscaping
   All uses in the SRE District shall provide parking lot landscaping in accordance with Section 610 and the following standards:
   a) 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.

470.08 Landscaping
All uses within the SRE District shall be landscaped in accordance
with section 620 of this Resolution.

470.09 Signage
Signs identifying or advertising uses within the SRE District shall be in
strict compliance with section 615 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-or-way.

2. Monument Signs
   All monument signs within the SRE District shall comply with the
   requirements of Section 615 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 as defined by Section 620 of
      this Resolution.
   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 within the SRE District shall comply with the requirements of Section 620 and the following standards:
   a) **Installation** – Wall signs shall be installed and mounted in accordance with Section 620.
   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 75% of the length of the side of the building to which the sign(s) is/are attached. The total display area shall not exceed 10% of the total area of the side of the building (as defined in Section 620) 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 SRE 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 630 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 135.*
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.

500.01 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.
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. In larger developments a variety in architectural elevations are required as follows:
   a) Architectural Diversity – A single-family dwelling with the same or similar front elevation shall not be repeated within 4 houses on the same side of the street and within 2 houses in either direction of the house on the opposite side of the street. The builder is permitted to construct homes that use an identical elevation, but use a different main exterior material or main exterior color, provided that the homes shall be separated by at least 2 homes of a different elevation on the same side of the street and by at least 1 home in either direction of the house on the opposite side of the street.

5. 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.

6. 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.

7. 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.

500.02 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.

500.03 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.

500.04 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 519.02(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.

3. Sub Areas

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 230 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 230 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.

Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 135.
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 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.

500.05 Previously Approved Planned Developments

Section 500 of the Zoning Resolution was amended on and the amendment in effect from and after April 20, 2015. Planned Developments and all associated detailed development plans and supporting documentation adopted and in effect prior to April 20, 2015 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 April 20, 2015.

500.06 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 should be in conformance with the recommendations of the comprehensive plan and shall promote the efficient 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 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 commercial or industrial PD is to be located contiguous to residential 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 50’ between the Right of Way of the public street and the rear lot lines, and a minimum of 80’ between the Right of Way of the public street and the rear setback line of the lot. An increased landscape buffer shall be established for the entire length of road affected.

4. **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 where applicable or allowed, 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.

5. Access

The zoning plan should require direct access, not through easement, 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.

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

Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 135.
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.

8. **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 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.

**Note:** The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 135.
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.

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 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.

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 centerline of the stream, 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, except as outlined in section 500.07 (4), 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.

(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 pedestrians trails, open space should be unified and massed so that no open space is narrower in any direction than the development’s average lot width. 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.

**Note:** The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 135
Zoning Resolution
Jerome Township, Union County, Ohio

Chapter 5
Planned Development District

- 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;
- 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.)

(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 public or private non-profit 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

\[Note:\] The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 135.
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 more than 75% of the lots or units within that subdivision section.

500.07 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:

1. Low and Medium Density Residential Land Use

Future development of clustered subdivisions is anticipated to occur in those areas with centralized public utilities and shall 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

Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 135
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
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 500.08.

b) **Density** - The overall residential density of the Conservation Development PD should conform to the recommendations and intent of the Comprehensive Plan and shall be identified in the zoning plan and application per section 500.08.

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 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 shall comply with the following minimum requirements regarding open space.

(i) The minimum amount of open space to be provided with a CDPD is recommended to be 40% of the total acreage of the property being included in the PD. Development of smaller parcels may be considered for a reduction in the open space requirements provided that the recommendations of (ii), (iii), and (iv) below still apply.

(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 township's legal advisor.

(iv) Open spaces within the CDPD shall meet all other requirements of section 500.06 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 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.

Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 135.
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 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.

### 500.08 Procedure for Amending to the PD

In addition to the procedure set forth in Section 230 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 500.08, 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 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 certified or licensed 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; 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 shall set forth and define the uses to be permitted in the proposed Planned Development District.

Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 135.
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 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

Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 135
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;

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;
Chapter 5

Planned Development District

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 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 500.08 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.

500.09 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;
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;
Zoning Resolution
Jerome Township, Union County, Ohio

Chapter 5
Planned Development District

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, curb 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 buildings(s), complete with a listing of 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.

Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 135.
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 500.04.

4. **Commencement of Development**

Upon the approval of the Development Plan, the tract which is 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 500.09 (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 an application for Development Plan Modification utilizing the same procedures and criteria as established for the approval of the initial Development Plan. Modifications of a Development plan, not modifying the underlying zoning, shall be subject to the review and approval of the Zoning Commission only.

500.10 **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 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 and reasonable estimates of time to complete the review. Any unused portion of the estimated amount

**Note:** The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 135
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.

**500.11 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 500.09 (4). 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 135
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. This district supersedes the SR-3 Special Recreation District in existence prior to the enactment of this Resolution.

510.01 Permitted Uses

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

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

510.02 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 1.5 acres in size, or such larger size as necessary to allow for the development of the lot in accordance with the applicable development standards of this Resolution and all other state and local requirements.

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 those 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. 510.02  Lot Frontage Requirements for the OS District

<table>
<thead>
<tr>
<th>Road / Street Classification</th>
<th>Minimum Lot Frontage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Local Road</td>
<td>100 feet</td>
</tr>
<tr>
<td>Minor Collector Road</td>
<td>100 feet</td>
</tr>
<tr>
<td>Major Collector Road</td>
<td>200 feet</td>
</tr>
<tr>
<td>Minor Arterial Road</td>
<td>300 feet</td>
</tr>
<tr>
<td>Major Arterial Road</td>
<td>No Access</td>
</tr>
</tbody>
</table>

3. **Maximum Lot Coverage**
   The total ground area occupied by all buildings and structures shall not exceed a maximum of 15 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:

Fig. 510.021  Front Setback Requirements for the OS District

<table>
<thead>
<tr>
<th>Road / Street Classification</th>
<th>Minimum Front Setbacks For:</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Principal Buildings / Structures</td>
</tr>
<tr>
<td>Local Road</td>
<td>30 feet</td>
</tr>
<tr>
<td>Minor Collector Road</td>
<td>30 feet</td>
</tr>
<tr>
<td>Major Collector Road</td>
<td>40 feet</td>
</tr>
<tr>
<td>Minor Arterial Road</td>
<td>50 feet</td>
</tr>
<tr>
<td>Major Arterial Road</td>
<td>n/a</td>
</tr>
</tbody>
</table>

**Note:** The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 135.
Chapter 5

Open Space District

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 any lot less than 5 acres in size zoned in any residential district, or where the side lot line exists within 250 feet of any residential structure, 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) For all other lots in the OS District the 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 any lot in the OS District adjoins any lot less than 5 acres in size zoned in any residential district, or where the rear lot line exists within 250 feet of any residential structure, the minimum rear yard setbacks shall be:
      (i) 20 feet for all parking and vehicular circulation areas.
      (ii) 50 feet for all structures, loading, delivery and service / maintenance areas.
   b) For all other lots in the OS District the rear yard setbacks shall be:
      (i) 30 feet for all buildings, parking, vehicular circulation and loading, delivery, and service/maintenance areas.

510.03 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 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. 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
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 by the Zoning Inspector upon a determination of reasonable progress toward the completion of the permanent structure or project. Said temporary structure shall be removed within 10 days of the earlier of: the completion of the construction project, the issuance of an occupancy permit, or the expiration of the temporary use permit.

3. Building Height
The maximum height of all structures in the OS District shall be 30 feet, measured as defined in Section 300 of this Resolution.

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 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) Loading Docks and Loading areas – Loading docks 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 loading docks and loading areas are at the side or rear of the building.

Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 135.
510.04 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 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 625 and do not contain any advertising.

   b) Screening from Adjacent Residential Uses, Industrial Parkway, State Route 42, 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 625 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 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
Chapter 5

Zoning Resolution
Jerome Township, Union County, Ohio

Chapter 5
Open Space District

fences shall be at a minimum height necessary to screen the proposed use and shall meet the requirements of section 625.

d) **Maintenance of Materials** - All planting and landscape materials used for the purpose of screening shall be maintained in good condition in accordance with Section 620 of this Resolution.

**510.05 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 facility with adequate provisions for ingress and egress. All parking spaces and vehicular circulation areas shall meet the requirements of section 610 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 Section 610.

2. **Parking Lot Landscaping**
   All uses in the OS District shall provide parking lot landscaping in accordance with Section 610 and the following standards:
   a) **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.

**510.06 Landscaping**

All uses within the OS District shall be landscaped in accordance with section 620 of this Resolution.

**510.07 Signage**

Signs identifying or advertising uses within the OS District shall be in strict compliance with section 620 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) One ground mounted monument sign shall be permitted per parcel.

2. **Monument Signs**
   All monument signs within the OS District shall comply with the requirements of Section 620 and the following requirements:
   a) **Construction** - Monument signs shall be permanently installed on a solid base constructed of durable natural

**Note:** The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 135
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 as defined in Section 300 of this Resolution.

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.

### 510.08 Lighting

All exterior lighting within the OS District shall strictly adhere to the requirements of Section 620 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.
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  Agriculture

For the purposes of this Resolution the definition of Agriculture shall be that prescribed by Section 519.01 of the Ohio Revised Code. As used herein, agriculture generally includes farming; ranching; algaculture meaning the farming of algae; 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; and 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.

605.01  Agriculture Exempted Herein

Agriculture shall not be prohibited on lots greater than five acres. The use of any land for agricultural purposes or the construction or use of building or structure incidental to the use for agricultural purposes of the land on which such buildings or structures are located shall not be prohibited on lots greater than five acres and no zoning certificate shall be required for any such building or structure. (Ohio Revised Code 519.21)

605.02  Agriculture Subject to Regulation

In any platted subdivision approved under section 711.05, 711.09, or 711.10 of the Ohio Revised Code, or in any area consisting of fifteen or more lots approved under section 711.131 of the Ohio 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 regulate; agriculture shall be regulated as follows:

Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 135
Chapter 6

General Development Standards

Zoning Resolution
Jerome Township, Union County, Ohio

1. Agriculture is prohibited on lots of one (1) acre or less. This does not prohibit gardening related to a residence.

2. Buildings or structures incident to the use of land for agricultural purposes on lots greater than one (1) acre but not greater than five (5) acres shall conform to setbacks, size and height requirements for the underlying zoning district.

3. Dairying and animal and poultry husbandry are permitted on lots greater than 1 acre but not greater than 5 acres until 35% of the lots in the subdivision are developed with at least 1 building, structure or improvement that is subject to real property taxation or that is subject to the tax on manufactured homes under section 4503.06 of the Ohio Revised Code. After 35% of the lots in the subdivision are so developed, ongoing dairying and animal and poultry husbandry shall be considered a non-conforming use pursuant to section 519.19 of the Ohio Revised Code. No new dairying, animal or poultry husbandry shall commence on such lots after 35% of the lots are developed with structures.

605.03 Farm Markets

In accordance with Section 519.21 of the Ohio Revised Code Farm markets which derive at least fifty percent (50%) of their gross income from produce raised on farms owned or operated by the market owner in a normal crop year shall be permitted in any zoning district, subject to the following regulations:

1. Buildings less than one hundred and forty-four (144) square feet of floor area shall be placed at least fifteen (15) feet outside the road right-of-way so as to safely allow for adequate customer off street parking. Seasonal farm markets may use grassed areas for parking. Permanent farm markets shall provide paved or graveled parking.

2. For buildings larger than one hundred and forty-four (144) square feet of floor area, off-street parking shall be provided at the ratio of 1 parking space for each 250 square feet of farm market. Seasonal parking may be grassed areas, but permanent parking shall be graveled or paved and provided egress in accordance with the recommendation of the Union County Engineer. Setbacks shall be the same as for any structure in the underlying zoning district.

610 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.

610.01 Application

1. The off-street parking and loading requirements of this Resolution shall apply to the following:

Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 135
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. 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 floor area of such use as defined in Section 3.

3. 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.

610.02 Required Off Street Parking Spaces
The user of any lot or tract in Jerome Township shall provide off-street parking for all residents, employees, customers, visitors, and invitees. The following table shall specify the minimum number of parking spaces to be provided.

Figure 610.02 – Required Parking Spaces by Use

<table>
<thead>
<tr>
<th>Proposed Land Use</th>
<th>Required Parking Spaces</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single Family Residential</td>
<td>3 per dwelling unit (garages and driveways included).</td>
</tr>
<tr>
<td>All other residential</td>
<td>2 per dwelling unit (garages and driveways included).</td>
</tr>
<tr>
<td>Hotels, Motels, Lodges (without Public meeting facilities)</td>
<td>1 per rental unit plus 1 per employee on the largest shift plus 1 for each 4 seats in the dining room or restaurant area.</td>
</tr>
<tr>
<td>Hotels, Motels, Lodges (with public meeting facilities)</td>
<td>1 per rental unit plus 1 per each 75 square feet of floor area used for public meeting or assembly purposes plus one per each 4 seats in any restaurant therein.</td>
</tr>
<tr>
<td>Public Meeting, Exhibition Halls, and private assembly areas (except churches)</td>
<td>1 for each 3 seats or 1 for each 45 square feet of assembly area whichever is greater.</td>
</tr>
<tr>
<td>Churches or places of public assembly</td>
<td>1 for each 3 seats or 1 for each 45 square feet of assembly area whichever is greater.</td>
</tr>
<tr>
<td>Hospitals and clinics</td>
<td>1 ½ for each bed or exam room plus 1 for each employee on the largest shift</td>
</tr>
<tr>
<td>Nursing Homes</td>
<td>1 for each 2 beds plus 1 for each employee on the largest shift</td>
</tr>
<tr>
<td>Museums, libraries, etc.</td>
<td>1 for each 400 square feet of floor area open to public plus 1 for each</td>
</tr>
</tbody>
</table>

Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 135.
### General Development Standards

<table>
<thead>
<tr>
<th>Category</th>
<th>Requirements</th>
</tr>
</thead>
<tbody>
<tr>
<td>Child care services (not including home occupations)</td>
<td>1 space for each employee on the largest shift plus 1 space for each 5 children.</td>
</tr>
<tr>
<td>Primary or elementary schools</td>
<td>4 for each classroom</td>
</tr>
<tr>
<td>Secondary schools, colleges, trade schools, etc.</td>
<td>4 for each classroom plus 1 for each 4 students</td>
</tr>
<tr>
<td>Restaurants - fast food with drive thru</td>
<td>1 for each 3 seats plus 1 for each employee on the largest shift.</td>
</tr>
<tr>
<td>Restaurants – sit down with no drive thru</td>
<td>1 per each 2 seats plus 1 for each employee on the largest shift</td>
</tr>
<tr>
<td>Professional and business offices and multi-tenant offices</td>
<td>1 for each 300 square feet of floor area</td>
</tr>
<tr>
<td>Research and testing offices</td>
<td>1 per each 350 square feet of floor area</td>
</tr>
<tr>
<td>Funeral Homes</td>
<td>1 for each 25 square feet of floor area open to the public</td>
</tr>
<tr>
<td>Retail Stores</td>
<td>1 per 250 square feet of floor area</td>
</tr>
<tr>
<td>Personal care services</td>
<td>2 spaces per each Barber, Beautician, or Technician.</td>
</tr>
<tr>
<td>Fitness centers</td>
<td>1 per each 175 square feet of floor area</td>
</tr>
<tr>
<td>All industrial warehousing</td>
<td>20 plus 1 for each 2 employees plus 1 for each vehicle maintained on the premises.</td>
</tr>
<tr>
<td>Industrial manufacturing</td>
<td>1 space for every employee on the maximum shift plus 1 per each 10,000 square feet of floor area.</td>
</tr>
<tr>
<td>Golf courses</td>
<td>6 per hole</td>
</tr>
<tr>
<td>Athletic fields</td>
<td>12 spaces per field</td>
</tr>
<tr>
<td>Miniature golf</td>
<td>2 spaces per hole</td>
</tr>
<tr>
<td>Tennis courts / Clubs</td>
<td>4 spaces per court</td>
</tr>
<tr>
<td>Bowling alleys</td>
<td>3 spaces per lane</td>
</tr>
<tr>
<td>Driving range</td>
<td>1.5 spaces per tee</td>
</tr>
<tr>
<td>Riding stables</td>
<td>1 space per stall</td>
</tr>
<tr>
<td>Spectator sports</td>
<td>1 space per each 2 seats</td>
</tr>
<tr>
<td>Recreational camp</td>
<td>1 space per each 2 campers plus 1 space per counselor or staff</td>
</tr>
<tr>
<td>Picnic grounds</td>
<td>2 spaces per each picnic table plus 10 spaces per each open shelter</td>
</tr>
</tbody>
</table>

**Note:** The parking space requirements for any use not specifically mentioned in figure 610.02 shall match those required for uses of a similar nature provided in figure 610.02.
610.03 Design and Location

All parking and circulation areas shall, at a minimum, be designed to meet the following standards:

1. **Size** - 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.

2. **Compact Vehicle Parking Spaces** - In parking areas where more than 25 parking spaces are required the owner may provide compact vehicle parking spaces in lieu of standard vehicle parking spaces for a maximum of 10 percent of the total number of parking spaces required subject to the following requirements:
   a) Compact vehicle parking spaces shall be a minimum of 8 feet in width and 16 feet in length.
   b) Compact vehicle parking spaces shall be clearly marked with an aluminum sign measuring a minimum of 12 inches by 18 inches and permanently affixed to a building or sign post at the end of each space. Such sign shall be mounted at a minimum of 3 feet and a maximum of 4 feet in height as viewed from the center of the parking space.

3. **Location** - Required off-street parking facilities shall be located on the same lot as the structure or use served, except where joint or combined parking areas are permitted elsewhere by this Resolution.

4. **Joint or Combined Parking** - Joint or combined parking areas are defined as a condition where two or more adjoining lots or outparcels, or individual tenants in a multi-tenant retail center, share areas of parking and circulation. Where joint or combined parking between lots or uses is permitted a cross access agreement / easement shall be executed and recorded between the individual properties.

5. **Construction** - Except in the Agricultural District (AG) 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.

6. **Striping** - All parking spaces shall be clearly marked and striped.

7. **Curb or Wheel Stops** - 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.

8. **Landscape Islands** – To reduce the effect of heat absorption and provide improved visual character in off street parking areas landscape islands shall be provided within all parking areas having 10 or more parking spaces in accordance with the following:

*Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 135*
Chapter 6

General Development Standards

Zoning Resolution
Jerome Township, Union County, Ohio

a) Landscape islands shall be a minimum of 8 feet in width and 19 feet in length and shall have a minimum of 2 foot radius at the outside corners.

b) Islands shall be provided at a rate of 1 island per each 12 parking spaces. Landscape areas located in the corners of parking areas shall count as ½ of a required landscape island.

c) Within double rows of parking, islands shall be combined end to end and placed at the end of parking rows as a cap or between the sides of parking spaces in a row.

d) Landscape islands shall be planted with trees or shrubs according to the requirements of the underlying zoning district.

9. **Headlight Screening** – All off-street parking spaces shall have headlight screening installed between the parking and circulation aisles and adjacent public rights-of-way in accordance with the following:

a) Headlight screening shall be in the form of a continuous evergreen hedge planting, earthen mound, or a combination of the two and shall provide a continuous screen from the ground up to a minimum of 3 feet 6 inches in height above the surface of the parking lot.

b) Headlight screening shall be installed parallel and adjacent to the parking lot and circulation aisles being screened.

c) Shrubs used for the purposes of headlight screening shall be installed a minimum of 2 feet from the back of curb or wheel stop of head in parking spaces to avoid damage from the overhang of vehicles.

10. **Driveways and Circulation** - All parking areas for 5 or more vehicles shall be served by a driveway or circulation aisle of 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.

11. **Access** - 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.

12. **Setbacks** - All driveway access and circulation aisles, 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.

13. **Compliance with other Regulations** - All off-street parking and loading areas shall meet all applicable requirements of the

---

**Note:** The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 135.
Union County engineer’s office and shall comply with the requirements of any applicable fire code.

14. **Provision for Disabled Persons** - 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.

15. **Sidewalks** - All uses shall provide a minimum 4’ sidewalk or otherwise paved access from the main and secondary building entries to the parking areas.

### 610.04 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.

### 610.05 Buffering from Adjacent Residential Land Uses
All off-street parking areas for more than 5 vehicles shall be buffered from view from any adjacent residential land use, except for Rural Residential, through the use of either landscaping, or a 6’ privacy fence, or a combination thereof. A Landscape buffer shall consist of a minimum of 6’ height evergreen trees planted at 15’ on center within the required parking area setback.

### 610.06 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.

### 610.07 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.

**Note:** The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 135.
1. **Commercial Vehicles and Construction Equipment** - 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, four-tired pickup or light truck typically classified as Class 1, or 2 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 any Residential Zoning District, or any residential component within a Planned 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 dual tires on 1 or more axles, or having more than 2 axles, typically classified as Class 3, 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. Commercial vehicles making a temporary house calls or deliveries shall not be prohibited under the terms of this section.

   c) The parking or storage of commercial motor vehicles, as defined above in Section 610.07 (1)(a), 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 within any residential district, for periods exceeding three days, except when 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 such 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 Zoning District, or any residential component within a Planned District. Construction equipment temporarily used for construction upon a site shall not be prohibited under the terms of this section.

2. **Parking of Recreational Vehicles, Boats, Camping Trailers, or other Trailers** - No recreational vehicle, motor home, boat, camping trailer, travel trailer or other similar vehicle or trailer shall be stored or parked in any Residential Zoning District, or any residential component within a Planned District, unless

---

**Note:** The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 135
completely enclosed within a permitted principal or accessory structure, except as follows:

a) Such vehicle with a current license may be temporarily parked in any side or rear yard of a lot within the Rural 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. **Use of Recreational Vehicles, Camping Trailers, or Other Trailers and Mobile Homes** - Unless approved in accordance with Section 640, 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. 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 640 of this Resolution.

4. **Inoperable Automobiles and/or Other Inoperable Motor Vehicles** - 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 1 dwelling unit in any Residential Zoning District, or any residential component within a Planned 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. **Car Covers on Non-Junk, Operable or Licensed Vehicles** - Any overnight covers used on non-wrecked, operable or licensed vehicles shall 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.

### 615 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.

615.01 Signage Definition
A sign as defined in Section 300 of this Resolution generally includes 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. 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.

615.02 Sign Permit
Unless otherwise provided for in Section 615.04, a Sign Permit shall be obtained for all signage placed within any zoning district in accordance with the provisions of Section 615 of this Resolution. When a conflict arises between the sign and billboard requirements of this Resolution and those of the State of Ohio (ORC Chapter 5516) regarding the placement of signs and billboards adjacent to state highways, the more restrictive regulation shall govern.

615.03 Prohibited Signs
The following signs shall be prohibited in Jerome Township:

1. ALL signs not specifically permitted by the express terms of this Resolution.
2. Abandoned signs and associated supporting structures that no longer advertise a commercial message for a bona fide business conducted on the premises for a period of two years. If the sign structure supports multiple business names, that portion of the face shall be replaced with a matching blank face and shall screen all internal lighting.
3. Portable signs, portable billboards, pennants, streamers, flashing lights, moving string of lights, inflatable devices, moving computer driven LED signs (“running tickers”) and air-activated attraction devices.

Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 135.
4. Changeable copy signs except those specifically permitted elsewhere in this Resolution.

5. Signs or advertising erected and maintained in trees or painted or drawn upon rocks or other natural features.

6. Except for identification signs on agricultural buildings, no sign or billboard shall be displayed or painted directly upon the wall or roof on any building or structure.

7. No sign shall be attached to any fence within the ROW of any road. No sign shall be attached to any fence regardless of location without the permission of the owner of the fence.

8. Signs mounted upon the roof of any building or structure.

9. 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.

10. Pole signs, except as otherwise specifically permitted herein.

11. Translucent backgrounds on internally lit cabinet signs.

12. Obscene Nature: No sign shall be erected that displays a sexual, provocative, or promiscuous act.

13. Signs on or over any public property or public ROW except as is specifically permitted in these regulations. Signs may be erected on public property only by an authorized representative of a public agency or a quasi-public agency, provided such sign is approved by the Zoning Inspector prior to its erection. Signs on State Road rights-of-way shall comply fully with ODOT regulations.

14. Advertising signs on benches, trash receptacles, bus shelters and similar structures, when visible from the public ROW.

15. Off premise signs, except for legal billboards.

16. Billboards in residential zoning districts.

17. Billboards or signs for advertising purposes on any water tower, wind turbine or landmark.

18. Revolving signs (excepting barber poles and Temporary Holiday Lighting), and animated signs (includes mechanical or electronic changeable copy signs, flashing signs, moving signs and any animation of signs). No sign shall contain or consist of, ribbons, streamers or similar moving devices.

19. Arrangements of lights in rows, strings, patterns, or designs that outline or are attached to any portion of a building or structure, including windows, are prohibited. This prohibition does not apply to seasonal light displays, or lights that are an integral part of an approved sign or those required for public safety. Flashing signs are prohibited.

20. Realtor signs, except those specifically permitted in Section 615.04 and 615.06 of this Resolution.

Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 135
615.04 Signs - No Permit Required
No permit or approval shall be required for the following signage:

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 required by a state or federal statute.
4. Signs installed by public utilities in their rights-of-way or on their facilities as necessary to identify the use.
5. Political signs or posters concerning candidates for elective office, public issues and similar matters to be decided by public election. Such signs 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.
6. Signs not exceeding 2 square foot in area, bearing only property numbers, postal box numbers or names of occupants of premises.
7. Signs indicating the sale, rental or lease of residential real estate, provided such signs are limited in size to 6 square feet with one sign per street front. Such signs shall be placed on the residential property referred to and shall not be placed in public rights-of-way and shall be removed within 14 days after sale, rental or lease has occurred.
8. Signs (limited to 8 square feet) for the promotion of school, community service or church activities.
9. Traffic and directional signs indicating points of entry or exit for a facility or off-street parking area, provided such signs are limited to 4 square feet in area and 3 feet in height, are set back at least 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.
10. Cornerstones, commemorative tablets and historical signs, not to exceed 10 square feet in area.

615.05 Permanent Signs – Permit Required
Permanent signs shall be those permitted in areas clearly designated herein and subject to the regulations of the underlying zoning district and Section 615. Application for permanent signs shall be made to the Zoning Inspector and upon his/her approval a permit issued and fee will be assessed. Permanent signs requiring a Sign Permit are as follows:

Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 135
1. **Ground Mounted Signs** – Where permitted within this Resolution, all ground mounted monument or pylon signs shall comply with the requirements of the underlying zoning district, or the planned development district standards adopted for each use, and the following:
   a) Such signs shall be in harmony with the buildings on the site, and will not detract from the appearance of the general neighborhood in which it is located or adversely affect property values in such neighborhood.

2. **Wall Signs** – Where permitted within this Resolution, all wall signs, (including those in facilities with multiple occupancies) shall comply with the requirements of the underlying zoning district, or the planned development district standards adopted for each use, and the following:
   a) **Installation** – Such signs shall be installed parallel to the wall on which they are installed, and shall not project more than 16 inches from such wall, it being hereby intended to prohibit signs from projecting outward from the wall, at right angles or otherwise.
      (i) No part of any sign shall be closer to either end of the building face on which it is erected than 2 feet.
      (ii) No part of any sign shall be less than 8 feet above the sidewalk or ground level, if such sign projects forward of the wall on which it is mounted to such an extent as to constitute a hazard or inconvenience to pedestrian or vehicular traffic.

3. **Joint Identification Signs** – Where permitted within this Resolution, all joint identification signs shall comply with the requirements of the underlying zoning district, or the planned development district standards adopted for each use.

4. **Schools and Churches** – Where permitted within this Resolution, schools and churches may install monument signs that include changeable copy for the purposes of advertising special events, times of service, etc.

5. **Drive-thru Menu Boards** – Where Drive-thru Restaurants are permitted within this Resolution, such uses shall be permitted to install Drive-thru menu boards subject to the following conditions:
   a) The Drive-thru menu board shall be located on the property to which it refers.
   b) The sign is oriented solely for the use of patrons utilizing the Drive-thru.
   c) The sign is not intended to be visible from adjacent property or right-of-way.

**Note:** The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 135
d) The sign is limited to menu items only, shall contain no advertising, and shall not be readable from off premise.

e) No more than two (2) Drive-Thru menu boards shall be permitted per restaurant.

6. **Residential Development Entry Signs** – In any residential zoning district residential developments shall be permitted one ground mounted monument sign at each vehicular entry to the development subject to the following requirements:

a) **Minimum size of development** - For a residential development entry sign to be permitted the residential development shall contain a minimum of 10 platted lots constituting one development.

b) **Copy** – The sign shall be permitted to advertise the name of the development only and shall include no other copy or advertisement.

c) **Conformance** - Such signs shall conform to all of the requirements of Section 615.07 and shall be set back a minimum of 15 feet from any right-of-way.

d) **Height and Size** – Residential development entry signs shall not exceed a total of 32 square feet in display area as defined in section 615.07, and shall not exceed 5 feet in height including the sign, sign base, and support columns.

e) **Landscaping** – Such sign shall incorporate landscaping features around the base of the sign.

7. **Outdoor Advertising or Billboards** - Outdoor Advertising, or Billboards (as defined by ORC 519.20), for a product or service not located upon the premises on which the sign is located shall be classified as a business use and shall be permitted in all non-residential districts subject to the requirements of Section 615.07 and following regulations:

a) No billboard shall exceed three hundred (300) square feet of advertising area per side nor have more than two sides.

b) No billboard shall exceed fifteen (15) feet in height above the average grade nor have a length in excess of four times the height of the sign face.

c) The use shall comply with the general regulations set forth in other provisions of this Resolution.

d) All billboards shall be located in compliance with all local, state and federal regulations controlling the same. Billboards shall be licensed or permitted as may be required by local, state or federal agencies.

e) All billboards shall be located behind the building setback lines established for the district in which the sign is located and shall be at least one thousand (1,000) feet from any dwelling, church, school, or similar institution.

Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 135
f) No billboard or outdoor advertising sign shall be located nearer than twenty-five (25) feet to any side lot line.

g) Spacing Requirements- Each billboard site location shall be separated from every other billboard site location in accordance with the following:

(i) Spacing requirements shall be measured along the curb line of the street that the billboard is oriented to and the measurement shall apply to both sides of the street.

(ii) Spacing requirements shall be measured from existing billboards regardless of the political jurisdiction within which any other billboard may be located.

(iii) Measurement of the spacing between billboard locations shall begin at a point nearest to the proposed billboard site location from an existing billboard site location and extending to a point nearest to the existing billboard site location from the proposed billboard site location.

(iv) Billboards shall be located at least 1250 feet from other billboards.

### 615.06 Temporary Signs, Permit Required

Temporary signs shall include signs indicating or promoting the sale or development of land, facilities or structures. Such signs shall comply with the provisions of Section 615.07 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. **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 8 feet in height and be a minimum of 10 feet from the public right-of-way. Permits granted for such signs shall be valid for a period of 12 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 on an individual lot (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 and shall be located only on the lot where such construction activity occurs. Permits granted for such signs shall be valid for a period of 12 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**—Signs advertising the sale or lease of land available for development shall be permitted as a temporary sign. Such signs shall be limited to 32 square feet of display area per side and shall not exceed 8’ 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.

4. **Model Home Signs**—Signs advertising a model home for display shall be permitted temporarily in any residential district subject to the following requirements:
   a) **Minimum size of development**—For a model home sign to be permitted the residential development shall contain a minimum of 10 platted lots constituting one development.
   b) **Construction**—Model home signs shall be a ground mounted monument sign, or a sign suspended from a braced inverted “L” type pole and shall not be illuminated by any means.
   c) **Height and size**—Model home signs shall not exceed 16 square feet in display area as defined by Section 615.07, and shall not exceed 4 feet in height to the top of the advertising area.
   d) **Location**—Model home signs shall be located on the same lot as the model home, shall be set back a minimum of 5 feet from any property line or right-of-way, and shall not impede the view of vehicles or pedestrians.
   e) **Removal**—Model home signs shall be removed by the builder within 15 days of the sale of the model home.

**615.07 General Requirements for All 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 residential district, except as provided for in Section 615 and Section 635 Home Occupation.

2. **Display area**—The area of a sign or billboard shall be computed by means of a continuous perimeter forming a basic geometric shape which encloses the message or display and is differentiated from the wall or supporting structure on which it is placed in addition to the following:
   a) **Two or More Faces**—Where an area of a sign or billboard has two or more display faces, the area of all faces shall be used...
in determining the area of the sign unless the two display faces join back to back, are parallel to each other and not more than 24 inches apart, or form a V-angle of less than 45 degrees.

b) Supporting Structures — Supporting structures or uprights on which a sign or billboard may be placed are excluded from the sign area if they contain no message and are clearly incidental to the display itself.

c) Wall Mounted Signs — For wall mounted signs which consist of individually mounted letters, numbers, or other symbols on a wall or fascia, the area of the sign shall be the area of a rectangle circumscribed around the letters, numbers, or other symbols.

d) Awning Signs — For awning signs, the area of the sign shall include only the letters, numbers, or graphics on the surface of the awning and not the entire area of the awning face.

3. Height — The Height of a sign shall be measured as the distance from the average grade surrounding the sign to the top of the highest attached component of the sign. The placement of a ground sign on a mound or raised area for the purpose of increasing the height shall be prohibited.

4. 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) Reverse sides of signs shall be unobtrusive and blend with the surroundings or be screened from view with landscaping.

5. Landscaping — All permanent freestanding signs (monument signs) shall have landscaping around the base of the sign as specified within the requirements of the underlying zoning district.

6. 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.

Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 135
(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.

7. **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).

8. **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.

9. **Maintenance** – All signs and billboards shall be kept in a safe, secure condition. Should any sign or billboard be or become unsafe or be in danger of falling, the owner of the thereof or the person maintaining the same, shall upon receipt of written notice from the Zoning Inspector proceed at once to put such sign or billboard in a safe and secure condition or remove the sign or billboard.

10. **Change in Use** – Whenever a principal use of a building or land changes, all signs which are associated with the former principal use shall be removed within 30 days, unless a new principal use of a building or land is established and the sign(s) can be adapted to the new principal use in a manner permitted by this Resolution.

620 **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, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 135.
620.01 Landscaping, Buffer Required

1. Where the side or rear yard of any building or use in the ORM, COM, LR, RR, or MU district abuts any parcel zoned in a residential district a landscape buffer, for the purpose of buffering 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 5 years of planting similar to buffer type ‘C’ in Appendix 1. 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 underlying 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 is required, 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 underlying 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 at a minimum with turf grass, as defined in section 620.04, to prevent wind and soil erosion and the nuisance of excessive wind-blown dirt and dust on adjacent properties.

620.02 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 135
1. Where required screening is to be accomplished by landscaping, the landscape materials shall achieve the required standards within a period of 5 years or less.

2. No landscape plantings or materials shall be located so as to adversely affect the vision of drivers, or obstruct the view within a required view triangle as defined within Section 300.

3. All materials and equipment being stored outdoors in conjunction with a permissible use shall be screened in accordance with the requirements of the zoning district and with the following:
   a) The storage of materials shall be screened fully to the height of stacking.
   b) Screening shall 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 Resolution see Section 705 - Appendix ‘1’.

620.03 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, trimmed, 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 with a plant of comparable species and size of the original plant at the time of initial planting.

620.04 Minimum Planting Requirements
1. Industry Standards - 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 - 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 unless specified otherwise in this Resolution.

Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 135.
3. **Evergreen Trees** - 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 6 feet at the time of planting unless specified otherwise in this Resolution.

4. **Ornamental Trees** - 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 unless specified otherwise in this Resolution.

5. **Shrubs and Hedges** - 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 be sized and spaced in order to achieve the required screening within 3 years of the time of planting unless specified otherwise in this Resolution.

6. **Turf Grass** - Grass of the family Fescue (Gramineae), Perennial Ryegrass (Lolium Perenne), Bluegrass (Poaceae), or any combination thereof 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.

### 620.05 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 ponifera
   j) Apple Malus punila
   k) Mulberry Morus species
   l) Poplar Populus species
   m) Bradford Pear Pyrus calleryana "Bradford"

**Note:** The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 135.
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

625 Free Standing Walls, Fences, and Hedges
No wall or fence, used for any purpose, shall be erected without the issuance of a Zoning Certificate. Applications for a Zoning Certificate 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.

625.01 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 located in such a way to block the natural flow of storm water thereby causing flooding 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

Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 135
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.

9. Fences, walls and hedges are permitted in any required side or rear yard, provided that no fence is more than six (6) feet in height in any residential district, is located behind the principal structure, and shall not extend closer to the street than a line drawn 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 any 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 fifty-two (52) 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) Fences for security purposes in any non-residential districts may be installed with a maximum height of 10’ (unless specified otherwise in the requirements for the zoning district) provided the fence is either decorative in nature or fully screened from view from the surrounding properties by landscaping that meets or exceeds the 10’ in height within 5 years of planting.

c) 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.

d) If the fencing is in conformance with an approved Development Plan of a Planned District.

625.02 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 side or rear yard in any residential district, subject to all other requirements of Section 625, 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. Vinyl coated metal mesh (square or rectangle mesh) may be used as an attachment to the interior of rail fencing for the containment of pets or livestock. Metal mesh fencing used for this purpose shall be black in color.

3. Ornamental iron or aluminum post and vertical picket type fences normally used for security or for decorative purposes.

625.03 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 with the exception of fences installed for the purposes of security within the Commerce District that are completely screened from view as required in section xxx.

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 PCV coated material shall be prohibited. Nothing in this Resolution shall be construed to prevent the use of such material for residential gardening purposes in the rear yard of any residential lot.

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.

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 with the
exception of temporary lighting for the purposes of illuminating construction sites. Such temporary lighting shall be subject to a temporary use permit.

**630.01 Applicable Zoning Districts**

Exterior lighting requirements shall apply to all office, commercial, and industrial zoning districts, and any commercial, industrial or multi-family component of a planned development district. Lighting plans shall be submitted for approval with all applications for a Zoning Certificate.

**630.02 Submittal Required**

An Exterior Lighting Plan demonstrating compliance with the Lighting Standards shall 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-candles layouts defining compliance.
4. All changes during the construction process made after Issuance of a zoning certificate shall 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.
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.

**630.03 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 shall 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 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:

Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 135
Table 630.03 Maximum Light Trespass on adjacent property

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Maximum Light Trespass on Adjacent Property</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential</td>
<td>0.3 foot-candle</td>
</tr>
<tr>
<td>Multi-family</td>
<td>0.5 foot-candle</td>
</tr>
<tr>
<td>Office / Commercial</td>
<td>1.0 foot-candle</td>
</tr>
<tr>
<td>Industrial / Warehouse</td>
<td>1.5 foot-candle</td>
</tr>
<tr>
<td>Outdoor Sports Facility</td>
<td>See ** note above **</td>
</tr>
</tbody>
</table>

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.

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.

635.01 Limited Home Occupation

A Limited Home Occupation shall be defined as a home occupation carried on entirely within the principle residence in accordance with the following standards:

1. The Limited Home Occupation shall be 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 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.

Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 135
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 used in the Limited Home Occupation.

**635.02 Expanded Home Occupation**

An Expanded Home Occupation may be allowed as a conditional use of a residential dwelling unit or approved accessory structure 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 shall be clearly incidental and secondary to the use of the dwelling for residential occupancy and the Expanded Home Occupation shall occupy no more than 25% of the Residential Floor Area.

2. No person, other than those residing on the premises, shall own or operate such occupation. Not more than 2 non-resident 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.

**Note:** The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 135.
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, and such deliveries shall be limited to normal business hours.

6. If permitted 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.

635.03 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 shall be secured for each subsequent two (2) year period thereafter.

640 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.

640.01 Temporary Use, Event, or Sale Permit

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 – 640.05(1), (2), and (3), a site plan drawn to scale, which illustrates the following:

1. An 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.
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.

**640.02 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 640.05 (1), (2), and (3) shall not be required to pay a fee for the issuance of a Temporary Use Permit.

**640.03 Issuance of a Temporary Use Permit**

Temporary Use Permits shall be issued or a refusal given thereof within a reasonable period of time of the completed application and fee. If refused a written notice of such refusal and reason thereof shall be given to the applicant.

**640.04 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.

**640.05 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 640.05(3). In addition, the following regulations shall apply to garage or yard sales:

a) Garage or yard sales shall not be conducted on consecutive weekends.

b) No garage or yard sales shall commence before the hour of 8:00 a.m. nor extend later than 8:00 p.m.

c) Personal property offered for sale shall not be displayed closer than 20 feet of a public street or within the public right of way.

d) Signs for garage and yard sales shall adhere to Section 615 of this Zoning Resolution.

e) 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.

f) No garage or yard sales conducted within a dwelling unit shall occupy more than 200 square feet of floor area of such dwelling unit, not including garage space occupied.

g) 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. Nothing in this provision is intended to prevent a shared or community garage sale.

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.

**Note:** The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 135.
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.

   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 shall 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 shall 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.

**Note:** The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 135.
6. **Temporary Second Residential Use** – Any person owning a lot in the Agricultural, Rural Residential, or Low Density Residential zoning district may be permitted a temporary second residential use on their lot for the following conditions:

   a) If the existing house on such a lot has been damaged or destroyed by fire, the owner of the lot may be permitted to live on-site in a temporary trailer during the re-construction of the existing home. Such temporary use shall be approved only for the duration of the active re-construction of the existing home and shall be removed within 30 days of receiving a certificate of occupancy for the restored structure.

   b) The owner of such a lot may be permitted to live in an existing home on the lot during construction of a new home on the same lot provided that the existing home shall be demolished within 30 days of having received a certificate of occupancy for the new home. A permit issued for such a purpose shall be valid for a period not to exceed 12 months and shall be eligible, upon application to the zoning inspector, for (1) additional 6 month period. The existing home shall be demolished within 30 days of the expiration of such permit.

7. **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 issuance of a certificate of occupancy for all facilities within the project.

8. **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. 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 at any single event.

**Note:** The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 135
Chapter 6
General Development Standards

9. **Portable Storage Units** – Portable storage units in accordance with the provisions of Sections 640.06 and 640.07.

640.06 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.

640.07 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 (total floor area) 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.

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.

**Note:** The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 135
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.

645 Accessory Uses and Accessory Structures

Accessory Uses and Accessory Structures shall meet the standards and requirements of the applicable Zoning District and the requirements of this Section 645. (Amended 6-25-2018)

645.01 Accessory Uses, Buildings, and Accessory Structures Defined

As used in Section 645, the terms “Accessory Use”, “Accessory Structure”, and “Accessory Building” have the same meaning as defined in Chapter 3 Definitions and may be permitted provided that the following requirements are met:

1. Be subordinate to the principal use, building, or structure.
2. Be subordinate in area to the principal use, building, or structure.
3. Be customarily incidental to the principal use, building, or structure.
4. Except as otherwise regulated elsewhere in this Resolution, an accessory use, accessory building, or accessory structure shall be a permitted use, or an approved conditional use within the District.
5. Swimming pools, pool houses, hot tubs, sport courts, tennis courts, basketball courts, batting cages, detached opened aired structures, such as pergolas and gazebos, decks, patios, fireplaces, fire pits or other similar detached structures shall be classified as recreational structures and shall be governed by the regulations of this section 645. They will not be considered an accessory structure. Recreational structures will be required to meet the minimum setback requirements of the lot on which they are constructed and shall require the issuance of a zoning certificate prior to construction. (Amended 12-17-2018)

645.02 Accessory Uses, Accessory Buildings and Accessory Structures Permitted

As used in Section 645, the terms “Accessory Use”, “Accessory Structure”, and Accessory Building have the same meaning as defined in Chapter 3 Definitions and may be permitted provided that the following requirements are met:

1. No more than 3 accessory buildings 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 building shall be permitted.

Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 135
2. Accessory uses, accessory buildings, and accessory structures shall not be established prior to the establishment of the principal use, building, or structure. As noted in Section 220, Zoning Certificates are required.

3. A Zoning Certificate shall be required prior to the erection, addition, or alteration of an accessory structure or use on any lot.

4. Accessory uses, buildings, 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 uses, buildings, and accessory structures 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, buildings, and accessory structures shall meet all required side and rear yard setback requirements of the applicable zoning district. Accessory uses, buildings, and accessory 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 building may be permitted on a residential lot, provided that the area of said storage shed does not exceed 200 square feet of floor area 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, recreational structure, or accessory building or accessory 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, and roof types. No temporary accessory structures such as tents, tarps, fabric covered structures, etc. shall be used for storage or permitted within any district. (Amended 12-17-2018)

8. No commercial uses shall be conducted within an accessory structure unless otherwise approved as part of a permitted or in a Limited or Expanded Home Occupation, defined by Section 635, an approved conditional use permit, or commercial/industrial zoning district.

9. Permanently mounted basketball posts are considered a permitted accessory structure provided that such pole is maintained in good repair and meets all of the required setbacks of the lot on which it resides. Temporary, or movable, basketball posts are considered a permitted accessory structure provided that the use of such post shall be prohibited within the public right-of-way.

Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 135
10. The maximum size floor area and height of accessory buildings or structures shall be based upon the standards established in the following table. If more than one accessory building or accessory structure is allowed, 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.

11. Principal structures shall not have more than two attached structures that would be defined as a subordinate accessory use or structure if it were detached. This includes any accessory use or structure, which is not defined as floor area for either residential or commercial uses attached to the principal structure via a common wall, roof-line, breezeway, or by any other means of attachment. (Cannot daisy chain multiple structures together.) (Amended 12-17-2018)

Table 645.02 Accessory Structures (Amended 12-17-2018)

<table>
<thead>
<tr>
<th>Lot Size</th>
<th>Maximum Size of Accessory Building(s) in floor area.</th>
<th>Maximum Height (measured from the finished grade to the mean slope of the roof)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Less than .50 acre</td>
<td>450 square feet</td>
<td>15 feet</td>
</tr>
<tr>
<td>Equal to or greater than .50 acre but less than one (1) acre</td>
<td>650 square feet</td>
<td>15 feet</td>
</tr>
<tr>
<td>Equal to or greater than one (1) acre but less than two (2) acres</td>
<td>1000 square feet</td>
<td>Shall not exceed the height of the principal structure</td>
</tr>
<tr>
<td>Equal to or greater than two (2) acres but less than three (3) acres</td>
<td>2000 square feet</td>
<td>Shall not exceed the height of the principal structure</td>
</tr>
<tr>
<td>Equal to or greater than three (3) acres but less than four (4) acres</td>
<td>2500 square feet</td>
<td>25 feet</td>
</tr>
<tr>
<td>Equal to or greater than four (4) acres but less than five (5) acres</td>
<td>3000 square feet</td>
<td>30 feet</td>
</tr>
<tr>
<td>Five (5) or more acres (non-agricultural)</td>
<td>4000 square feet</td>
<td>35 feet</td>
</tr>
</tbody>
</table>

Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 135.
645.03 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 self-closing gate and self-closing 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.

Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 135
3. **Community or Club Swimming Pools** - Where permitted by the appropriate Commercial or Recreational district, a community or club swimming pool shall be subject to the following requirements:
   a) 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.
   b) 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 a self-closing gate and self-closing lock.
   c) 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.

**645.05 Granny Flats**

Where specified within residential zoning districts, Granny Flats may be permitted as a conditional use in association with a principal use or structure provided that the following standards are met:

1. The property owner shall live on-site, and the granny flat shall be subservient to the principal use of the property as a dwelling.
2. Size of granny flat or handicapped accessible suite: 600 square feet of floor area minimum, 816 square feet of floor area maximum.
3. Shall maintain a single-family residential appearance that blends with the principal structure and the neighborhood. An architectural rendering and floor plan shall be provided to and approved by the Board of Zoning Appeals.
4. Public water and sewer shall be provided, or the lot shall be adequately sized for, and systems approved for water supply and wastewater disposal to serve both the principal residence and the granny flat.
5. Off-street parking shall be provided for both the residential use and the proposed Granny Flat. No one space shall block another. Garages count as parking spaces.
6. 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.
7. All structures shall meet the standards of the current edition of the State of Ohio Residential Building Code.

**645.06 Private Towers, Antennas, 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, 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 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 240 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 collectors (including roof mounted facilities) shall be sited and screened as necessary to prevent glare from impacting any public road.

9. Prior to issuance of any Zoning Certificate 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.

   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.

Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 135
Zoning Resolution
Jerome Township, Union County, Ohio

General Development Standards

Chapter 6

f) All fencing, landscaping or other treatment which may be required.

g) Other information as may be requested by the Zoning Inspector.

650 Small Wind Projects
The purpose of this section is to accommodate small wind projects, or wind energy systems, under 5 megawatts in size in appropriate locations, while minimizing adverse visual, safety and environmental impacts of the system. In addition, this section provides a permitting process for small wind projects to ensure compliance with the provisions of the requirements and standards established herein.

650.01 Definitions
1. **Anemometer** - A temporary wind speed indicator constructed for the purpose of analyzing the potential for utilizing a wind energy system at a given site. This includes the tower, base plate, anchors, cables and hardware, wind direction vanes, booms to hold equipment, data logger, instrument wiring, and any telemetry devices that are used to monitor or transmit wind speed and wind flow characteristics over a period of time for either instantaneous wind information or to characterize the wind resource at a given location.

2. **Fall Zone** - The potential fall area for a tower-mounted wind energy system. It is measured by using 110% of the total height as the radius around the center point of the base of the tower.

3. **Structure-Mounted Wind Energy System** - A wind energy system mounted on a structure roof, walls, or other elevated surface that includes any base, blade, foundation, generator, nacelle, rotor, tower, transformer, vane, wire, inverter, batteries, or other components used in the system. A structure mounted wind energy system shall project no more than 15 feet above the highest point of the roof excluding chimneys, antennae, and other similar protuberances.

4. **Net Metering** - The process by which surplus energy generated by a customer, as measured by the difference between the electricity supplied by an electric service provider and the electricity generated by a customer in an applicable billing period, is fed back to the electric service provider with customer compensation.

5. **Power Grid** - The transmission system created to balance the supply and demand of electricity for consumers in Ohio.

6. **Shadow Flicker** - Shadow flicker occurs when the blades of the turbine rotor cast shadows that move across the ground and nearby structures.

Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 135
7. **Tower Mounted Wind Energy System** - A wind energy system mounted on a tower that includes any base, blade, foundation, generator, nacelle, rotor, tower, transformer, vane, wire, inverter, batteries, or other components used in the system.

8. **Tower** - The monopole or guyed monopole constructed to support a wind energy system.

9. **Total Height** - The vertical distance measured from the ground level at the base of the tower to the uppermost vertical extension of any blade, or the maximum height reached by any part of the wind energy system.

10. **Tower Height** - The height above grade of the fixed portion of the tower, excluding the wind energy system.

11. **Wind Energy System** - A system that converts the kinetic energy of the wind into electricity available for use beyond that used by the system.

### 650.02 Applicability

1. Small Wind Projects may be permitted as a conditional use in certain zoning districts pursuant to Section 240 of this Resolution.

2. No wind energy system shall be erected, constructed, installed or modified, except as permitted in 650.03, without first receiving a conditional use permit pursuant to Section 240 of this Resolution.

3. No wind energy system shall be erected, constructed, installed or modified, except as permitted in 650.03, without first receiving a Zoning Certificate pursuant to Section 220 of this Resolution.

4. No wind energy system shall be erected, constructed, installed or modified without first receiving a building permit from the appropriate approving agency.

### 650.03 Development Standards

Wind energy systems shall be evaluated for compliance to the following standards:

1. **Fall Zone** - Tower mounted wind energy systems shall provide a safe fall zone in accordance with the following:
   
   a) A tower mounted wind energy system shall have a fall zone at least 110% of the total height from:
      
      (i) Any public road right-of-way, unless written permission is granted by the governmental entity with jurisdiction over the road.
      
      (ii) Any future road right-of-way pursuant to the Union County Thoroughfare Plan or thoroughfare plan of adjacent jurisdictions, where appropriate.

**Note:** The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 135
(iii) All overhead utility lines.
(iv) All property lines, unless the affected landowner provides written permission through a recorded easement allowing the wind energy system’s fall zone to overlap with the abutting property.
(v) Any principal structure.

b) Guy wires used to support the tower of a tower mounted wind energy system are exempt from the wind energy system fall zone requirements.

2. **Tower** - The tower of a tower-mounted wind energy system shall not exceed a height necessary to comply with the required fall zone, or a maximum height of 100 feet, whichever is less. The applicant shall provide evidence that the proposed tower height of a tower mounted wind energy system does not exceed the height recommended by the manufacturer of the wind energy system.

3. **Sound Level** - Operation of wind energy systems shall not exceed 55 decibels, except during short-term events such as severe wind storms and utility outages. This information shall be obtained from the manufacturer of the wind energy system, and all readings, if necessary, shall be taken from the nearest neighboring property line.

4. **Shadow Flicker** - Wind energy systems shall be sited in a manner that does not result in shadow flicker impacts. The applicant has the burden of proving that their wind energy system does not have an impact on neighboring or adjacent uses either through siting or mitigation.

5. **Signs** - All signs, both temporary and permanent, are prohibited on wind energy systems, except as follows:
   a) Manufacturer’s or installer’s identification on the wind energy system.
   b) Appropriate warning signs and placards.

6. **Code Compliance** - Wind energy systems shall comply with all applicable sections of the Ohio Building Code.

7. **Aviation** - Wind energy systems shall be built to comply with all applicable Federal Aviation Administration regulations. Evidence of compliance or non-applicability shall be submitted with the Conditional Use application.

8. **Visual Impacts** - It is inherent that wind energy systems may pose some visual impacts due to the total height needed to access the wind resources. The purpose of this section is to reduce the visual impacts, without restricting the owner’s access to wind resources, in accordance with the following:
   a) The applicant shall demonstrate through project site planning and proposed mitigation that a wind energy system’s visual impacts will be minimized for surrounding neighbors and the
community. This may include, but not be limited to information regarding site selection, wind energy system design or appearance, buffering, and screening of ground mounted electrical and control equipment.

b) The color of wind energy systems shall be painted with a non-reflective, unobtrusive color that blends in with the surrounding environment.

c) Wind energy systems shall not be artificially lit unless such lighting is required by the Federal Aviation Administration. If lighting is required, the applicant shall provide a copy of the Federal Aviation Administration determination to establish the required markings and/or lights for the wind energy system.

9. **Utility Connection** - Wind energy systems proposed to be connected to the power grid through net metering shall adhere to Ohio Revised Code Section 4928.67 or any future corresponding statutory provision.

10. **Access:**

   a) All ground mounted electrical and control equipment shall be labeled and secured to prevent unauthorized access.

   b) The tower of a tower mounted wind energy system shall be designed and installed so as not to provide step bolts or a ladder readily accessible to the public for a minimum height of 10 feet above the ground.

11. **Clearing** - Clearing of natural vegetation shall be limited to that which is necessary for the construction, operation and maintenance of wind energy systems and as otherwise prescribed by applicable laws, regulations and ordinances.

12. **Wiring and electrical apparatuses** - All wires and electrical apparatuses associated with the operation of a tower-mounted wind energy system, except guy wires, shall be located underground.

13. **Maintenance:**

   a) All wind energy systems shall be maintained in good working order.

   b) Any physical modification to the wind energy system that alters the mechanical load, mechanical load path, or major electrical components shall require reapplication for conditional use under this section. Like kind replacements shall not require re-application.

14. **Multiple Wind Energy Systems** - Multiple wind energy systems are allowed on a single parcel so long as the owner/operator complies with all regulations set forth in

15. **Historic Sites**

   a) No wind energy system shall be located within 1,000 feet of any registered historic site or historic district.
b) Written proof of compliance with this requirement shall be provided by the Ohio Historic Preservation Office and be submitted with the conditional use application.

16. Controls and Brakes - All wind energy systems shall be equipped with a redundant braking system which shall include:
   a) Aerodynamic over-speed controls which include variable pitch, tip and other similar systems and;
   b) Mechanical brakes which shall be operated in fail-safe mode.
   c) Stall regulation shall not be considered a sufficient braking system for over-speed protection.

650.04 Procedure for Review
The following Items shall be required prior to the construction of any small wind projects within Jerome Township:

1. Conditional Use Permit - In accordance with Section 240 a wind energy system shall be subject to receiving a Conditional Use Permit prior to installation or modification thereof. The following items shall be submitted along with the application for a Conditional Use Permit and all items required by Section 240:
   a) Site Plan - A site plan shall be submitted for review. The following items shall be the minimum requirements for a complete application. The site plan shall include the following:
      (i) Property lines and physical dimensions of the applicant’s property.
      (ii) Location, dimensions and types of existing structures on the property.
      (iii) Location of the proposed wind energy system, foundations, guy wires and associated equipment.
      (iv) Fall Zone depicted as a radius around the center of the tower for a tower mounted wind energy system.
      (v) The right-of-way or future right-of-way according to the Union County Thoroughfare Plan of any public road that is contiguous with the property.
      (vi) Two (2) foot contours of the applicant’s property and properties contiguous to the subject property.
      (vii) All overhead utility lines.
      (viii) The site plan shall be prepared and stamped by a professional engineer or surveyor licensed to practice in the state of Ohio.
   b) Wind energy system specifications, including manufacturer, model, rotor diameter in addition to tower height and tower type, if tower mounted, for small wind energy systems.
   c) Documentation shall be provided regarding the notification of the intent with the utility regarding the applicant’s
installation of a wind energy system if the wind energy system will be connected to the power grid.

d) Tower foundation blueprints or drawings for tower mounted wind energy systems.

e) Tower blueprints or drawings for tower mounted wind energy systems.

f) Sound level analysis prepared by the wind energy system manufacturer or qualified engineer.

g) Electrical components in sufficient detail to allow for a determination that the manner of installation conforms to the National Electrical Code (typically provided by the manufacturer).

h) Evidence of compliance or non-applicability with Federal Aviation Administration requirements.

i) Evidence of compliance with all development standards as outlined in Section 650.03 of this Resolution.

2. **Zoning Certificate** - A Zoning Certificate shall be obtained in accordance with Section 220 of this Resolution.

3. **Building Permit** - A Building Permit shall be obtained from the appropriate approving agency.

### 650.05 Decommission

The following requirements shall apply when the small wind project is to be removed or abandoned:

1. At such time that a wind energy system is scheduled to be decommissioned or discontinued, the applicant will notify the Zoning Inspector by certified U.S. mail of the proposed date of discontinuation of operations.

2. Upon decommission or discontinuation of use, the owner shall physically remove the wind energy system within 90 days from the date of decommission or discontinuation of use. This period may be extended at the request of the owner and at the discretion of the Zoning Inspector. “Physically remove” shall include, but not be limited to:

   a) Removal of the wind energy system.
   
   b) Removal of any tower and other related above ground structure.
   
   c) Restoration of the location of the wind energy system to its natural condition, except that any landscaping, grading or below-grade foundation may remain in the after-conditions.

3. In the event that an applicant fails to give such notice, the system shall be considered decommissioned or discontinued if the system is out of service for a continuous 2 year period. After 2 years of inoperability, the Zoning Inspector may issue a Notice of Decommission to the owner of the wind energy system. The owner shall have the right to respond to the Notice of Decommission.

**Note:** The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 135.
Decommission within 30 days from the date of receipt. The Zoning Inspector shall withdraw the Notice of Decommission and notify the owner that the Notice has been withdrawn if the owner provides information that demonstrates the wind energy system has not been decommissioned.

4. If the owner fails to respond to the Notice of Decommission or if after review by the Zoning Inspector it is determined that the wind energy system has been decommissioned or discontinued, the owner of the wind energy system shall remove the wind energy system, tower and other related above-ground structures at the owner’s sole expense within 3 months of receipt of the Notice of Decommission.

650.06 Anemometer
The construction of an anemometer tower for the purpose of collecting data to develop a wind energy system, shall abide with the following requirements:
1. Anemometer towers shall adhere to the wind energy system standards as described in Section 650.02 - Applicability.
2. Anemometer towers shall be installed on a temporary basis not to exceed 18 months.
3. Anemometers shall meet all applicable requirements of Section 650.03

655 Telecommunications Towers
As provided for in Section 519.211 of the Ohio Revised Code, Public Utilities or other functionally equivalent providers may site a telecommunications tower in conformance with the requirements of this section.

655.01 Towers Proposed Within Commercial, Industrial, or Exclusively Agricultural Areas
Public utilities or other functionally equivalent telecommunications providers may site a telecommunications tower as a permitted use in any zoning district except those expressly zoned for residential use. The areas zoned for residential use are deemed to be all land located within the Rural Residential (RR), Low Density Residential (LDR), and Medium Density Residential (MDR) Districts, as well as any residential component of an approved Planned Development.
1. Local zoning authority shall not extend to the regulation of maintenance or use of such a tower or to any change or alteration that would not substantially increase the tower’s height.
2. The local zoning authority over proposed telecommunications towers shall apply only to a particular tower, only upon provision of a notice of objection to that particular tower. No blanket zoning authority exists over telecommunications towers in

Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 135
residential districts unless and until a written notice of objection has been timely filed.

655.02 Towers Proposed Within Areas Zoned for Residential Use

Telecommunications towers may be regulated in areas zoned for residential use upon receipt of an objection pursuant to the regulations of ORC 519.211(B)(2). The provisions of this Resolution concerning telecommunications towers are not intended to replace or modify ORC 519.211, but instead are intended only to incorporate ORC 519.211 and its terms into this Resolution.

1. **Notice** - Notice shall comply with ORC 519.211(B)(3).

2. **Procedure if Objections are Filed** - Upon the timely receipt by the Jerome Township Board of Trustees of an objection to a proposed telecommunications tower, the board of Trustees shall proceed as provided in ORC 519.211(B)(4)(a).

3. **Procedure if No Objections are Filed** - Telecommunications towers shall be permitted as a use exempt from any local zoning authority in residential zoned areas if no objections are timely filed as provided in Section ORC 519.211(B)(4)(b).

655.03 Local Zoning Authority

If objections are timely filed for a proposed telecommunications tower in a residential zoning district then the telecommunications tower may only be permitted as a conditional use by the Board of Zoning Appeals, provided all of the following conditions of this section are met:

1. **Conditional Use Application** – Consistent with the procedures set forth in Section 240 of this Resolution, an application for conditional uses shall be filed with the Board of Zoning Appeals. The application shall include:
   a) A locator map which shall contain the following:
      - (i) The location of all the applicant’s existing facilities within a radius of one (1) mile of the proposed location of the telecommunications tower.
      - (ii) The general location of planned future facilities within a radius of one (1) mile of the proposed location of the telecommunications tower.
      - (iii) For each location of the applicant’s existing facilities within a radius of one (1) mile of the proposed location of the telecommunications tower, there shall be listed:
         - a The type and size of tower at each location;
         - b The type of equipment located or proposed on each tower;
         - c The space available on the tower for additional equipment; and

Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 135.
Chapter 6

General Development Standards

Jerome Township, Union County, Ohio

6. Zoning Resolution

Chapter 6

A site plan showing the parcel on which any existing or proposed tower, antenna or equipment is located.

b) A scaled and dimensioned site plan for the facility that is being proposed, containing the following:

(i) the location, type and size of existing and proposed towers, antennas and equipment located or to be located at the site;

(ii) the location of existing and proposed buildings and structures, access drives, circulation and parking areas;

(iii) detailed drawings of the landscape screening plan and related design standards;

(iv) on-site land uses, structures and zoning district, and adjacent land uses, structures and zoning districts;

(v) setbacks from property lines and dwellings within 600 feet of the proposed tower;

(vi) legal description of the lot on which the tower is to be sited; and

(vii) Any other information necessary to assess compliance with this section.

c) A written certification from a Professional Engineer stipulating:

(i) that the tower’s design is structurally sound and in compliance with all applicable federal, state and local building codes;

(ii) That the equipment placed on the tower and at the site complies with all current FCC regulations.

(iii) That the tower will, to the extent possible, accommodate co-location of additional wireless communication antennas for future use, with a statement as to the number of antennas capable of being accommodated and the ultimate height needed for the stated co-location capacity; or, alternatively, an explanation as to the reasons why the tower will not be constructed to accommodate co-location.

2. Conditional Use Procedure by Board of Zoning appeals on Receipt of Application - Consistent with the procedures set forth in Sections 240.02 and 240.03 of this Resolution, the Board of Zoning Appeals shall provide notice of, conduct a public hearing and render a decision on the conditional use requested in the application filed pursuant to Section 655.03(1) of this Resolution.

3. General Requirements for all Telecommunications Towers in Residential Zones

a) The applicant or tower provider shall demonstrate that the proposed tower location in a residential area is essential to

Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 135
service the applicant’s service area and that there are no alternative sites in commercial, industrial, or exclusively agricultural areas. If another tower or tall structure is technically suitable, the applicant shall show that a reasonable request to co-locate was made and that such request was rejected. “Tall structures” shall include smoke stacks, water towers, electric transmission towers, existing antenna support structures or other telecommunications towers, utility buildings and structures over 48 feet in height.

b) The owner/operator shall remove a tower within one hundred eighty (180) days after the tower’s use is discontinued.

4. Development Standards for all Telecommunications Towers in Residential Districts

a) No telecommunications tower shall be permitted to be located in any platted subdivision approved under Sections 711.05, 711.09 or 711.10 of the Ohio Revised Code, or in any area consisting of fifteen (15) or more lots approved under Section 711.131 of the Ohio 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, when at least thirty-five percent (35%) of the lots within such subdivision or area are developed with at least one (1) dwelling unit.

b) The maximum height of a tower proposed for one (1) antenna facility for use by a single telecommunications provider in a residential area shall be 100 feet. The maximum height of a tower proposed for multiple antenna facilities for shared use by multiple telecommunications providers in a residential area shall be as follows:

(i) Towers proposed for and designed to support the co-location of a total of two antenna facilities – 115 feet;

(ii) Towers proposed for and designed to support the co-location of a total of three antenna facilities – 130 feet; and

(iii) Towers proposed for and designed to support the co-location of four or more antenna facilities – 145 feet. The additional height shall be approved concurrent with the need to co-locate additional telecommunications antennae.

c) Tower height shall be the distance measured from the base of the tower, at grade, to the highest point on the tower, including any antenna. Grade shall be determined as the elevation of the natural or existing topography of the ground level prior to construction of the tower.

Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 135
d) The tower base shall not be placed closer than the sum of height of the tower plus forty feet from any existing residential dwelling unit located on a lot contiguous to or directly across the street from the lot on which the tower is proposed to be constructed.

e) A tower base shall be located no closer to any lot line than the distance equal to the height plus 25% of the proposed tower. Any stabilization structures or guys shall be located no closer to any lot line than 50 feet.

f) The tower base shall be located no closer to a street right-of-way than permitted in permitted in the underlying zoning district.

g) Reasonable and safe access and circulation shall be provided to the tower. The location and design of the access drive and circulation areas shall be subject to review and comment by the Fire Chief (or the Chief’s designee) of the fire department providing primary fire service to the Township.

h) Security fencing shall be provided to prevent uncontrolled access to the tower site. The tower shall be screened by an eight (8) foot high fence or barrier. A continuous evergreen hedge, trees or similar landscape materials of a size, type, area and design deemed appropriate by the Board of Zoning Appeals shall be placed outside of and along the fence or barrier. Any solid fence or barrier shall contain no advertising, but may contain one small identification sign not to exceed three square feet in size. The storage of any equipment shall be contained inside the screened area.

i) The tower and related screening shall, to the extent practicable, be designed to be aesthetically and architecturally compatible with the surrounding environment. The tower shall not contain, or be illuminated by artificial lights, beacons or strobes, unless otherwise required by the Federal Aviation Administrations (FAA) or the Federal Communications Commission (FCC). Any required illumination shall be fully disclosed on the site plan.

j) Unless otherwise approved by the Board of Zoning Appeals, the tower shall be of a monopole design, disguised at the top as a pine tree.

k) No advertising is permitted anywhere on the tower.

l) Where the tower is located on a property which is not owned by the tower operator, the applicant shall present documentation that the owner of the property has approved the application.

m) The applicant shall provide a signed statement indicating that he or she agrees to allow for the potential co-location of other antenna facilities to the extent possible, until said tower has reached full antenna capacity.

Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 135.
n) A telecommunications antenna may be attached to a nonresidential building or structure that is permitted in the district, provided that the tower’s height does not exceed twenty (20) feet above the existing building or structure to which the tower is attached.

o) If the applicant proposes to construct a separate equipment shelter on the site, the equipment shelter shall be shown on the site plan, be designed to be aesthetically and architecturally compatible with the surrounding environment, be located completely within the fenced area of the site, and be in compliance with the accessory building regulations of the district in which it is to be located.

p) A letter of credit shall be posted in favor of the Township to assure that the project will be completed.

q) The applicant shall complete the telecommunications tower or structure within one year of construction commencement.

5. Towers on Township Property - With the prior consent of the Jerome Township Trustees obtained through resolution, a telecommunications carrier may site a telecommunications tower on township-owned property not zoned for residential use pursuant to Section 655.01. Additionally, with the prior consent of the Jerome Township Trustees obtained through resolution, a telecommunications carrier may site a telecommunications tower on township-owned property zoned for residential use, but only after obtaining a conditional use permit pursuant to Sections 655.03(1&2) and all requirements of Section 655.03(3&4) have been fully met.

6. Co-location on an Existing Tower or Concealed Inside an Existing Structure - If a telecommunications carrier desires to co-locate a telecommunications antenna on an existing telecommunications tower or concealed inside an existing structure in an area zoned residential and such a co-location will result in a substantial change in the height of the tower, a Certificate of Zoning Compliance may be obtained provided that the requirements found in the following provisions are met: 655.03(3&4). A substantial change in height shall mean the addition of more than 40 feet to the existing tower or structure.

660 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.

660.01 Ponds

Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 135
Prior to construction of the pond (unless already approved by the county engineer) a permit shall 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) shall 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 shall be rerouted around proposed pond. Soil shall 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 shall be designed to flow into a tile or natural waterway.

5. Setbacks: All ponds shall 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 shall be located on a property having a 2-acre minimum lot size.

7. All ponds shall be at least ¼ acre in size unless approved otherwise by the county engineer.

8. All ponds shall meet the requirements of the Union County Engineers Office.

665 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 areas. 

Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 135
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.

665.01 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 the scope of adult entertainment business are photography, dancing, reading, massage, and similar functions which utilize activities as specified above.

665.02 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.

**Note:** The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 135
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.

670 Public Nuisance Regulations

No land or building in any Zoning District within Jerome Township 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. **Trash, Debris, Litter, and Junk** - No trash, debris, litter, rubbish, scrap, 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. Piles of any type of fill, topsoil, gravel, and mulch shall not be permitted to
remain on any lot, not under active construction, for a period greater than 21 days with the exception of active construction sites.

2. **Outdoor Storage of Vehicles and Equipment** - Unless specifically permitted by the Board of Zoning Appeals as incident and necessary to a permitted or conditional use in any 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 620.

3. **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.

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

5. **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.

6. **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.

7. **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.

8. **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

**Note:** The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 135
and the Occupational Safety and Health Administration shall be adhered to.

9. **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.

*Note:* The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 135.
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 135.
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 135
Appendix 2 – Outdoor Storage Diagrams

The following Diagrams provide a representative example of the required setbacks and screening and buffering referenced for the outdoor storage of materials and equipment within the Commerce 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.

Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 135
Outdoor storage placement and screening - corner lot

Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 135