

# TABLE OF CONTENTS

<b>Article 1: General Provisions .....</b>	<b>1-1</b>
Section 1.01	<b>Purpose .....</b> 1-1
Section 1.02	<b>Title .....</b> 1-1
Section 1.03	<b>Authority .....</b> 1-1
	<b>(A) General Authority .....</b> 1-1
	<b>(B) References to the Ohio Revised Code .....</b> 1-1
Section 1.04	<b>Jurisdiction .....</b> 1-1
Section 1.05	<b>Interpretation and Conflicts .....</b> 1-1
Section 1.06	<b>Relationship with Third Party Private Agreements .....</b> 1-1
Section 1.07	<b>Compliance Required .....</b> 1-2
Section 1.08	<b>Nuisances Prohibited .....</b> 1-2
Section 1.09	<b>Severability .....</b> 1-2
Section 1.10	<b>Transitional Rules .....</b> 1-2
	<b>(A) Effective Date .....</b> 1-2
	<b>(B) Violations Continue .....</b> 1-3
	<b>(C) Nonconformities Continue .....</b> 1-3
	<b>(D) Approved Projects .....</b> 1-3
	<b>(E) Vested Rights .....</b> 1-3
Section 1.11	<b>Zoning of Annexed Lands .....</b> 1-3
Section 1.12	<b>Restoration of Unsafe Buildings .....</b> 1-3
Section 1.13	<b>Repeal .....</b> 1-4
Section 1.14	<b>Use of Graphics, Illustrations, Figures, and Cross-References .....</b> 1-4
Section 1.15	<b>Burden of Proof .....</b> 1-4
Section 1.16	<b>Measurements, Computations, and Exceptions .....</b> 1-4
	<b>(A) Percentages and Fractions .....</b> 1-4
	<b>(B) Distance Measurements .....</b> 1-4
<b>Article 2: Administration .....</b>	<b>2-1</b>
Section 2.01	<b>Purpose .....</b> 2-1
Section 2.02	<b>Table of Review and Decision Making-Bodies .....</b> 2-1
Section 2.03	<b>Board of Trustees .....</b> 2-2
Section 2.04	<b>Zoning Commission .....</b> 2-2
	<b>(A) Appointment and Organization .....</b> 2-2
	<b>(B) Roles and Powers .....</b> 2-2
	<b>(C) Alternates .....</b> 2-2
	<b>(D) Bylaws .....</b> 2-3
	<b>(E) Meetings .....</b> 2-3
	<b>(F) Quorum and Decisions .....</b> 2-3
Section 2.05	<b>Board of Zoning Appeals (BZA) .....</b> 2-3
	<b>(A) Appointment and Organization .....</b> 2-3
	<b>(B) Roles and Powers .....</b> 2-3
	<b>(C) Alternates .....</b> 2-4
	<b>(D) Bylaws .....</b> 2-4
	<b>(E) Meetings .....</b> 2-4
	<b>(F) Quorum and Decisions .....</b> 2-5

<b>Section 2.06</b>	<b>Zoning Administrator .....</b>	<b>2-5</b>
	(A) Roles and Powers .....	2-5
	(B) Decisions .....	2-5
<b>Article 3: Development Review Procedures.....</b>		<b>3-1</b>
<b>Section 3.01</b>	<b>Purpose .....</b>	<b>3-1</b>
<b>Section 3.02</b>	<b>Exemptions .....</b>	<b>3-1</b>
	(A) Agricultural Use Exemption .....	3-1
	(B) Public Utility or Railroad Exemption .....	3-1
<b>Section 3.03</b>	<b>Common Review Requirements.....</b>	<b>3-2</b>
	(A) Authority to File Applications.....	3-2
	(B) Application Contents .....	3-2
	(C) Examination and Copying of Application and Other Document .....	3-3
	(D) Constructive Notice .....	3-3
	(E) Computation of Time.....	3-4
	(F) Conduct of Public Hearing.....	3-4
<b>Section 3.04</b>	<b>Zoning Certificate .....</b>	<b>3-5</b>
	(A) Applicability .....	3-5
	(B) Review Procedure.....	3-5
	(C) Review Criteria.....	3-5
	(D) Expiration .....	3-6
	(E) Temporary Zoning Certificate .....	3-6
	(F) Revocation of a Zoning Certificate.....	3-6
<b>Section 3.05</b>	<b>Certificate of Conformance.....</b>	<b>3-6</b>
	(A) Applicability .....	3-6
	(B) Review Procedure.....	3-6
	(C) Review Criteria.....	3-7
<b>Section 3.06</b>	<b>Zoning Text or Map Amendment.....</b>	<b>3-7</b>
	(A) Amendment Initiation.....	3-7
	(B) Review Procedure.....	3-8
	(C) Effective Date and Referendum .....	3-9
	(D) Review Criteria.....	3-9
	(E) Planned Unit Developments.....	3-9
<b>Section 3.07</b>	<b>Variance or Conditional Use .....</b>	<b>3-10</b>
	(A) Review Procedure.....	3-10
	(B) Variance Review Criteria .....	3-11
	(C) Conditional Use Review Criteria .....	3-12
	(D) Expiration .....	3-13
<b>Section 3.08</b>	<b>Appeals .....</b>	<b>3-13</b>
	(A) Appeal Applicability .....	3-13
	(B) Review Procedure.....	3-13
	(C) Appeal Review Criteria .....	3-14
<b>Article 4: Zoning District Establishment.....</b>		<b>4-1</b>
<b>Section 4.01</b>	<b>Establishment of Zoning Districts.....</b>	<b>4-1</b>
<b>Section 4.02</b>	<b>Official District Map .....</b>	<b>4-1</b>
<b>Section 4.03</b>	<b>Interpretation of District Boundaries .....</b>	<b>4-1</b>
<b>Section 4.04</b>	<b>Vacation of Public Ways .....</b>	<b>4-2</b>

Section 4.05	References to Previous Zoning Districts.....	4-2
<b>Article 5: Zoning Districts and Permitted Uses.....</b>		<b>5-1</b>
Section 5.01	<b>General Purpose and Intent .....</b>	<b>5-1</b>
Section 5.02	<b>Specific District Purpose Statements .....</b>	<b>5-1</b>
	(A) Open Space Conservation District (O-C) .....	5-1
	(B) Low Density Residential District (R-1) .....	5-2
	(C) Medium Density Residential District (R-2).....	5-2
	(D) Traditional Residential District (R-3) .....	5-2
	(E) Limited Business District (C-1) .....	5-2
	(F) Community Commercial District (C-2).....	5-2
	(G) Highway Commercial District (C-3) .....	5-2
	(H) Office and Research Park District (O-R) .....	5-2
	(I) Light Industrial District (I-1).....	5-3
	(J) Manufacturing and Storage District (I-2) .....	5-3
Section 5.03	<b>Permitted Uses.....</b>	<b>5-3</b>
	(A) Permitted Use Table Summary .....	5-3
	(B) Permitted Use Table .....	5-4
Section 5.04	<b>Use-Specific Standards .....</b>	<b>5-6</b>
	(A) Agricultural Uses .....	5-6
	(B) Nurseries and Greenhouses.....	5-6
	(C) Bed and Breakfast Establishments.....	5-6
	(D) Conservation Subdivisions and Conservations Subdivisions with Attached Dwellings.....	5-7
	(E) Institutional Housing .....	5-10
	(F) Permanently Sited Manufactured Housing.....	5-11
	(G) Active Parks and Recreation.....	5-11
	(H) Adult Entertainment Establishments .....	5-11
	(I) Campgrounds and Commercial Entertainment or Recreation (Outdoors) .....	5-12
	(J) Cemeteries.....	5-13
	(K) Churches and Places of Worship, Cultural Institutions, and Educational Facilities (Primary and Secondary) .....	5-13
	(L) Hospitals.....	5-13
	(M) Public Safety and Service Facilities .....	5-14
	(N) Day Care Centers (Child or Adult) .....	5-14
	(O) Kennels, Commercial and Animal Day Cares.....	5-15
	(P) Outdoor Dining Areas.....	5-15
	(Q) Outdoor Display and Sales .....	5-15
	(R) Outdoor Storage .....	5-16
	(S) Veterinary Offices and Animal Hospitals .....	5-17
	(T) Gasoline Stations and Vehicle Service Uses (Minor Repair) .....	5-17
	(U) Motor Vehicle/Farm Implement Sales & Service.....	5-18
	(V) Parking Lot or Structure .....	5-18
	(W) Truck Services/Truck Stop Facilities and Truck/Transfer Facilities.....	5-18
	(X) Vehicle Repair garages (Major Repair) .....	5-18
	(Y) Vehicle Washing Establishments.....	5-18
	(Z) Industrial Service Uses and Light Industrial Uses.....	5-19
	(AA) Industrial Uses, Heavy.....	5-19
	(BB) Laboratories and Research and Development Facilities .....	5-19
	(CC) Self-Storage Facilities .....	5-19
	(DD) Gas and Oil Wells .....	5-20

	(EE) Mixed Use Development.....	5-20
	(FF) Soil Removal or Mineral Extraction .....	5-20
	(GG) Wireless Telecommunication Facilities .....	5-21
<b>Section 5.05</b>	<b>Area, Setback, and Other Site Development Standards .....</b>	<b>5-25</b>
	(A) Measurements, Computations, and Exceptions.....	5-25
	(B) General Site Development Standards.....	5-32
	(C) Site Development Standards for Residential Zoning District .....	5-34
	(D) Site Development Standards for Nonresidential Zoning District .....	5-35
<b>Article 6: Planned Development Districts.....</b>		<b>6-1</b>
<b>Section 6.01</b>	<b>Purpose.....</b>	<b>6-1</b>
<b>Section 6.02</b>	<b>Planned Development District Types .....</b>	<b>6-1</b>
<b>Section 6.03</b>	<b>PDs Approved Prior to the Effective Date of this Resolution .....</b>	<b>6-3</b>
<b>Section 6.04</b>	<b>Minimum Project Area.....</b>	<b>6-3</b>
<b>Section 6.05</b>	<b>Permitted Uses.....</b>	<b>6-3</b>
	(A) Permitted Use Table Summary .....	6-3
	(B) Limiting Permitted Uses .....	6-5
	(C) Dwellings, Attached (3+ Units) .....	6-5
	(D) Accessory Uses and Structures in a PD District .....	6-7
<b>Section 6.06</b>	<b>General Development Standards .....</b>	<b>6-7</b>
	(A) Density and Intensity of Uses.....	6-7
	(B) Permitted Number of Dwelling Units.....	6-8
	(C) Lot Standards .....	6-8
	(D) Floor Area Requirements for Dwelling Units.....	6-9
	(E) Street, Drive, and Sidewalk Requirements .....	6-10
	(F) Deviation from Standards .....	6-11
<b>Section 6.07</b>	<b>Resource Protection Standards .....</b>	<b>6-11</b>
<b>Section 6.08</b>	<b>Open Space Standards.....</b>	<b>6-12</b>
	(E) Use of Required Open Space .....	6-13
	(F) Conservation Easements .....	6-13
	(G) Homeowners' or Property Owners' Associations .....	6-14
<b>Section 6.09</b>	<b>Planned Development District Review Procedure .....</b>	<b>6-15</b>
	(A) Planned Development (PD) Initiation .....	6-15
	(B) Preliminary Development Plan Review Procedure .....	6-15
	(C) Final Development Plan Review Procedure .....	6-18
	(D) Time Limits .....	6-20
	(E) Review of Status of PD Development Plans .....	6-20
	(F) Approved Plans Stay with Land.....	6-21
	(G) Effect of a Final Development Plan .....	6-21
	(H) Required Conditions for the Issuance of a Zoning Certificate.....	6-21
	(I) Modifications to Approved Preliminary or Final Development Plans .....	6-21
<b>Article 7: Accessory and Temporary Use Regulations .....</b>		<b>7-1</b>
<b>Section 7.01</b>	<b>Accessory Use Regulations.....</b>	<b>7-1</b>
	(A) Purpose .....	7-1
	(B) General Provisions.....	7-1
	(C) Maximum Number, Size, and Lot Coverage .....	7-1
	(D) Setback Requirements .....	7-1
	(E) Maximum Height .....	7-2
	(F) Permitted Accessory Uses .....	7-2

	(G) Use-Specific Standards.....	7-4
<b>Section 7.02</b>	<b>Temporary Uses and Structures .....</b>	<b>7-11</b>
	(A) Purpose .....	7-11
	(B) Permitted Temporary Uses and Structures.....	7-12
	(C) Temporary Use and Structure Standards.....	7-12
<b>Article 8: Outdoor Lighting Standards .....</b>		<b>8-1</b>
<b>Section 8.01</b>	<b>Purpose .....</b>	<b>8-1</b>
<b>Section 8.02</b>	<b>Applicability .....</b>	<b>8-1</b>
<b>Section 8.03</b>	<b>Exemptions .....</b>	<b>8-1</b>
<b>Section 8.04</b>	<b>Outdoor Lighting Standards .....</b>	<b>8-1</b>
<b>Section 8.05</b>	<b>Measurement .....</b>	<b>8-2</b>
<b>Article 9: Fencing, Walls, and Hedges .....</b>		<b>9-1</b>
<b>Section 9.01</b>	<b>Applicability .....</b>	<b>9-1</b>
<b>Section 9.02</b>	<b>Zoning Certificate Required .....</b>	<b>9-1</b>
<b>Section 9.03</b>	<b>Decorative Fencing .....</b>	<b>9-1</b>
<b>Section 9.04</b>	<b>Snow Fences .....</b>	<b>9-1</b>
<b>Section 9.05</b>	<b>Retaining Walls.....</b>	<b>9-1</b>
<b>Section 9.06</b>	<b>Location and Height Standards .....</b>	<b>9-2</b>
	(A) Front Yards.....	9-2
	(B) Side and Rear Yards .....	9-2
	(C) Measurement.....	9-3
<b>Section 9.07</b>	<b>Construction, Maintenance and Repair .....</b>	<b>9-3</b>
<b>Article 10: Architectural Standards.....</b>		<b>10-1</b>
<b>Section 10.01</b>	<b>Purpose .....</b>	<b>10-1</b>
<b>Section 10.02</b>	<b>Applicability .....</b>	<b>10-1</b>
<b>Section 10.03</b>	<b>Authority to Review.....</b>	<b>10-1</b>
<b>Section 10.04</b>	<b>Architectural Standards .....</b>	<b>10-1</b>
	(A) Ornamentation.....	10-1
	(B) Façade Massing .....	10-1
	(C) Roofs.....	10-3
	(D) Customer Entrances .....	10-4
<b>Section 10.05</b>	<b>Enforcement of Standards.....</b>	<b>10-5</b>
<b>Article 11: Parking, Loading, and Mobility.....</b>		<b>11-1</b>
<b>Section 11.01</b>	<b>Purpose .....</b>	<b>11-1</b>
<b>Section 11.02</b>	<b>Applicability .....</b>	<b>11-1</b>
	(B) New and Expanded Uses.....	11-1
	(C) Existing Uses .....	11-1
	(D) Maintenance .....	11-1
	(E) Plan Review.....	11-1
<b>Section 11.03</b>	<b>General Standards Applicable to all Vehicular Use Areas.....</b>	<b>11-1</b>
	(A) Maintenance .....	11-1
	(B) Storage .....	11-2
	(C) Landscaping .....	11-2
	(D) Fire Code .....	11-2
	(E) Drainage.....	11-2

	(F) Other Uses within Required Vehicular Use Areas .....	11-2
	(G) Seasonal Cover .....	11-2
	(H) Surfacing.....	11-3
	(I) Lighting.....	11-3
	(J) Striping.....	11-3
<b>Section 11.04</b>	<b>Off-Street Parking Requirements .....</b>	<b>11-3</b>
	(A) Units of Measure .....	11-3
	(B) Required Number of Parking Spaces.....	11-4
	(C) Off-Street Parking Standards for Selected Service and Industrial Uses.....	11-6
	(D) Parking Requirements for Physically Disabled .....	11-7
	(E) Alternative Parking Options.....	11-7
	(F) Design Standards for Parking Lots.....	11-10
	(G) Wheels Stops and Curbing .....	11-11
<b>Section 11.05</b>	<b>Off-Street Loading Requirements .....</b>	<b>11-12</b>
	(A) Applicability .....	11-12
	(B) Number of Loading Spaces Required .....	11-12
	(C) Loading Space Design Standards .....	11-12
<b>Section 11.06</b>	<b>Stacking Space Requirements for Drive-Through Facilities .....</b>	<b>11-13</b>
<b>Section 11.07</b>	<b>Driveway Standards.....</b>	<b>11-14</b>
<b>Section 11.08</b>	<b>Parking or Storage Vehicles in Residential Districts .....</b>	<b>11-15</b>
	(C) Parking and Storage of Recreational Vehicles .....	11-15
<b>Section 11.09</b>	<b>Parking of Inoperable Vehicles .....</b>	<b>11-16</b>
<b>Article 12: Landscaping and Buffering .....</b>	<b>12-1</b>	
<b>Section 12.01</b>	<b>Purpose .....</b>	<b>12-1</b>
<b>Section 12.02</b>	<b>Applicability .....</b>	<b>12-1</b>
<b>Section 12.03</b>	<b>Landscaping and Buffer Plan.....</b>	<b>12-2</b>
	(A) Landscaping and Buffer Plan Requirement.....	12-2
	(B) Approval of a Landscaping and Buffer Plan .....	12-2
	(C) Changes to an Approved Landscaping and Buffer Plan .....	12-2
<b>Section 12.04</b>	<b>Landscaping Materials and Standards .....</b>	<b>12-2</b>
	(A) Responsibility for Installation of Landscaping Materials .....	12-2
	(B) Use of Landscaped Areas .....	12-2
	(C) Easements .....	12-2
	(D) Landscaping Materials.....	12-2
<b>Section 12.05</b>	<b>Landscaping Along Streets and in Front Yards .....</b>	<b>12-5</b>
<b>Section 12.06</b>	<b>Buffering Between Land Uses.....</b>	<b>12-5</b>
	(A) Buffer Location.....	12-5
	(B) Structures .....	12-6
	(C) Required Buffer Area .....	12-6
	(D) Screening.....	12-6
	(E) Height of Screening .....	12-6
	(F) Placement of Screening .....	12-6
	(G) Additional Screening Required.....	12-7
<b>Section 12.07</b>	<b>Landscaping and Screening of Vehicular Use Areas.....</b>	<b>12-7</b>
	(A) Interior Landscaping Of Parking Lots .....	12-7
<b>Section 12.08</b>	<b>Screening of Outside Storage Areas or Other Service Areas .....</b>	<b>12-8</b>
	(A) Intent and Applicability.....	12-8

(B) Items to be Screened ..... 12-8  
 (C) Screening Requirements ..... 12-9

**Section 12.09 Installation and Maintenance ..... 12-10**

**Article 13: Signs..... 13-1**

**Section 13.01 Purpose ..... 13-1**  
**Section 13.02 Applicability ..... 13-1**  
**Section 13.03 Computations and Rules of Measurement ..... 13-1**  
 (A) Sign Face or Area ..... 13-1  
 (B) Street and Building Frontage ..... 13-2  
 (C) Window Area ..... 13-2  
 (D) Sign Height ..... 13-2  
 (E) Sign Setbacks ..... 13-2

**Section 13.04 Signs Exempt from this Article ..... 13-3**  
 (A) Noncommercial Speech Signs ..... 13-3

**Section 13.05 Prohibited Signs ..... 13-4**  
**Section 13.06 General Construction ..... 13-4**  
**Section 13.07 Permitted Signs ..... 13-5**  
 (A) On-Premise Signs for Public and Institutional Uses in Any District ..... 13-5  
 (B) Entrance Monuments For Residential Subdivisions or Developments ..... 13-5  
 (C) On-Premise Signs in Nonresidential Districts ..... 13-6  
 (D) On-Premise Signs Permitted in Planned Development Districts ..... 13-8  
 (E) Off-Premise Outdoor Advertising Signs (Billboards) ..... 13-8

**Section 13.08 Temporary Signs ..... 13-9**  
 (A) General Definitions Related to Temporary Signs ..... 13-9  
 (B) Standards that Apply to All Temporary Signs ..... 13-9  
 (C) Temporary Signs for Development/Construction ..... 13-10  
 (D) Temporary Signs for Special Events ..... 13-10  
 (E) Temporary Signs on Properties for Lease or Sale ..... 13-10

**Section 13.09 Enforcement and Maintenance ..... 13-11**  
 (A) Removal of Signs by the Zoning Administrator ..... 13-11  
 (B) Removal of Unlawful Sign in the Public Rights-of-Way ..... 13-11  
 (C) Maintenance of Signs ..... 13-11

**Section 13.10 Nonconforming Sign Regulations ..... 13-12**  
 (D) Damage of a Nonconforming Sign ..... 13-12  
 (E) Termination of a Nonconforming Sign ..... 13-12

**Section 13.11 Illegal Signs ..... 13-12**

**Article 14: Nonconformities ..... 14-1**

**Section 14.01 Purpose ..... 14-1**  
**Section 14.02 General Provisions ..... 14-1**  
**Section 14.03 Determination of Nonconformity Status ..... 14-1**  
**Section 14.04 Nonconforming Uses and Variances ..... 14-1**  
**Section 14.05 Nonconforming Uses ..... 14-2**  
 (D) Change or Substitution of Nonconforming Use ..... 14-2  
 (E) Expansion of a Nonconforming Use ..... 14-2  
 (F) Existing Use Reclassified as a Conditional Use ..... 14-2  
 (G) Termination of Nonconforming Uses ..... 14-3

<b>Section 14.06</b>	<b>Nonconforming Structures and Sites</b> .....	<b>14-3</b>
	(E) Damage or Destruction of a Nonconforming Structure Containing a Conforming Use .....	14-3
<b>Section 14.07</b>	<b>Nonconforming Lots of Record</b> .....	<b>14-4</b>
	(A) Nonconforming Lots of Record in Residential Districts .....	14-4
	(B) Nonconforming Lots of Record in Nonresidential Districts .....	14-4
<b>Section 14.08</b>	<b>Nonconforming Signs</b> .....	<b>14-5</b>
<b>Section 14.09</b>	<b>Repair and Maintenance</b> .....	<b>14-5</b>
<b>Article 15: Enforcement and Penalties</b> .....		<b>15-1</b>
<b>Section 15.01</b>	<b>Enforcing Officer</b> .....	<b>15-1</b>
<b>Section 15.02</b>	<b>Remedies</b> .....	<b>15-1</b>
<b>Section 15.03</b>	<b>Other Action</b> .....	<b>15-1</b>
<b>Section 15.04</b>	<b>Penalties</b> .....	<b>15-1</b>
<b>Section 15.05</b>	<b>Affected Parties</b> .....	<b>15-1</b>
<b>Section 15.06</b>	<b>Other Actions</b> .....	<b>15-1</b>
<b>Article 16: Definitions</b> .....		<b>16-1</b>
<b>Section 16.01</b>	<b>Purpose</b> .....	<b>16-1</b>
<b>Section 16.02</b>	<b>General Rules for Interpretation</b> .....	<b>16-1</b>
	(A) Meanings and Intent .....	16-1
	(B) Headings, Illustrations, and Text .....	16-1
	(C) Lists and Examples .....	16-1
	(D) References to Other Regulations or Publications .....	16-1
	(E) Delegation of Authority .....	16-1
	(F) Technical and Non-technical Terms .....	16-1
	(G) Public Officials and Agencies .....	16-1
	(H) Mandatory and Discretionary Terms .....	16-1
	(I) Conjunctions .....	16-2
	(J) Tenses and Plurals .....	16-2
	(K) Terms Not Defined .....	16-2
<b>Section 16.03</b>	<b>Definitions</b> .....	<b>16-2</b>