

**ZONING RESOLUTION
ST. CLAIR TOWNSHP
BUTLER COUNTY, OHIO**

ST. CLAIR TOWNSHP TRUSTEES

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ORIGINAL DRAFT

5/5/92

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Revised 1/24/01

Revised 07/07/03

ARTICLE 1

PURPOSE

- 1.0 This Resolution is enacted for the purpose of promoting public health, safety, morals, comfort, and general welfare; conserving and protecting property and property values; securing the most appropriate use of land, and facilitating adequate and economical provisions for public improvement, all in accordance with a comprehensive plan for the desirable future development of St. Clair Township, and providing a method of administration and prescribing penalties for the violation of provisions hereafter described – all as authorized by the provisions of Chapter 519 and the Sections thereunder of the Ohio Revised Code.

ARTICLE 2

TITLE

- 2.0 This Resolution shall be know and may be cited and referred to as the “St. Clair Township, Zoning Resolution”, Butler County, Ohio.

ARTICLE 3

INTERPRETATION OF STANDARDS

- 3.0 In their interpretation and application, the provisions of this Resolution shall be held to be minimum requirements. Where this Resolution imposes a greater restriction than is imposed or required by other provisions of law or by other rules or regulations or resolutions, the provision of this Resolution shall control.
- 3.1 Any use specifically not provided for in the provision of this resolution shall be assumed to be prohibited, unless stated otherwise by the Board of Zoning Appeals.

ARTICLE 4

DEFINITIONS

- 4.00 Unless the context otherwise requires, the following definitions shall be used in the interpretation and construction of the Resolution; and words used in the present tense include the future; the singular number shall include plural, and the plural the singular; the word “building” shall include the word “structure”, the word “used” shall include “arranged,” “designed,” “constructed,” “altered,” “converted,” “rented,” “leased,” or “intended to be used;” and the word “shall” is mandatory and not directory; and the word “may” is permissive.
- 4.01 **ACCESSORY BUILDING.** Any structure having a roof supported by columns or walls, used or intended to be used for the shelter or enclosure of persons, animals or property subordinate to the principal use of the building on the same lot and serving a purpose customarily incidental to the use of the principal building and erected at the same time or after the construction of the principal building. An accessory building is to be considered attached to a principal building when connected to the principal building in a substantial manner by walls and a roof.
- 4.02 **ACCESSORY STRUCTURE.** Anything constructed, the use of which requires permanent location on the ground, or attachment to something having a permanent location on the ground which serves a subordinate use to the principal use of the building on the same lot and serving a purpose customarily incidental to the use of the principal building and erected at the same time or after the construction of the principal building.
- 4.03 **ACCESSORY USE.** A use subordinate to the principal use of a building on the same lot and serving a purpose customarily incidental to the use of the principal building.
- 4.04 **ADULT ARCADE.** An establishment where, for any form of consideration, one or more still or motion picture projectors, slide projectors, or similar machines, or other image producing machines, for viewing by five or fewer persons each, are regularly used to show films, motion pictures, computer hardware or software, video cassettes, slides, or other photographic reproductions which are characterized by the depiction of specified sexual activities or specified anatomical areas.
- 4.05 **ADULT BOOK AND OR VIDEO STORE.** An establishment whose principal business purpose, or significant stock in trade of more than twenty (20) percent, or significant portion of its floor area of more than twenty (20) percent, is allocated to adult material; or having more than twenty (20) percent of their gross receipts derived from adult material.
- 4.06 **ADULT CABARET.** A nightclub, bar, restaurant, “bottle club”, or similar commercial establishment, whether or not alcoholic beverages are served, which regularly features:
- a. person(s) who appear nude or in a state of nudity or semi-nude; or

- b. live performances which are characterized by the exposure of specified anatomical areas or by specified sexual activities; or
 - c. films, motion pictures, video cassettes, computer hardware or software, slides, or other photographic reproductions in which a substantial portion of the total presentation time is devoted to the showing of material that is characterized by the depiction or description of specified sexual activities or specified anatomical areas.
- 4.07 **ADULT ENTERTAINMENT.** Any establishment which regularly features or as a continuing course of conduct has performances by a topless and /or bottomless dancer, stripper or similar entertainer(s), where such performances are characterized by the display or exposure of specified anatomical areas.
- 4.08 **ADULT ENTERTAINMENT FACILITY.** Any Adult Arcade, Adult Book/Video Store, Adult Cabaret, Adult Mini Motion Picture Theater, Adult Motel, Adult Motion Picture Theater, Adult Massage Establishment, Adult Nude Model Studio, Adult Escort Agency, or any other business providing Adult Material, Adult Entertainment or Adult Services.
- 4.09 **ADULT MASSAGE.** A method of treating or stimulating the external parts of the human body by rubbing, stroking, kneading, tapping, touching or vibrating with the hand or any instruments for pay.
- 4.10 **ADULT MASSAGE ESTABLISHMENT.** Any place where, for any form of consideration or gratuity, massage, alcohol rub, administration of fomentation's, electric or magnetic treatments, or any other treatment manipulation of the human body which occurs as part of in connection with specified sexual activities, or where any person providing such treatment, manipulation, or service related thereto, exposes his or her specified anatomical areas. The definition of adult entertainment facilities shall not include the practice of massage in any licensed hospital, nursing home or medical clinic, nor by any licensed physician, surgeon, chiropractor, osteopath, physical therapist or massage therapist nor by any nurse or technician working under the supervision of a licensed physician, surgeon, chiropractor or osteopath, nor by trainers for any amateur, semiprofessional or professional athlete or athletic team or school athletic program, nor barbershop or beauty salons in which massages are administered only to the scalp, the face, the neck, or the shoulder.
- 4.11 **ADULT MATERIAL.** Any book, novelties, sexual paraphernalia, magazine, periodicals, newspaper, pamphlet, poster, print picture, slide, transparency, figure, image, description, motion picture film, video, phonographic record or tape, computer hardware or software, or other tangible thing, that is distinguished or characterized by an emphasis on matter depicting, describing, or relating to specified sexual activities or specified anatomical areas.
- 4.12 **ADULT MINI MOTION PICTURE THEATER.** An enclosed building with a capacity of less than fifty (50) persons where films, motion pictures, video cassettes, slides, or similar photographic reproductions are shown, and in which a substantial portion of the total presentation time is devoted to the showing of material distinguished or characterized by an emphasis on matter depicting, describing or relating to specified sexual activities or specified anatomical areas.

- 4.13 **ADULT MOTEL.** A motel, hotel, or similar commercial establishment which:
- a. offers public accommodations, for any form of consideration, which provides patrons with closed-circuit television transmission, films, motion pictures, video cassettes, slides or other photographic reproductions which are characterized by the depiction or description of specified sexual activities or specified anatomical areas and which advertises the availability of this sexually oriented type of material by means of a sign visible from the public right-of-way, or by means of any off-premises advertising including but not limited to, newspapers, magazines, pamphlets or leaflets. Radio or television; or
 - b. offers a sleeping rooms for rent for a period of time less that ten(10) hours; or
 - c. allows a tenant or occupant to sub-rent the sleeping room for a time period of less than ten (10) hours.
- 4.14 **ADULT MOTION PICTURE THEATER.** An enclosed building with a capacity of fifty (50) or more persons where films, motion pictures, video cassettes, slides, or similar photographic reproductions are shown, and in which a substantial portion of the total presentation time is devoted to the showing of material distinguished or characterized by an emphasis on matter depicting, describing or relating to specified sexual activities or specified anatomical areas.
- 4.15 **ADULT NUDE MODEL STUDIO.** Any place where a person, who regularly appears in a state of nudity or displays specified anatomical areas, is provided money or any form of consideration to be observed, sketched, drawn, painted, sculptured, photographed, or similarly depicted by other persons.
- 4.16 **ADULT NUDE OR STATE OF NUDITY.** The showing, representation, or depiction of human male or female genitals, bare buttock, anus, or the areola or nipple of the female breast with less than a full, opaque covering of any portion thereof below the top of the areola, or of uncovered male genitals in a discernible turgid state.
- 4.17 **ADULT, SEMI-NUDE.** A state of dress in which clothing covers no more than the genitals, pubic region, the areola of the female breast, as well as portions of the body covered by the supporting straps or devises.
- 4.18 **ADULT SERVICE.** Any service which is distinguished or characterized by an emphasis on specified sexual activities, specified anatomical areas, sexual excitement, or human bodily functions of elimination.
- 4.19 **ADULT, SPECIFIED ANATOMICAL AREAS.** Less than completely and opaquely covered human genitals, pubic region, buttock, and female breast below a point immediately above the top of the areola; human male genitals in a discernible turgid state even if completely and opaquely covered.
- 4.20 **ADULT, SPECIFIED SEXUAL ACTIVITIES.** Human genitals in a state of sexual stimulation or arousal; human acts, real or simulated, of masturbation, sexual intercourse, sodomy, cunnilingus, or fellatio; fondling or other erotic touching of human genital, pubic region, buttock, or female breast; bestiality.

- 4.21 **AGRICULTURE.** The use of the land for agricultural purposes, including farming, dairying, pasturage, apiculture, horticulture, floriculture, viticulture, and animal and poultry husbandry, and the necessary accessory uses for packing, treating or storing the produce; provided, however, that the operation of any such accessory uses shall be secondary to that of normal agricultural activities and provided further that the above uses shall not include the commercial feeding of garbage or offal to swine or other animals.
- 4.22 **ALLEY.** A public or private way not more than thirty (30) feet wide affording only secondary means of access to abutting property.
- 4.23 **BASEMENT.** A story whose floor is more than twelve (12) inches, but not more than half of its story height below the average level of the adjoining ground (as distinguished from a “cellar,” which is a story more than one-half (1/2) below such level). A basement, when used as a dwelling, shall be counted as a story for purposes of height measurement and as a half-story for purposes of side yard determination.
- 4.24 **BED AND BREAKFAST.** A residential facility that serves as a single-family unit for a permanent family and also includes temporary sleeping rooms for tourist and transient guests.
- 4.25 **BEGINNING OF CONSTRUCTION.** The incorporation of labor and material within the walls of the building or buildings.
- 4.26 **BILLBOARD OR SIGNBOARD.** Any structure or portion thereof situated on private premises, on which lettered, figured, or pictorial matter is displayed for advertising purposes, other than the name and occupation or the user of the premises or the structure of the business conducted thereon or the products primarily sold or manufactured thereon.
- 4.27 **BOARD.** The Board of Zoning Appeals of St. Clair Township, Butler County, Ohio.
- 4.28 **BOARDING OR LODGING HOUSE.** A dwelling or part thereof, other than a hotel or restaurant, where meals and/or lodging are provided for compensation for three (3) or more persons and where no cooking or dining facilities are provided in individual rooms.
- 4.29 **BUFFER.** A landscaped area adjoining or surrounding a land use and unoccupied in its entirety by any building, structure, paving, or portion of such land use, for the purpose of screening and softening the effects of the land use.
- 4.30 **BUILDING.** Any structure having a roof supported by columns or walls, used or intended to be used for the shelter or enclosure of persons, animals or property.
- 4.31 **BUILDING, HEIGHT OF.** The vertical distance from the average contact ground level at the front wall of the building to the highest point of the coping of flat roof or the deck line of a mansard roof, or to the main height level between eaves and the ridge for gable hip or gambrel roofs.
- 4.32 **CELLAR.** A story the floor of which is more than one-half (1/2) of its story height below the average contact ground level at the exterior walls of the building. A cellar

shall be counted as a story, for the purpose of height regulations, only if used for dwelling purposes other than by a janitor or caretaker employed on the premises.

- 4.33 **CHURCH.** A building used principally for religious worship. The word “church” shall not include or mean an undertaker’s chapel of a funeral building. Churches shall exist as a place of assembly, and as such, shall meet state and local building codes.
- 4.34 **CLEAR AND CONVINCING EVIDENCE.** A measure of proof which will produce a firm belief as to the truth of allegations sought to be established.
- 4.35 **CLUB.** A building or property owned or rented by a non-profit association made up of bona fide members paying dues, the use of which is restricted to said members and their guests.
- 4.36 **COMMISSION, PLANNING.** County Planning Commission of Butler County, Ohio.
- 4.37 **COMMISSION, ZONING.** Zoning Commission of St. Clair Township, Butler County, Ohio.
- 4.38 **CONDITIONAL USE.** A use that is permitted only by application and approval by the St. Clair Township Board of Zoning Appeals.
- 4.39 **CONFERENCE CENTER.** A facility designed to provide space for meetings, presentations and seminars. Such facility may also include kitchen facilities and recreational amenities, and not more than 25 percent of the square footage of the structure(s) may be used for sleeping accommodations.
- 4.40 **COURT.** An open unoccupied and unobstructed space, other than a yard, on the same lot with a building or group of buildings.
- 4.41 **COURT, OUTER.** A court which extends directly to and opens for its full length on a street or other permanent open space or yard at least twenty-five (25) feet wide.
- 4.42 **DAY CARE CENTER.** A place where child day care is provided, with or without compensation, for a daily average of five (5) or more infants, pre-school or school-age children (outside of school hours). This number shall exclude children of the owner or administrator of the center.
- 4.43 **DENSITY.** The number of dwelling units per gross area.
- 4.44 **DISTRICT.** A portion of the territory of St. Clair Township, Butler County, Ohio in which certain uniform regulations and requirements or various combinations thereof apply under the provisions of this resolution. The term “R-District” shall mean any R-1, R-1A, R-2, R-3, R-4, R-MHP or R-PUD District; the term “B-District” shall mean any B-1, B-2, B-3, or B-4, B-PUD District; the “M-District” shall mean any M-1 or M-2 District; the term F-1 shall mean flood plain district.
- 4.45 **DISTRICT, MORE RESTRICTED OR LESS RESTRICTED.** Each of the districts in the following listing shall be deemed more restricted than any of the other districts succeeding it, and each shall be deemed to be less restricted than any of the other districts preceding it: R-1, R-1A, R-2, R-3, R-4, R-PUD, R-MHP, A-1, B-1, B-2, B-3, M-1, M-2, F-1.

- 4.46 **DWELLING.** Any building or portion thereof designed or used as the residence or sleeping place of one or more persons, but not including a tent, cabin, trailer or trailer coach, or a room in a hotel or motel.
- 4.47 **DWELLING, ACCESSORY.** A second dwelling located within a principal structure or on the same lot as a principal structure where such accessory dwelling is without full kitchen facilities and is clearly incidental to the principal dwelling.
- 4.48 **DWELLING, SINGLE-FAMILY.** A building designed for or used exclusively for residence purposes by one (1) family or housekeeping unit.
- 4.49 **DWELLING, TWO-FAMILY.** A Building designed or used exclusively by two (2) families or housekeeping units.
- 4.50 **DWELLING, MULTI-FAMILY.** A building or portion thereof designed for or used by three (3) or more families or housekeeping units.
- 4.51 **DWELLING UNIT.** One room or suite of two or more rooms, designed for or used by one family for living or sleeping purposes and having only one (1) kitchen or kitchenette.
- 4.52 **ENGINEER.** Any person registered to practice professional civil engineering by the State of Ohio Board of Registration as specified in Section 4733.14 of the Ohio Revised Code.
- 4.53 **EROSION.** The process by which the land surface is worn away by the action of water, wind, ice, or gravity.
- 4.54 **FAMILY.** A person living alone, or two or more persons living together as a single housekeeping unit.
- 4.55 **FARM ANIMAL.** Any animal used in conjunction with a permitted agricultural use.
- 4.56 **FARM DWELLING.** A residential dwelling on a lot which is five (5) acres in size or larger, used for agricultural purposes and on which the dwelling serves an incidental and subordinate purpose to the agricultural use of the lot.
- 4.57 **FENCE.** A structure, other than a building, comprised of customary building materials, which serves to form a barrier or boundary for the means of protection, privacy, confinement, or used for decorative purposes.
- 4.58 **FLOOD PLAIN.** Lands in St. Clair Township, Butler County, which would be subject to inundation if the characteristics of the 1913 Miami River flood should be repeated, taking into account the flood control and defense works provided since, based on information available from the Miami Conservancy District, and as defined by and subject to the regulations of the Federal Emergency management Agency (FEMA).
- 4.59 **FRATERNITY.** A club or social activity officially associated with a recognized national association and supervised by an institution for higher education whose membership is limited exclusively to students of said institution and/or association.

- 4.60 **GARAGE, PRIVATE.** A detached accessory building or a portion of the principal building used only for the storage of self-propelled passenger vehicles or trailers and incidental personal property by the families resident upon the premises. A garage shall not be used for the storage of more than one (1) commercial vehicle of greater than one and one-half (1 ½) ton rated capacity per family resident upon the premises.
- 4.61 **GARAGE, PUBLIC.** A structure or portion thereof, other than a private garage used for the storage, sale, hire, care, repair or refinishing of self-propelled vehicles or trailers; except that a structure or part thereof used for storage or display of self-propelled passenger vehicles, but not for transients, and at which automobile fuels or oils are not sold and motor driven vehicles are not equipped, repaired or hired, shall not be deemed to be a public garage.
- 4.62 **HIGHWAY, PRIMARY.** An officially designated, federal or state numbered highway or a county or other road designated as a primary thoroughfare on the official Land Use Plan and/or the official Thoroughfare Plan for Butler County, Ohio.
- 4.63 **HIGHWAY, SECONDARY.** A county or other road designated as a secondary thoroughfare on the official Land Use Plan and /or the Official Thoroughfare for Butler County, Ohio.
- 4.64 **HOME OCCUPATION.** Any occupation or profession customarily carried on in a residential dwelling by a member of the immediate family residing on the premises. One (1) non-family member may be employed. Such activity shall be clearly incidental to the residential use and shall cause no changes to the exterior of the dwelling.
- 4.65 **HOSPITAL.** An establishment for the medical, surgical or psychiatric care of bed patients for a continuous period longer than twenty-four (24) hours, which is open to the general public twenty-four (24) hours each day for emergency care, has a minimum of ten (10) patient beds, an average of two thousand (2000) patient days per annum, and has on duty a registered nurse twenty-four (24) hours each day.
- 4.66 **HOUSE VEHICLE.** Motorized recreational type vehicle designed to be used as temporary living quarters.
- 4.67 **INOPERABLE VEHICLE.** Any transportation device which is unfit for use due to not being currently licensed for use on roads in the State of Ohio or is unfit for travel due to the lack of a part or parts so as to make it not road worthy according to the Ohio Revised code.
- 4.68 **JUNK.** Waste, discarded or compiled: metal; paper; tires; building materials or equipment; bottles; glass; appliances; furniture; fixtures; rags; rubber; inoperable: motor vehicles, recreational vehicles, farm equipment or implements not used in conjunction with a permitted farm operation, boats, or parts thereof; except when processed as part of a recycling operation as defined and regulated in the Resolution.
- 4.69 **JUNK AUTOMOBILE.** See Inoperable Vehicle.
- 4.70 **JUNK YARD.** A place where waste and/or discarded or salvaged materials are bought, sold, exchanged, baled, packed, disassembled or handled, including house wrecking

yards, used lumber yards and places or yards for storage or salvaged house wrecking and structural steel materials and equipment; but not including such places where uses are conducted entirely within a completely enclosed building, and not including pawn shops and establishments for the sale, purchase or storage of used furniture and household equipment, used cars in operable condition, or salvaged materials incidental to manufacturing operations.

- 4.71 **KENNEL.** Any structure or premises on which five (5) or more dogs and/or cats that are more than five (5) months of age are kept.
- 4.72 **LAND USE PLAN.** The long-range plan for the desirable use of land in St. Clair Township, Butler County as officially adopted, and as amended from time to time, by the Planning Commission; the purpose of such plan being, among other purposes, to serve as a guide in the zoning and progressive changes in the zoning of land to meet changing community needs, in the appropriate subdividing and development of underdeveloped land and in the acquisition of rights-of-ways or sites for such public facilities as streets, parks, schools and other public buildings. (See also Section 4.121: Thoroughfare Plan)
- 4.73 **LOT.** A piece or parcel or tract of land occupied or intended to be occupied by a principal building or group of such buildings and accessory buildings or utilized for a principal use and uses accessory thereto, together with such open spaces as required by this Resolution, and having continuous or uninterrupted frontage on an improved public street.
- 4.74 **LOT, CORNER.** A lot abutting upon two (2) or more streets at their intersection or upon two (2) parts of the same street, such as streets or parts of the same street forming an interior angle of less than one hundred thirty-five (135) degrees. The point of intersection of the street lines is the “corner”.
- 4.75 **LOT COVERAGE.** That portion of a lot which may be covered with structures including all principal and accessory structures.
- 4.76 **LOT, FRONTAGE.** That portion of a lot running along the single right-of-way line of any adjoining unlimited access public thoroughfare. Where the lot is located on a curve in the road, the lot frontage may be measured along the curved building line provided that the side property lines run radial to the curve.
- 4.77 **LOT, INTERIOR.** A lot other than a corner lot.
- 4.78 **LOT, AREA.** The computed area contained within the lot lines.
- 4.79 **LOT, DEPTH.** The mean horizontal distance between the front and rear lot lines.
- 4.80 **LOT, LINES.** The property lines bounding the lot.
- 4.81 **LOT LINE, FRONT.** The line separating the lot from a street.
- 4.82 **LOT LINE, REAR.** The lot line opposite and most distant from the front line.

- 4.83 **LOT LINE, SIDE.** Any lot line other than a front or rear lot line. A side lot line separating a lot from a street is called a side street lot line. A side lot line separating a lot from another lot or lots is called an interior side lot line.
- 4.84 **LOT LINE, STREET OR ALLEY.** A lot line separating the lot from a street or alley.
- 4.85 **LOT WIDTH.** The mean width of the lot measured at right angles to its depth.
- 4.86 **MANUFACTURED HOME.** Any non-self-propelled vehicle more than thirty (30) feet long, so designed for transportation after fabrication on streets, highways, land, air or water, and arriving at the site where it is to be occupied as a one-family dwelling unit complete and ready for occupancy as such except for minor and incidental unpacking and assembly operations and fixed to the ground with appropriate tie-downs and supports, connections to utilities and the like in an approved, manufactured home park. Not including travel trailers.
- 4.87 **MANUFACTURED HOME PARK.** An area of land divided into three (3) or more sites with foundations laid out to provide sites for manufactured homes permanently affixed to the land for a period of time exceeding sixty (60) days; including any building or structure, fixture or equipment that is used or intended to be used in connection with providing that accommodation, including provision of sewer, water, electric, and any other similar facilities required to permit occupancy of such manufactured home parks thereon.
- 4.88 **MINERAL EXTRACTION.** Means all or any part of a process followed in the removal or production of minerals from the earth or from the surface of the land by mechanical surface excavation methods, such as, but not limited to, open pit mining, dredging, placering, or quarrying, and includes the removal of overburden for the purpose of determining the location, quantity, or quality of mineral deposits. Mineral extraction does not include: test or exploration boring; mining operations carried out beneath the surface by means of shafts, tunnels, or similar mine openings; the extraction of minerals, other than coal, by a landowner for his own use where such material is extracted and used in a unprocessed form on the same tract of land; the extraction of miners, other than coal, from borrow pits for highway construction purposes, provided that the extraction is performed under a bond, a contract, and specifications that substantially provide for and require reclamation practices consistent with the requirements of Ohio Revised Code Chapter 1514, the removal of minerals incidental to construction work, provided that the owner or person having control of the land upon which the construction occurs, the contractor, or the construction firm possesses a valid building permit; activity whose sole purpose is maintenance, is of limited duration, and does not adversely affect adjacent properties.
- 4.89 **MINERALS.** Means sand, gravel, clay, shale, gypsum, halite, limestone, dolomite, sandstone, other stone, metalliferous or nonmetalliferous ore, or other material or substance of commercial value excavated in a solid state from natural deposits on or in the earth, but does not included coal or peat.
- 4.90 **MODULAR HOUSING.** An assembly of materials or products comprising all or part of a total residential structure that, when constructed, is certified by the State of Ohio or other certified agencies to meet required Building Codes, is self-sufficient, or substantially self-sufficient, and contains plumbing, wiring and heating at the point of

manufacture, and which, when installed, constitutes a dwelling unit, except for necessary on-site preparations for its placement.

- 4.91 **MOTEL.** A building, or group of buildings, comprising individual sleeping or living units for the accommodation of transient guest, not containing individual cooking or kitchen facilities.
- 4.92 **NON-CONFORMING USE.** A building, structure or premises legally existing and/or used at the time of adoption of this Resolution, or any amendment thereto, and which does not conform with the use regulations prescribed by this resolution for the district in which located.
- 4.93 **OFFICES FOR MEDICAL AND ALLIED HEALTH CARE.** A building, structure, or premises used by licensed, professional health care providers for the healing arts and counseling of persons on an out-patient basis. Such offices shall not contain patient beds, nor shall they be used as emergency trauma treatment centers.
- 4.94 **OUTDOOR ADVERTISEING/BILLBOARDS.** Any sign used on the exterior of a building or as a freestanding sign which is over 100 square feet in surface area.
- 4.95 **OVERBURDEN.** Means all of the earth and other material that cover a natural deposit of minerals and also means such earth and other materials after removal from their natural state.
- 4.96 **OWNER.** One who holds a right of possession and title to a parcel or tract of land.
- 4.97 **PARKING AREA, PRIVATE.** An open area for the same uses as a private garage.
- 4.98 **PARKING AREA, PUBLIC.** An open area, other than a street or other public way, used for the parking of automobiles and available to the public whether for a fee, free or as an accommodation for clients or customers.
- 4.99 **PARKING SPACE.** A permanently surfaced area of not less than one hundred sixty (160) square feet, either with a structure or in the open, exclusive of driveways or access drives, required for the parking of one (1) motor vehicle.
- 4.100 **PERSON.** Any individual, corporation, partnership, joint venture, agency, unincorporated association, municipal corporation, township, county, state agency, the federal government, or any combination thereof.
- 4.101 **PLANNED UNIT DEVELOPMENT.** A development that is planned to integrate a variety of uses with collateral uses, in which lot size, setback lines, yard areas, and building types may be varied and modified to achieve particular design objectives and make provision for open spaces, common areas, utilities, public improvements, and collateral uses.
- 4.102 **PUBLIC BUILDING.** Any structure owned by a government entity or public agency for use as a public building.
- 4.103 **PUBLIC UTILITY.** An enterprise, whether public or private, possessing the attributes of a public utility. In order to be deemed a “public utility” exempt from this Zoning

Resolution, the enterprise seeking that designation must establish to the satisfaction of the Zoning Administrator or the Board of Zoning Appeals that, in the conduct of its business activities, it satisfies both the “public service” and “public concern” attributes of all public utilities. In considering whether a particular enterprise possesses these attributes and is therefore a public utility, The Zoning Administrator and Board of Zoning Appeals shall consider all of the following characteristics of public utilities:

- (a) whether the enterprise possesses the power of eminent domain;
- (b) whether the enterprise reasonably and without discrimination provides an essential good or service to the general public, which good or service the general public has a legal right to demand or receive;
- (c) whether the enterprise conducts its operation in such a manner as to be a matter of public concern because it occupies a monopolistic or oligopolistic position in the marketplace;
- (d) whether the enterprise’s rates, charges and methods are subject to regulation by governmental authority, the fact that an enterprise is regulated by a governmental body, including a public utilities commission, is not dispositive of the question of whether that business is a public utility, but is evidence of that status;

The burden is upon the enterprise seeking public utility status to satisfy the Zoning Inspector and the Board of Zoning Appeals that it meets these tests.

Where an enterprise alleges an error in any order, requirement, decision, grant or refusal made by the Zoning Inspector or administrative official in the interpretation of these provisions, the enterprise may file an appeal with the Board of Zoning Appeals as provided in Article 25.08 of this Zoning Resolution.

- 4.104 **RECREATIONAL VEHICLES PARK.** An area of land containing two (2) or more travel trailers or providing space where two (2) or more travel trailers are harbored or parked or intended to be harbored or parked for a period of sixty (60) days or less, either free of charge or for remuneration purposes, and shall include any building, structure, tent, vehicle or enclosure, used or intended for use as a part of the equipment of such park, and providing sewer, water, electric or other similar facilities required to permit occupancy of such travel trailers.
- 4.105 **RECREATIONAL VEHICLES.** Any vehicles or mobile structure less than forty (40) feet long which is designed for highway travel on wheels, skids, rollers, or blocks, designed to be pulled, pushed, or carried by motor vehicle; and any house car, camp car, “piggy-back” camper, or self-propelled motor vehicle which is designed for sleeping or commercial purposes, complete and ready for occupancy as such except for minor and incidental unpacking and assembly operations, location on jacks, connections to utilities, and the like.
- 4.106 **REST HOMES/NURSING HOMES.** An establishment that provides full-time convalescent or chronic care or both for three (3) or more individuals who are not related by blood or marriage to the operator and who, by reason of chronic illness or infirmity, are unable to care for themselves. Neither care for the acutely ill nor surgical or obstetrical services shall be provided in such a home; a hospital shall not be construed to be included in this definition.
- 4.107 **ROAD.** See “street”.

- 4.108 **ROADSIDE STAND.** A temporary structure designed or used for the display or sale of agricultural products produced on the premises upon which a stand is located.
- 4.109 **ROW HOUSE.** See “Town House”.
- 4.110 **SECOND-STORY RESIDENTIAL.** A dwelling unit or units above a first-story commercial use.
- 4.111 **SCHOOL, PRIMARY, SECONDARY, COLLEGE, OR UNIVERSITY.** Any primary, secondary, college or university school, or seminary, technical or vocational institute, having regular sessions with regularly employed instructors teaching subjects which are fundamental and essential for a general academic education, under the supervision of, and in accordance with, the applicable statutes of the State of Ohio.
- 4.112 **STABLE, PRIVATE.** A structure wherein an owner or occupant of the premises may keep such horses and ponies as said owner or occupant owns, and no others.
- 4.113 **STABLE, PUBLIC.** A structure for the keeping of horses and ponies that is used by the general public either free of charge or for remuneration purposes as a commercial establishment.
- 4.114 **STORY.** That portion of a building, included between the surface of any floor and the surface of the floor next above it, or if there be no floor above it, then the space between the floor and the ceiling next above it.
- 4.115 **STORY, HALF.** A partial story under a gable, hip or gambrel roof, the wall plates of which on at least two opposite exterior walls are not more than four (4) feet above the floor of such story; provided, however, that any partial story used for residence purposed, other than for a janitor or caretaker and his family, shall be deemed a full story.
- 4.116 **STORY, FIRST.** The lowest story or the ground of any building the floor of which is not more than twelve (12) inches below the average contact ground level at the exterior walls of the building; except that any basement or cellar used for residence purposes, other than for a janitor or caretaker and his family, shall be deemed the first story.
- 4.117 **STREET.** The public right-of-way sixty (60) feet or more in width which provides means of access to abutting property or any such right-of-way more than thirty (30) feet and less than fifty (50) feet in width provided it existed prior to the enactment of this Resolution. The term street shall include avenue, drive, circle, road, parkway, boulevard, highway, thoroughfare, or any other similar term.
- 4.118 **STRUCTURE.** Anything constructed, the use of which requires permanent location on the ground, or attachment or something having a permanent location on the ground.
- 4.119 **STRUCTURE, PRINCIPAL.** A building in which the primary use of the lot on which the building is located, is conducted.
- 4.120 **STRUCTURAL ALTERATION.** Any change in the structural members of a building, such as walls, columns, beams or girders.

- 4.121 **THOROUGHFARE PLAN.** The official Thoroughfare Plan was adopted, and as amended from time to time, by the Planning Commission of Butler County, Ohio, establishing the general location and official right-of-way width of the primary and secondary highways and thoroughfares in Butler County, on file in the office of the County Recorder and the County Planning Commission. (See also Section 4.72: Land Use Plan.)
- 4.122 **TOURIST HOME.** A building or part thereof, other than a hotel, boarding house, lodging house or motel, where lodging is provided by a resident family in its home for compensation, mainly for transients.
- 4.123 **TOWN HOUSE.** A structure containing three (3) or more attached single-family dwellings in a continuous row, each such dwelling designed and erected as a unit on an individual lot and separated from adjoining units by an approved fire separation wall or walls.
- 4.124 **TRAILER.** A structure standing on wheels, or meant to stand on wheels, that is towed or hauled by another vehicle. For the purpose of this Resolution the term “trailer” shall include: utility trailers and construction trailers.
- 4.125 **TRAILER, CONSTRUCTION.** A vehicular type portable structure, without permanent foundation, primarily designed to be used as an on-site construction office and or to store or haul construction machinery, tools and equipment.
- 4.126 **TRAILER, TRAVEL.** See Recreational Vehicle.
- 4.127 **TRAILER, UTILITY.** A trailer designed or intended to carry, haul or transport materials, goods, boats, motorcycles, objects, animals or equipment.
- 4.128 **TRUSTEES, BOARD OF TRUSTEES OF ST. CLAIR TOWNSHIP, BUTLER COUNTY, OHIO.**
- 4.129 **USE, FIRST PERMITTED IN “X” DISTRICT.** A use which in the sequence of successively; less restricted districts occurs as a permitted use for the first time in the “X” district.
- 4.130 **WIRELESS AND CELLULAR ALTERNATIVE TOWER STRUCTURE.** An alternative design mounting structure that is used to camouflage or conceal the presence of antennas or towers, including man-made trees, clock towers, bell steeples or light poles.
- 4.131 **WIRELESS AND CELLULAR ANTENNA.** Any exterior apparatus designed for telephonic, radio, television, or other electronic communications, through the transmission, relay or receiving of electromagnetic waves.
- 4.132 **WIRELESS AND CELLULAR CO-LOCATION.** The process of providing space for more than one user within a facility or on a tower, or the act of placing new or additional wireless and cellular equipment on existing antennas or towers.

- 4.133 **WIRELESS AND CELLULAR EQUIPMENT.** Any antenna, satellite dish communication device or equipment which is used for transmitting, relaying or receiving communication signals, except equipment preempted from regulations by the Telecommunications Act of 1996 (P.L. 104-104), as amended.
- 4.134 **WIRELESS AND CELLULAR HEIGHT.** The distance measured from the ground to the highest point on a tower, structure or antenna.
- 4.135 **WIRELESS AND CELLULAR EQUIPMENT BUILDING.** Any structure located on a tower site which houses the electronic transmitting, receiving or relay equipment for a Wireless and Cellular Telecommunication Facility.
- 4.136 **WIRELESS AND CELLULAR TELECOMMUNICATION FACILITIES.** Any cables, wires, lines, wave guides, antennas, equipment or structures associated with the transmission or reception of communications as authorized by the Federal Communications (FCC) which an applicant seeks to locate, or has installed, upon a tower or existing structure.
- 4.137 **WIRELESS AND CELLULAR TOWER.** Any structure that is designed and constructed primarily for the purpose of supporting one or more antennas, including self-supporting lattice towers, guy towers, monopole towers, radio and television transmission towers, microwave towers, common-carrier towers, cellular telephone towers, and alternative tower structures.
- 4.138 **YARD, FRONT.** An open space extending the full width of the lot between a building and the front lot line, unoccupied and unobstructed from the ground upward as hereinafter specified.
- 4.138.1 **FRONT YARD, LEAST DEPTH.** The shortest distance, measured horizontally, between any part of a building other than such parts hereinafter excepted, and the front lot line.
- 4.138.2 **FRONT YARD, LEAST DEPTH, HOW MEASURED.** Such depth shall be measured from the right-of-way line of the existing street on which the lot fronts (the front lot line); provided however, that if the proposed location of the right-of-way line of such street as established on the Thoroughfare Plan differs from that of the existing street, then the required front yard least depth shall be measure from the right-of-way, line of such street as designated on said Thoroughfare Plan.
- 4.138.3 **YARD, REAR.** An open space extending the full width of the lot between a building and the rear lot line unoccupied and unobstructed from the ground upward except as hereinafter specified.
- 4.138.4 **REAR YARD, LEAST DEPTH.** The shortest distance measured horizontally, between any part of a building, other than such parts hereinafter excepted, and the rear lot line.
- 4.139 **YARD, SIDE.** An open space extending the front yard to the rear yard of the between a building and nearest side lot line, unoccupied and unobstructed from the ground upward except as hereinafter specified.

- 4.140 **SIDE YARD, LEAST WIDTH.** The shortest distance, measured horizontally, between any part of a building, other than such parts hereinafter excepted, and the rear lot line.
- 4.141 **SIDE YARD, LEAST WIDTH, HOW MEASURED.** Such widths shall be measured from the nearest side lot line and, in case the nearest lot line is a side street lot line from the right-of-way line of the existing street; provided, however, that if the proposed location of the existing street, then the required side yard least width shall be measured from the right-of-way of such street as designed on the Thoroughfare Plan.
- 4.146 **VARIANCE.** A modification of one or more requirements of this Resolution for a particular property approved by the St. Clair Township Board of Zoning Appeals.
- 4.147 **ZONING CERTIFICATE.** A document issued by the Zoning Inspector authorizing buildings, structures or uses consistent with the terms of this Resolution and for the purpose of carrying out and enforcing its provisions.
- 4.148 **ZONING INSPECTOR.** The Zoning Inspector or his authorized representative, appointed by the Board of Trustees of St. Clair Township, of Butler County, Ohio.
- 4.149 **ZONING MAP.** The Zoning Map or Maps of St. Clair Township, Butler County, Ohio, dated November 17th, 1956, together with all amendments subsequently adopted.
- 4.150 **ZONING PLAN.** The Zoning Resolution of St. Clair Township, Ohio, dated May 5, 1992, together with all amendments and updates subsequently adopted.

ARTICLE 5

DISTRICTS AND BOUNDARIES THEREOF

5.0 For the purposes of this Resolution the unincorporated territory St. Clair Township , Butler County, Ohio, is hereby divided into the following categories of zoning districts;

A-1	“Agricultural District”
R-1	“Suburban Residence District”
R-1A	“Suburban Residence District”
R-2	“Single-Family Residence District”
R-3	“One and Two Family Residence District”
R-4	“Multi-Family Residence District”
PUD	“Planned Unit Development District”
R-MHP	“Mobile Home Park District”
B-1	“Neighborhood Business District”
B-2	“Community Business District”
B-3	“General Business District”
B-4	“Office District”
M-1	“Light Industrial District”
M-2	“General Industrial District”
F-1	“Flood Plain District”

5.1 The boundaries of these districts are hereby established as shown on the Zoning Map or Maps of the unincorporated territory of St. Clair Township, Butler County, Ohio which map or maps are hereby made a part of this Resolution . The said Zoning Map or Maps and all notations and reference and other matters shown thereon, shall be and are hereby made part of this Resolution. Said Zoning Map or Maps, properly attested, shall be and remain on file in the Office of the Zoning Inspector, Zoning Commission of St. Clair Township, Butler County, Ohio.

5.2 Except where referenced on said map to a street line or other designated line by dimensions shown on said map or maps, the district boundary lines are intended to follow property lines, lot lines or the center lines of streets or alleys as they existed at the time of the adoption of this Resolution but where a district line obviously does not coincide with the property lines, lot lines or such center lines or where it is not designated by dimensions, it shall be deemed to be one hundred twenty (120) feet back from the nearest street line in case it is drawn parallel with a street line or its location shall be determined by scaling in other cases.

5.3 Where a district boundary line as established in this Section or as shown on the Zoning Map or Maps divides a lot which was in a single ownership and of record at the time of enactment of this Resolution, the use authorized thereon and the other district requirements applying to the least restricted portion of such lot under this Resolution shall be considered as extending to the entire lot, provided the more restricted portion or such lot is entirely within fifty (50) feet of said dividing district boundary lines. The use so extended shall be deemed to be conforming.

- 5.4 Question concerning the exact location of a district boundary line shall be determined by the Board as provided in subsection 25.07 and in accordance with rules and regulations which may be adopted by it.
- 5.5 Whenever any street or other public way is vacated by official action as provided by law, the zoning districts adjoining the side of such public way shall be automatically extended depending on the side or sides to which such lands revert, to include the right-of-way of the public way thus vacated, which shall thenceforth be subject to all resolutions of the extended district or districts.
- 5.6 In every case where territory has not been specifically included within a district, or where territory becomes a part of the unincorporated area of St. Clair Township, Butler County, Ohio by the dis-incorporation of any as it was previously, until otherwise classified.

ARTICLE 6

GENERAL PROVISIONS

- 6.01 **CONFORMANCE REQUIRED.** Except as hereinafter specified, no land, building, structure, or premises shall hereafter be used, and no building or part thereof, or other structure, shall be located, erected, moved, reconstructed, extended, enlarged or altered except in conformity with the regulations herein specified for the District in which it is located.
- 6.02 **CONTINUING EXISTING USES.** Except as hereinafter specified, any use, building or structure, existing at the time of the enactment of this Resolution may be continued, even though such use, building or structure may not conform with the provisions of this Resolution for the District in which it is located.
- 6.03 **AGRICULTURE.** Nothing contained in this Resolution shall prohibit the use of any land for agricultural purposes or the construction or use of buildings or structures incident to the use for agricultural purposes of the land on which such buildings or structures are located, and no Zoning Certificate shall be required for any such use, building, or structure.
- 6.04 **RETAIL ESTABLISHMENTS AND PLACES OF ENTERTAINMENT.** Nothing contained in this Resolution shall confer any power to prohibit the sale or use of alcoholic beverages in the areas where the establishment and operation of any retail business, hotel, lunchroom, or restaurant is permitted.
- 6.05 **PUBLIC SEWER AND WATER SERVICE.** All uses on lots less than 20,000 square feet shall be provided with public water and sewer service. Where lots are not serviced by public water and sewer service they shall be serviced through private methods that are approved by the County Board of Health.
- 6.06 **OUTDOOR ADVERTISING.** Outdoor advertising shall be classified as a business use and shall be permitted in all districts zoned for industry and business, trade, or lands used for agricultural purposes, subject to the provisions of Section 22.09 and the applicable district regulations.
- 6.07 **FLOOD PLAIN DISTRICT.** Nothing herein provided shall be so construed as to prohibit the owner or lands within in "F-1" District from lawfully filling, draining, constructing levees or otherwise improving his land, so as to eliminate or reduce the danger of flood or erosion, in ways that are consistent with applicable FEMA Regulations. The Board shall determine the type and height of any material used.
- 6.08 **NON-CONFORMING USES OR BUILDINGS.** No existing building or premises devoted to a use not permitted by this Resolution in the district in which such building or premises is located, except when

required to do so by law or order, shall be enlarged, extended, reconstructed, substituted or structurally altered, unless the use thereof is changed to a use permitted in the district in which such building or premises is located, and except as follows:

- 6.081 **SUBSTITUTION OR EXTENSIONS.** When authorized by the Board, in accordance with the provisions of subsection 25.5, the substitution for a non-conforming use may be made if the new or extended use is more consistent with the provisions of this Resolution for the district in which the use is located, as determined by the Board of Zoning Appeals pursuant to Section 25.41 of this code.
- 6.081.1 Whenever a non-conforming use has been changed to conforming use, such use shall not thereafter be changed to a non-conforming use.
- 6.081.2 When authorized by the Board in accordance with the provisions of subsection 25.5, a non-conforming use may be extended throughout those parts of a building premises which were manifestly designed or arranged for such use prior to the date when such use or building became non-conforming, if no structural alterations, except those required by law are made therein.
- 6.082 **DISCONTINUANCE.** No building, structure or premise where non-conforming use has ceased for two (2) years or more shall again be put to a non-conforming use.
- 6.083 **REPLACING DAMAGED BUILDINGS.** Any non-conforming building or structure damaged by fire, flood, explosion, wind, earthquake, war, riot or other calamity or Act of God may be restored or reconstructed and used as before such happening provided that it shall be done within twelve (12) months of such happening and building size not increased.
- 6.084 **REPAIRS AND ALTERATIONS.** Such repairs and maintenance work as required to keep it in a sound condition may be made to a non-conforming building or structure provided no structural alterations shall be made except such as are required by law or authorized by the Board.
- 6.09 **CONVERSION OF DWELLINGS.** The conversion of any building into a dwelling or the conversion of any dwelling so as to accommodate an increased number of dwelling units or families, shall be permitted only within a district in which a new building for similar occupancy would be permitted under this Resolution, and only where the resulting occupancy will comply with the requirements governing new construction in such district.
- 6.10 **ACCESSORY DWELLINGS.** (Deleted 4-14-03)
- 6.11 **YARD REQUIREMENTS ALONG ZONING BOUNDARY LINE IN THE LESS RESTRICTED DISTRICTS.** Along any zoning boundary line, on a lot adjoining such boundary line in the less restricted district, any abutting side yard, rear yard or court, unless subject to greater restrictions or requirements stipulated by other provisions of this Resolution,, shall have a minimum width and depth equal to the average of the required minimum widths or depths for such side yards, rear yards or courts in the two districts on either of such zoning boundary line. In cases where the height of a proposed structure on

such lot in the less restricted district is greater than the maximum height permitted in the adjoining more restricted district is greater than the maximum height permitted in the adjoining more restricted district, the minimum width or depth of the side yard, rear yard or court for such structure shall be determined by increasing the minimum width or depth required for the highest structure permitted in such more restricted district by one (1) foot for each (2) feet by which the proposed structure exceeds the maximum height permitted in said more restricted district.

- 6.12 **ACCESSORY BUILDINGS, LARGER THAN ONE HUNDRED-TWENTY (120) SQUARE FEET, IN R-DISTRICTS AND RECORDED RESIDENTIAL SUBDIVISIONS.** One (1) accessory building per lot, not to exceed nine hundred (900) square feet in size, may be erected detached from the principal building on any lot less than one (1) acre in size. One (1) accessory building per lot, not to exceed 1,500 square feet in size, may be erected detached from the principal building on any lot one acre in size, or larger, but less than 5 acres in size. One (1) accessory building per lot, not to exceed 2,000 square feet in size, may be erected detached from the principal building on any lot 5 acres in size or larger. In no case may the combined area of all accessory buildings and structures exceed fifty (50) per cent of the area of any yard. Accessory buildings may not be used for a residential dwelling.
- 6.121 In any R-District or recorded residential subdivision where a corner lot adjoins the rear yard of a lot fronting on the side street, no part of an accessory building on such corner lot shall be nearer a side street lot line than the least depth of front yard required along such side street for a dwelling on such adjoining lot, and in no case shall any part of such accessory building be nearer to the side street lot line than the least width of the side yard required for the principal building to which it is accessory.
- 6.122 **FRONT YARD.** An Accessory Building may be located in the front yard of any lot five (5) acres in size or larger and shall be no closer than 200 feet from the right-of-way of any public or private street and shall be no closer to the side lot line than the minimum distance required for the Principle Structure and shall be at least six (6) feet from any residential dwelling or other accessory building situated on the same lot, unless an integral part thereof.
- 6.123 **SIDE YARD.** An Accessory Building, if located in a side yard, shall be no closer to the side lot line than the minimum distance required for the Principal Structure and shall be at least six (6) feet from any residential dwelling or other accessory building situated on the same lot, unless an integral part thereof.
- 6.124 **REAR YARD.** An Accessory Building, if located in a rear yard, shall be no closer than 10 feet from the rear lot line, no closer to the side lot line than the minimum distance required for the principal structure and shall be at least six (6) feet from any residential dwelling or other accessory building situated on the same lot, unless an integral part thereof.
- 6.13 **STREET FRONTAGE REQUIRED.** Except as permitted by other provisions of this Resolution, no lot shall contain any building used in whole or part for residential purposes unless such lot abuts for at least the minimum required distance of the applicable zoning district. There shall be no more than one (1) principal use for such frontage.

- 6.13.1 On a cul-de-sac roadway, of a dedicated public street, the required frontage may be reduced to forty (40) feet. The required forty foot street frontage shall be measured at the street right-of-way completely on the ball of the cul-de-sac.
- 6.13.2 Frontage along limited-access, interstate roadways shall not be considered as part of the required street frontage in any zoning district.
- 6.13.3 In any A-, or R-District, a parcel, adjacent to a recorded subdivision, adjoining a stubbed street or adjoining a lot that has been designated for a future street, may use the end of the existing or proposed right-of-way as the required frontage, provided that only one (1) single-family dwelling be allowed on said parcel and provided said parcel meets all other requirements of the District in which it is located.
- 6.14 **TRAFFIC VISIBILITY ACROSS CORNER LOTS.** In any R-District or recorded residential subdivision on any corner lot, no, structure or planting shall be erected or maintained within twenty (20) feet of the “corner” so as to interfere with traffic visibility across the corner.
- 6.15 **COURT REQUIREMENTS.** Where a court is provided for the purpose of furnishing light and air to rooms, such court shall be an outer court, the least dimensions of which shall be as follows:
- 6.15.1 Least Width: Sum of heights of buildings opposite one another, but less than fifty (50) feet.
- 6.15.2 Least Length: One and one-half (1 ½) times the width.
- 6.16 **REQUIRED AREA OR SPACE CANNOT BE REDUCED.** No lot yard, court, parking or other space shall be reduced in area or dimensions so as to make said area or dimensions less than the minimum required by this Resolution; and, if already less than the minimum required by this Resolution, said area or dimensions shall not be further reduced. No part of a yard, court, parking area or other space provided about, or for, any building or structure for the purpose of complying with the provisions of this Resolution, shall be included as part of a yard, court, parking area or other space under the Resolution for another building or structure.
- 6.17 **OFF-STREET PARKING AND LOADING.** In any district, spaces for off-street parking and for loading and unloading, shall be provided in accordance with the provisions of Section 22.01 of this Resolution.
- 6.17.1 The parking of any travel trailers, boats and house vehicles in an accessory private garage, building or in a rear yard in any district shall be permitted provided no living quarters shall be maintained or any business conducted while vehicle is so parked.
- 6.18 **UNSAFE BUILDINGS.** Nothing in this Resolution shall prevent the strengthening or restoring to a safe condition of any part of any building or structure declared unsafe by proper authority.
- 6.19 **PENDING APPLICATIONS FOR BUILDING PERMITS.** (Deleted 04-01-03)

- 6.20 **MINIMUM LOT WIDTH.** Any lot used for residential purposes may reduce the lot width to not less than thirty (30) feet so long as the lot meets the frontage requirement of the District in which it is located and such required frontage width shall extend for not less than fifty (50) feet perpendicular to the right-of-way.
- 6.21 **LIMITATION ON PRINCIPAL STRUCTURES.** In any A- or R-District, unless otherwise provided, no more than one (1) Principal Structure may be constructed per lot.
- 6.22 **HOME OCCUPATIONS.** Customary incidental home occupations may be conducted as an accessory use in a residential dwelling in any A- or R-District, and shall not be a nuisance to surrounding neighbors and subject to all of the following provisions:
- 1) All home occupations shall be carried on completely within the residence and shall occupy a maximum of one-quarter (1/4) of one floor of the residence.
 - 2) Home occupations shall not require any alteration to the exterior of the residence.
 - 3) Home occupations shall not require use of any mechanical equipment not customarily used in a residential dwelling.
 - 4) Home occupations shall be carried on solely by occupants of the residence but may employ no more than one (1) non-resident of the dwelling.
 - 5) Accessory buildings shall not be used as space for home occupations.
 - 6) One (1) sign no larger than one (1) foot square shall be permitted, provided that it is attached flat against the building.
 - 7) All uses, customers, clients, drop-off or pick-up activities shall be conducted between 7:30 A.M. and 9:00 P.M., local time.
 - 8) No more than six (6) customers or clients may be brought into the premises daily for the purpose of conducting business.
 - 9) No more than five (5) drop-off or pick-up deliveries are allowed on a daily basis.
- 6.23 **ACCUMULATION OF JUNK PROHIBITED.** Unless otherwise permitted by this Resolution, no inoperable vehicle, unlicensed trailer or junk shall be permitted to remain exposed on any lot for more than ten (10) days unless stored in a completely enclosed building. Specific demolition and rehabilitation projects requiring the placement of a dumpster on the lot shall be exempted from these regulations so long as the dumpster remains on the lot no longer than thirty (30) days.
- 6.24 **GENERAL MAINTENANCE STANDARDS.** Any lot in any district shall be maintained and kept in good condition and good repair including all structures, buildings, accessory buildings and fences. All property owners are expected to: mow grass, cut weeds or brush, paint or cover exterior surfaces when needed; repair or replace damaged or deteriorated fences; keep property free of trash, junk and debris; repair driveways as needed; and other maintenance related items that are necessary to insure the health safety and welfare of the residents of St. Clair Township and to facilitate and maintain the highest possible property values and to enhance the quality of life in our community.

- 6.25 **CONSTRUCTION SITE MAINTENANCE.** All contractors, builders and developers are required to keep their construction sites in good order. All debris shall be kept in containers until such time it can be properly disposed of. Open burning of any kind is strictly prohibited unless written permission is obtained from the St. Clair Township Fire Department.
- 6.26 **KENNELS, STABLES AND RIDING STABLES.** Are not permitted in any “R” district.
- 6.27 **BUTLER COUNTY.** The Butler County Thoroughfare Plan and Land Use Plan are incorporated into this resolution by reference.
- 6.28 **ST. CLAIR TOWNSHIP LAND USE PLAN.** Is incorporated into this Resolution by reference.
- 6.29 **LAND USE IN WELLHEAD PROTECTION AREAS.** In accord with Ohio Revised Code 519.02, the Wellhead Protection Program can be used as a reference to a zone change, conditional use, and variance applications for review and investigation of any potential water contamination and/or pollution of groundwater that may be a health concern within the boundaries of St. Clair Township. Whereas a comprehensive study was done and that the study has been utilized by adjacent political subdivisions relating to zoning and land use regulations and whereas significant territory wells within St. Clair Township are identified to be within environmental and ecological sensitive Wellhead Protection Areas. The applicant must demonstrate that the intended use will not present an unreasonable risk to Wellhead Protection Areas.

ARTICLE 7

A-1 AGRICULTURAL DISTRICT

7.01 **PURPOSE.** The intent of the A-1 Agricultural District is to reserve land exclusively for agricultural cultivation, very low density residential development and other activities that are basically rural in character so that agricultural areas may be preserved and maintained and can be protected from haphazard encroachment by urban development.

7.02 **PRINCIPAL PERMITTED USES.**

7.02.1 Agricultural and Farms including any customary agricultural use, building or structure, farming, dairying, pasturage, apiculture, horticulture, floriculture, viticulture, animal and poultry husbandry, nurseries and greenhouses not including garden stores or supply centers; provided that any building in which more than five(5) farm animals are kept shall be located not less than two hundred (200) feet from any other lot in any R-District or recorded residential subdivision.

7.02.2 One-family and two-family detached dwellings, including approved modular housing.

7.02.3 Churches, and other similar places of worship.

7.02.4 Schools and colleges located not less than fifty (50) feet from any lot in an R-District or a recorded residential subdivision.

7.02.5 Neighborhood and community park land, open space; provided that any principal building or swimming pool shall be located not less than one-hundred (100) feet from any lot in an R-District or recorded residential subdivision.

7.02.6 Outdoor advertising signs and billboards; subject to the provisions specified in Section 22.2.

7.02.7 Kennels and riding stables; provided that any building or enclosure in which fowl or animals are kept shall comply with the distance requirements in subsection 7.05.1.

7.02.8 Public buildings and properties of an administrative, cultural, recreational or service type; not including repair garages, storage or repair yards or warehouses; provided that any such building shall be located not less than twenty-five (25) feet from any other lot in any R-District or a recorded residential subdivision.

7.02 **CONDITIONAL USES REQUIRING BOARD APPROVAL.** These conditional uses are subject to the additional regulations found in Section 25.41 and 25.5 of this Resolution.

7.03.1 Country clubs, golf courses and other recreation areas and facilities including swimming pools provided that any principal building or swimming pool shall be located not less than one hundred (100) feet from any other lot in any R-District or a recorded residential subdivision.

- 7.03.2 Hospitals, religious or charitable institutions not including penal or corrective institutions.
- 7.03.3 Clubs, fraternities, lodges, conference centers and other meeting places of similar organization, not including any use that is customarily conducted as a gainful business.
- 7.03.4 Travel Trailer Parks for transients.
- 7.03.5 Cemeteries.
- 7.03.6 Mobile Home Parks.
- 7.03.7 Airports and Landing Fields.
- 7.03.8 Commercial hog, fur, or other commercial animal farms.
- 7.03.9 Commercial mines, quarries and gravel pits, temporary sawmill cutting timber grown on the premises.
- 7.03.10 Waste disposal, sanitary landfills or disposal of garbage after prior approval of the Board of St. Clair Township Trustees and Board of County Commissioners and subject to the provisions specified in subsection 25.4 & 25.5.
- 7.03.11 Animal hospitals and veterinary clinics.
- 7.03.12 Nursing Homes.
- 7.03.13 Child Care Facilities.
- 7.03.14 Garden stores or garden supply centers subject to the provisions specified in subsection 7.05.1.
- 7.03.15 Bed and Breakfast
- 7.03.16 Storage and sale of grain, livestock feed or fuel.
- 7.03.17 Wireless and Cellular Telecommunication Facility.
- 7.04 **ACCESSORY USES.** Accessory uses, buildings and structures customarily incidental to any of the aforesaid permitted or conditional uses, subject to the restrictions in Article 6, including;
 - 7.04.1 A private garage or off-street parking area, subject to the requirements of Article 6 and Article 22.
 - 7.04.2 Roadside stands, offering for sale only agricultural products on the premises or in the vicinity.
 - 7.04.3 Temporary real estate, political and small announcement signs, subject to the provisions specified in Article 22.

- 7.04.4 Temporary buildings for uses incidental to construction work shall be removed upon completion or abandonment of the construction work.
- 7.04.5 **ACCESSORY BUILDINGS LARGER THAN ONE HUNDRED-TWENTY (120) SQUARE FEET.** On any lot used principally for residential purposes, one (1) accessory building per lot, not to exceed 1,500 square feet in size, may be erected detached from the principal building on any lot less than 5 acres in size which is not in a recorded subdivision. Two (2) accessory buildings per lot, not to exceed 2,200 square feet in size each, may be erected detached from the principal building on any lot 5 acres in size or larger. Accessory buildings shall meet all of the front, side and rear yard requirements of the principal structure. Accessory buildings may not be used for a residential dwelling.
- 7.04.6 **KEEPING OF ANIMALS.** The keeping of up to four (4) animal customarily considered house pets shall be allowed provided that such animals are not vicious, as determined by the Butler County Dog Warden, and provided that these animals do not present unsanitary conditions, as determined by the Board of Health. Nothing in this section shall prohibit the temporary (less than five months) keeping of newborn offspring of permitted animals, nor shall these regulations prohibit the keeping of any number of fish in aquarium.
- 7.04.7 **KEEPING OF FARM ANIMALS.** On any lot used principally for residential purposes the keeping of farm animals is considered an accessory use subject to the following conditions: on any parcel with two-hundred (200) feet or more of frontage and a minimum of two (2) acres, one farm animal per acre is allowed. Any building in which five (5) or less farm animals, including fowl, are kept shall be located not less than seventy-five (75) feet from any lot line. Any building in which more than five (5) animals are kept shall be located not less than two-hundred (200) feet from any other lot in any R-District, recorded residential subdivision or lot containing a dwelling other than a farm dwelling.
- 7.04.8 **HOME OCCUPATIONS.** Subject to the provision of Article 6.
- 7.04.9 **SWIMMING POOLS.** In-ground swimming pools may be located in a rear yard no closer than ten (10) feet from any lot line, and shall be fenced as specified in Article 22.
- 7.05 **REQUIRED CONDITIONS.**
- 7.05.1 All uses, buildings or premises for which compliance with the distance requirement in this subsection is stipulated in the foregoing subsections of this Article shall be distant at least two-hundred (200) feet from any lot in any R-District or recorded residential subdivision, or any lot occupied by a dwelling other than a farm dwelling, or by any school, church or any institution for human care not located on the same lot as the said uses or buildings.
- 7.05.2 **HEIGHT REQUIREMENTS.** No structure in this district shall be more than 2 ½ stories or thirty-feet in height, except as provided in Section 23.3.
- 7.05.3 The following requirements shall be observed, except as modified by provisions of Article 23.

A-1 AGRICULTURAL DISTRICT

<u>Lot Areas</u>	<u>Lot Frontage Per Principal Building</u>	<u>Front Yard Depths</u>	<u>Side Yard One Side Yard</u>	<u>Widths Both Side Yds.</u>	<u>Rear Yard Depth</u>	<u>Lot Coverage</u>
Customary Agricultural uses, as specified in subsection 7.0201; other principal permitted uses where larger area not specified herein-above – 5 acres	300 ft.	40 ft.	50 ft.	100 ft.	50 ft.	10%
Single – and two family Dwellings, churches, Public buildings - 1 Acre (See *1 & *2)	200 ft.	40 ft.	25 ft.	50 ft.	50 ft.	25%
Mobile Home Parks – 10 acres minimum* Recreation Vehicle Parks – 5 acres min.	200 ft.	40 ft.	50 ft.	100 ft.	50 ft.	--
All Other permitted And conditionally Permitted uses – 1.5 acre (See *2)	200 ft.	40 ft.	50 ft.	100 ft.	50 ft.	20%

*1 Single –family dwelling frontage and area requirements may be modified as specified in Article 23.4 if in a recorded residential subdivision.

*2 The Health Officer of Butler County, Ohio may require Lot Areas to be enlarged to satisfy all applicable requirements concerning water supply and the disposal of sanitary wastes.

* See Article 14

ARTICLE 8

R-1 SUBURBAN RESIDENCE DISTRICT

- 8.01 **PURPOSE.** The intent of the R-1 Suburban Residence District is to reserve certain land areas for one-family homes on lots containing a minimum of twenty-thousand (20,000) square feet. These areas will constitute areas of sound residential development and will remain semi-rural in character.
- 8.02 **PRINCIPLE PERMITTED USES.**
- 8.02.1 Agricultural and Farms, including any customary agricultural use, building or structure, farming, dairying, pasturage, apiculture, horticulture, floriculture, viticulture, animal and poultry husbandry, nurseries and greenhouses not including garden stores or supply centers; provided that any building in which more than five (5) farm animals are kept shall be located not less than two-hundred (200) feet from any other lot in any R-District, or recorded residential subdivision.
- 8.02.2 One-family detached dwelling, including approved modular housing.
- 8.02.3 Churches, and other similar places of worship.
- 8.02.4 Schools and colleges located not less than fifty (50) feet from any lot in any R-District, or a recorded residential subdivision.
- 8.02.5 Neighborhood and community park land, open space; provided that any principal building or swimming pool shall be located not less than one-hundred (100) feet from any lot in an R-District, or a recorded residential subdivision.
- 8.03 **CONDITIONAL USES REQUIRING BOARD APPROVAL.** These conditional uses are subject to the additional regulations found in sections 25.41 and 25.5 of this code.
- 8.03.1 Country clubs, golf courses and other recreation areas and facilities including swimming pools.
- 8.03.2 Nursery schools and child care centers.
- 8.03.3 Hospitals, religious or charitable institutions not including penal or corrective institutions.
- 8.03.4 Cemeteries.
- 8.03.5 Nursing homes.
- 8.03.6 Public Buildings of administrative, cultural, recreational or service type.
- 8.03.7 Telecommunication Towers, as defined in section 23.10.

- 8.04 **ACCESSORY USES.** Accessory uses, buildings and structures customarily incidental to any of the aforesaid permitted uses, subject to the restrictions in article 6, including:
- 8.04.1 A private garage or off-street parking area, subject to the requirements of Article 6 and Article 22.
- 8.04.2 Temporary real estate, political and small announcement signs, subject to the provisions specified in Article 22.
- 8.04.3 Temporary buildings for uses incidental to construction work shall be removed upon completion or abandonment of the construction work.
- 8.04.4 **KEEPING OF ANIMALS.** The keeping of up to four (4) animals customarily considered house pets shall be allowed provided that such animals are not vicious, as determined by the Butler county Dog Warden, and provided that these animals do not present unsanitary conditions, as determined by the Board of Health. Nothing in this section shall prohibit the temporary (less than five (5) months) keeping of newborn offspring of permitted animals, nor shall these regulations prohibit the keeping of any number of fish in aquarium.
- 8.04.5 **KEEPING OF FARM ANIMALS.** On any lot used principally for residential purposes the keeping of farm animals is considered an accessory use subject to the following conditions: on any parcel with two hundred (200) feet or more of frontage and a minimum of two (2) acres, one farm animal per acre is allowed. Any building in which five (5) or less farm animals, including fowl, are kept shall be located not less than seventy-five (75) feet from any lot line. Any building in which more than five (5) farm animals are kept shall be located not less than two hundred (200) feet from any R-District, recorded residential subdivision or lot containing a dwelling other than a farm dwelling.
- 8.04.6 **HOME OCCUPATIONS.** Subject to the provision of Article 6.
- 8.04.7 **SWIMMING POOLS.** In-ground swimming pools may be located in a rear yard no closer than ten (10) feet from any lot line, and shall be fenced as specified in Article 23.
- 8.05 **PROHIBITED USES.** Kennels and Riding Stables.
- 8.06 **REQUIRED CONDITIONS.**
- 8.06.1 **HEIGHT REGULATIONS.** No principal structure or use shall exceed two and one-half (2 ½) stories or thirty (30) feet in height, and no structure shall exceed one and one-half (1-½) stories or twenty (20) feet in height, except as provided in Section 23.
- 8.06.2 **AREA, FRONTAGE AND YARD REQUIREMENTS.** The following minimum requirements shall be observed; except as modified by provisions of Article 23.

R-1 SUBURBAN RESIDENTIAL DISTRICT

Lot Areas	Lot Frontage Per Principal Building	Front Yard Depths	Side Yard One Side Yds.	Widths Both Side Yds.	Rear Yard Depth	Lot Coverage
Single-Family Dwellings-24,000 Sq. ft. (1) (2).	110'	35'	15'	30'	45'	40%
Other permitted & Conditional Uses -1 Acre, or As Specified in Section 25.5 (2)	200'	35'	20'	40'	45'	35%

(1) See subsection 23..4.

(2) The Health Officer of Butler County, Ohio, may require Lot areas to be enlarged to satisfy all applications requirements concerning water supply and the disposal of sanitary waste.

ARTICLE 9

R1-A SUBURBAN RESIDENCE DISTRICT

- 9.01 **PURPOSE.** The intent of the R-1A Suburban Residence District is to reserve certain land areas for one-family homes on lots containing a minimum of fifteen thousand (15,000) square feet where public water and sanitary facilities are available and to designate new, undeveloped land areas for such residential development and housing.
- 9.02 **PRINCIPAL PERMITTED USES.**
- 9.02.1 Agricultural and Farms, including any customary agricultural use, building or structure, farming, dairying, pasturage, apiculture, horticulture, floriculture, viticulture, animal and poultry husbandry, nurseries and greenhouses not including garden stores or supply centers; provided that any building in which more than five (5) farm animals are kept shall be located not less than two hundred (200) feet from any other lot in any R-District, or recorded residential subdivision.
- 9.02.2 One-family detached dwellings, including approved modular housing.
- 9.02.3 Churches, and other similar places of worship.
- 9.02.4 Schools and colleges located not less than fifty (50) feet from any lot in any R-District, or a recorded residential subdivision.
- 9.02.5 Neighborhood and community park land, open space; provided that any principal building or swimming pool shall be located not less than one hundred (100) feet from any lot in an R-District, or a recorded residential subdivision.
- 9.03 **CONDITIONAL USES REQUIRING BOARD APPROVAL.** These conditional uses are subject to the additional regulations found in Section 25.41 and 25.5 of this code.
- 9.03.1 Country clubs, golf courses and other recreation areas and facilities, including swimming pools.
- 9.03.2 Nursery schools and child care centers.
- 9.03.3 Hospitals, religious or charitable institutions not including penal or corrective institutions.
- 9.03.4 Cemeteries
- 9.03.5 Public buildings and properties of an administrative, cultural, recreational or service type.
- 9.03.6 Nursing Homes.
- 9.03.7 Telecommunication Towers, as defined in section 23.10.

- 9.04 **ACCESSORY USES.** Accessory uses, buildings and structures customarily incidental to any of the aforesaid permitted or conditional uses, subject to the restrictions in Article 6, including:
- 9.04.1 A private garage or off-street parking area, subject to the requirements of Article 6, and Article 22.
- 9.04.2 Temporary real estate, political and small announcement signs, subject to the provisions specified in Article 22.
- 9.04.3 Temporary buildings for uses incidental to construction work shall be removed upon completion or abandonment of the construction work.
- 9.04.4 **KEEPING OF ANIMALS.** The keeping of up to four (4) animals customarily considered house pets shall be allowed provided that such animals are not vicious, as determined by the Butler County Dog Warden, and provided that these animals do not present unsanitary conditions, as determined by the Board of Health. Nothing in this section shall prohibit the temporary (less than five (5) months) keeping of newborn offspring of permitted animals, nor shall these regulations prohibit the keeping of any number of fish in an aquarium.
- 9.04.5 **KEEPING OF FARM ANIMALS.** On any lot used principally for residential purposes the keeping of farm animals is considered an accessory use subject to the following conditions: on any parcel with two hundred feet or more of frontage and a minimum of two (2) acres, one farm animal per acre is allowed. Any building in which five (5) or less farm animals, including fowl, are kept shall be located not less than seventy-five (75) feet from any lot line. Any building in which more than five (5) farm animals are kept shall be located not less than two hundred (200) feet from any other lot in any R-District, recorded residential subdivision or lot containing a dwelling other than a farm dwelling.
- 9.04.6 **HOME OCCUPATIONS.** Subject to the provision of Article 6.
- 9.04.7 **SWIMMING POOLS.** In-ground swimming pools may be located in a rear yard no closer than ten (10) feet from any lot line, and shall be fenced as specified in Article 23.
- 9.05 **PROHIBITED USES.** Kennels and Riding Stables
- 9.06 **REQUIRED CONDITIONS.**
- 9.06.1 **HEIGHT REQUIREMENTS.** No principal structure shall exceed two and one-half (2 1/2) stories or thirty (30) feet in height, and no accessory structure shall exceed one and (1 ½) stories or twenty (20) feet in height, except as provided in Section 23.03.
- 9.06.2 **AREA, FRONTAGE AND YARD REQUIREMENTS.** The following minimum requirements shall be observed, except as modified by provisions of Article 23.

R-1A SUBURBAN RESIDENTIAL DISTRICT

Lot Areas	Frontage Per Principal Building	Front Yard Depths	Side Yard One Side Yd.	Lot Width Both Side yds.	Rear Yard Depth	Lot Coverage
Single-family Dwellings 117,500 sq. ft. (1).	100'	30'	10'	25'	40'	40%
Other permitted & Conditional uses 1-Acre (1).	200'	35"	20'	40'	40'	35%

(1) The Health Officer of Butler County, Ohio, may require Lot areas to be enlarged to satisfy all applicable requirements concerning water supply and the disposal of sanitary waste.

ARTICLE 10

R-2 SINGLE-FAMILY RESIDENCE DISTRICT

- 10.01 **PURPOSE.** The intent of the R-2 Single-Family Residence District is to reserve certain land areas for one-family homes on lots containing a minimum of nine thousand (9,000) square feet.
- 10.02 **PRINCIPAL PERMITTED USES.**
- 10.02.1 Agricultural and Farms, as regulated under subsections 8.02.1 and 9.02.
- 10.02.2 One-family detached dwellings, including approved modular housing.
- 10.02.3 Churches, and other similar places of worship.
- 10.02.4 Schools and colleges located not less than fifty (50) feet from any lot in any R-District, or a recorded residential subdivision.
- 10.02.5 Neighborhood and community park land, open space, provided that any principal building or swimming pool shall be located not less than one-hundred (100) feet from any lot in an R-district, or a recorded residential subdivision.
- 10.03 **CONDITIONAL USES REQUIRING BOARD APPROVAL.** These conditional uses are subject to the additional regulations found in sections 25.04 and 25.05 of this code.
- 10.03.1 Country clubs, golf courses and other recreation areas and facilities, including swimming pools.
- 10.03.2 Nursery schools and child care centers.
- 10.03.3 Hospitals, religious or charitable institutions not including penal or corrective institutions.
- 10.03.4 Cemeteries.
- 10.03.5 Public buildings and properties of an administrative, cultural, recreational or service type.
- 10.03.6 Nursing Homes.
- 10.03.7 Telecommunication Towers, as defined in section 23.
- 10.04 **ACCESSORY USES.** Accessory uses, buildings and structures customarily incidental to any of the aforesaid permitted or conditional uses, subject to the restrictions in Article 6, including:

- 10.04.1 A private garage or off-street parking area, subject to the requirements of Article 6 and Article 23.
- 10.04.2 Temporary real estate, political and small announcement signs, subject to the provisions specified in Article 22.
- 10.04.3 Temporary buildings for uses incidental to construction work shall be removed upon completion or abandonment of the construction work.
- 10.04.4 **KEEPING OF ANIMALS.** The keeping of up to four (4) animals customarily considered house pets shall be allowed provided that such animals are not vicious, as determined by the Butler County Dog Warden, and provided that these animals do not present unsanitary conditions, as determined by the Board of Health. Nothing in this section shall prohibit the temporary (less than five (5) months) keeping of new born offspring of permitted animals, nor shall these regulations prohibit the keeping of any number of fish in aquarium.
- 10.04.5 **KEEPING OF FARM ANIMALS.** On any lot used principally for residential purposes the keeping of farm animals is considered an accessory use subject to the following conditions: on any parcel with two hundred (200) feet or more of frontage and a minimum of two (2) acres, one farm animal per acre is allowed. Any building in which five (5) or less farm animals, including fowl, are kept shall be located not less than seventy-five (75) feet from any lot line. Any building in which more than five (5) farm animals are kept shall be located not less than two hundred (200) feet from any other lot in any R-District, recorded residential subdivision or lot containing a dwelling other than a farm dwelling.
- 10.04.6 **HOME OCCUPATIONS.** Subject to provision of Article 6.
- 10.04.7 **SWIMMING POOLS.** In-ground swimming pools may be located in a rear yard no closer than ten (10) feet from any lot line, and shall be fenced as specified in Article 23.
- 10.05 **PROHIBITED USES.** Kennels and Riding Stables.
- 10.06 **REQUIRED CONDITIONS.**
- 10.06.1 **HEIGHT REQUIEMENTS.** No principal structure shall exceed two and one-half (2½) stories or thirty (30) feet in height, and no accessory structure shall exceed one and one-half (1 ½) stories or twenty (20) feet in height, except as provided in Section 23.03.
- 10.06.2 **AREA, FRONTAGE AND YARD REQUIREMENTS.** The following minimum requirements shall be observed, except as modified by provisions of Article 23.

R-2 SINGLE FAMILY RESIDENTIAL DISTRICT

	Lot Frontage Per Principal Building	Front Yard Depths	Side Yard One Side Yd.	Width Both Side Yds.	Rear Yard Depth	Lot Coverage
<u>Lot Areas</u>						
Single Family Dwellings- 12,500sq/ ft. (1).	90'	30'	8'	20'	40'	40%
Other permitted & conditional uses 20,000 sq. ft. or as specified in Section 25.5 (1).	100'	30'	15'	30'	45'	40%

(1) *The health Officer of Butler county, Ohio, may require Lot areas to be enlarged to satisfy all applicable requirements concerning water supply and the disposal of sanitary waste.*

ARTICLE 11

R-3 ONE-AND TWO- FAMILY RESIDENCE DISTRICT

- 11.01 **PURPOSE.** The intent of the R-3 One-and two- family Residence District is to reserve certain land areas for one-family homes on lots containing a minimum of seven thousand (7000) square feet and two-family homes on lots containing a minimum of ten thousand (10,000) square feet. These areas will constitute areas of sound residential development area of medium densities.
- 11.02 **PRINCIPAL PERMITTED USES.**
- 11.02.1 Agricultural and Farms, as regulated under subsections 8.0201 and 9.02.
- 11.02.2 One-Family detached dwellings including approved modular housing.
- 11.02.3 Two-family dwellings.
- 11.02.4 Churches, and other similar places of worship.
- 11.02.5 Schools and colleges located not less than fifty (50) feet from any lot in any R-District, or a recorded residential subdivision.
- 11.02.6 Neighborhood and community park land, open spaces, provided that any principal building or swimming pool shall be located not less than one hundred (100) feet from any lot in an R-District, or a recorded residential subdivision.
- 11.03 **CONDITIONAL USES REQUIRING BOARD APPROVAL.** These conditional uses are subject to the additional regulations found in Sections 25.41 and 25.5 of this code.
- 11.03.1 Country Clubs, golf courses and other recreation areas and facilities, including swimming pools.
- 11.03.2 Nursery schools and child care centers.
- 11.03.3 Hospitals, religious or charitable institutions not including penal or corrective institutions.
- 11.03.4 Cemeteries.
- 11.03.5 Rest homes or nursing homes for convalescent patients.
- 11.03.6 Public buildings and properties of an administrative, cultural, recreational or service type.
- 11.03.8 Telecommunication Towers, as defined in section 23.10.

- 11.04 **ACCESSORY USES.** Accessory uses, buildings, and structures customarily incidental to any of the aforesaid permitted uses, subject to the restrictions in Article 6, including:
- 11.04.1 A private garage or off-street parking area, subject to the requirements of Article 6 and Article 22.
- 11.04.2 Temporary real estate, political and small announcement signs subject to the provisions specified in Article 22.
- 11.04.3 Temporary buildings for uses incidental to construction work shall be removed upon completion or abandonment of the construction work.
- 11.04.4 **KEEPING OF ANIMALS.** The keeping of up to four (4) animals customarily considered house pets shall be allowed provided that such animals are not vicious, as determined by the Butler County Dog Warden, and provided that these animals do not present unsanitary conditions, as determined by the Board of Health. Nothing in this section shall prohibit the temporary (less than five (5) months) keeping of newborn offspring of permitted animals, nor shall these regulations prohibit the keeping of any number of fish in aquarium.
- 11.04.5 **KEEPING OF FARM ANIMALS.** On any lot used principally for residential purposes the keeping of farm animals is considered an accessory use subject to the following conditions: on any parcel with two hundred (200) feet or more of frontage and a minimum of two (2) acres, one farm animal per acre, is allowed. Any building in which five (5) or less farm animals, including fowl, are kept shall be located not less than seventy-five (75) feet from any lot line. Any building in which more than five (5) farm animals are kept shall be located not less than two hundred (200) feet from any other lot in any R-District, recorded residential subdivision or lot containing a dwelling other than a farm dwelling.
- 11.04.6 **HOME OCCUPATIONS.** Subject to the provision of Article 6.
- 11.04.7 **SWIMMING POOLS.** In-ground swimming pools may be located in a rear yard no closer than ten (10) feet from any lot line, and shall be fenced as specified in Article 24.
- 11.05 **PROHIBITED USES.** Kennels and Riding Stables.
- 11.06 **REQUIRED CONDITIONS.**
- 11.06.1 **HEIGHT REQUIREMENTS.** No principal structure shall exceed two and one-half (2 ½) stories or thirty (30) feet in height, and no accessory structure shall exceed one and one-half (1 ½) stories or twenty (20) feet in height, except as provided in section 23.
- 11.06.2 **AREAS, FRONTAGE AND YARD REQUIEMENTS.** The following minimum requirements shall be observed, except as modified by provisions of Article 23.

R-3 ONE AND TWO-FAMILY RESIDENTIAL DISTRICT

	Lot Frontage Per Principal Building	Front Yard Depths	Side yard One Both Side Yard	Width Yard Side Yds.	Rear Yard Depth	Coverage
<u>Lot Areas</u>						
Single-Family Dwellings- 8,500 sq. ft. (1)	75'	25'	8'	20'	30'	40%
Two-Family Dwellings 12,000 sq. ft. (1)	100'	25'	8'	20'	40'	40%
Other Permitted Uses-same as R-2 District conditional Uses as specified In Section 25.5 (1)	100'	30'	15'	30'	40'	40%

(1) The Health Officer of Butler County, Ohio, may require Lot Areas to be enlarged to satisfy all applicable requirements concerning water supply and the disposal of sanitary waste.

ARTICLE 12

R-4 MULTIPLE-FAMILY RESIDENTCE DISTRICT

- 12.01 **PURPOSE.** The intent of the R-4 Multiple-Family Residence District is to reserve certain land areas for multiple-family residential development. These areas will constitute areas of sound residential development at medium-high densities.
- 12.02 **PRINCIPAL PERMITTED USES.**
- 12.02.1 Agricultural and Farms, as regulated under subsections 8.02.1 and 9.02.1.
- 12.02.2 One-family detached dwellings, including approved modular housing.
- 12.02.3 Two-family dwellings.
- 12.02.4 Multiple-family dwellings; garden apartments, row dwellings, town houses.
- 12.02.5 Churches, and other similar places of worship.
- 12.02.6 Schools and colleges located not less than fifty (50) feet from any lot in any R-District, or a recorded residential subdivision.
- 12.02.7 Neighborhood and community park land, open spaces.
- 12.03 **CONDITIONAL USES REQUIRING BOARD APPROVAL.** These conditional uses are subject to the additional regulations found in section 25.41 and 25.5.
- 12.03.1 Country clubs, golf courses and other recreation areas and facilities, including swimming pools.
- 12.03.2 Nursery schools and child care centers.
- 12.03.3 Hospitals, religious or charitable institutions not including penal or corrective institutions.
- 12.03.4 Cemeteries.
- 12.03.5 Rest homes or nursing homes for convalescent patients.
- 12.03.6 Public buildings and properties of an administrative, cultural, recreational or service type.
- 12.03.7 Office use.
- 12.03.8 Telecommunication Towers, as defined in section 23.10.

- 12.04 **ACCESSORY USES.** Accessory uses, buildings and structures customarily incidental to any of the aforesaid permitted uses, subject to the restrictions in Article 6, including:
- 12.04.1 A private garage or off-street parking area, subject to the requirements of Article 6 and Article 22.
- 12.04.2 Temporary real estate, political and small announcement signs subject to the provisions specified in Article 22.
- 12.04.3 Temporary buildings for uses incidental to construction work shall be removed upon completion or abandonment of the construction work.
- 12.04.4 **KEEPING OF ANIMALS.** The keeping of up to four (4) animals customarily considered house pets shall be allowed provided that such animals are not vicious, as determined by the Butler County Dog Warden, and provided that these animals do not present unsanitary conditions, as determined by the Board of Health. Nothing in this section shall prohibit the temporary (less than five (5) months) keeping of newborn offspring of permitted animals, nor shall these regulations prohibit the keeping of any number of fish in aquarium.
- 12.04.5 **KEEPING OF FARM ANIMALS.** On any lot used principally for residential purposes the keeping of farm animals is considered an accessory use subject to the following conditions: on any parcel with two hundred (200) feet or more of frontage and a minimum of two (2) acres, one farm animal per acre, is allowed. Any building in which five (5) or less farm animals, including fowl, are kept shall be located not less than seventy-five (75) feet from any lot line. Any building in which more than five (5) farm animals are kept shall be located not less than two hundred (200) feet from any other lot line in any R-District, recorded residential subdivision or lot containing a dwelling other than a farm dwelling.
- 12.04.6 **HOME OCCUPATIONS.** Subject to the provision of Article 6.
- 12.04.7 **SWIMMING POOLS.** In-ground swimming pools may be located in a rear yard no closer than ten (10) feet from any lot line, and shall be fenced as specified in Article 23.
- 12.05 **PROHIBITED USES.** Kennels and Riding Stables.
- 12.06 **REQUIRED CONDITIONS.**
- 12.07.1 **HEIGHT REQUIREMENTS.** No principal structure shall exceed three (3) stories or forty (40) feet in height, except as provided in Section 23.03.
- 12.07.2 **AREA, FRONTAGE AND YARD REQUIREMENTS.** The following minimum requirements shall be observed, except as modified by provisions of Article 23.

R-4 MULTIPLE-FAMILY RESIDENTIAL DISTRICT

	Lot Frontage Per Principal Building	Front Yard Depth	Side Yard One Side yard	Width Both Side Yds	Rear Yard Depth	Coverage
Lot areas						
Single-Family dwellings 7,500 sq. ft. (1)	65'	25'	8'	18'	40'	30%
Two-family dwellings 7,500 sq. ft.(1)	75'	25'	10'	20'	40'	35%
Three-family dwellings 12,5,00 sq. ft. (1)	90'	25'	10'	22'	40'	40%
Four-family dwellings 15,000 sq. ft. (1)	100'	25'	12'	26'	45'	40%
Multi-family dwellings 20,000 sq. ft. per dwelling unit(1)	125'	25'	14'	28'	50'	40%
Other permitted and conditional uses as specified in Section 25.5 (1)	100'	30'	20'	40'	50'	40%

(1) The Health Officer of Butler County, Ohio may require Lot Areas to be enlarged to satisfy all applicable requirements concerning water supply and the disposal of sanitary wastes.

ARTICLE 13

PLANNED UNIT DEVELOPMENT DISTRICTS

13.01 **STATEMENTS OF INTENT.** The following Planned Unit Development regulations are intended to provide an optional development alternative to property owners and developers who are developing larger tracts under single or common ownership in a unified way. These regulations are designed to provide the flexibility to use sites efficiently and to create innovative projects with many amenities.

13A **R-PUD PLANNED UNIT DEVELOPMENT DISTRICT.**

13A.01 **PURPOSE.** The Residential-Planned Unit Development District (R-PUD) is intended to provide a permissive and alternate zoning procedure for residential development and housing. The Planned Unit Development District shall be used only when a relatively large landholding under unified ownership is planned and developed as a unit in accordance with an approved overall Preliminary PUD Plan and subsequently detailed Final PUD Plan for each section of the total landholding. The planning and development of the Planned Unit Development shall be carried out in such a manner as to have minimum adverse effects on the natural features and environment of the planned unit tract and its surrounding areas. Planned Unit Development typically features varied setback lines, dwelling types and “cluster” type site planning whereby provisions for maximum overall “gross” density are established to permit creation of usable common space without jeopardizing the overall intent of the Zoning Resolution or the public health, safety and welfare.

13A.02 **PRINCIPAL PERMITTED USES.**

13A. 02.1 One-Family detached dwellings, including approved modular housing.

13A.02.2 Two-Family detached dwellings.

13A.02.3 Multiple-Family dwellings, garden apartments, row dwellings, town houses.

13A.02.4 Churches and other similar places of worship.

13A.02.5 Reserved.

13A.02.6 Neighborhood and community parkland, private parks and common open space, provided that any principal building or swimming pool shall be located not less than one hundred (100) feet from any other lot in any R-District, or recorded subdivision.

13A.02.7 Schools.

13A.02.8 Public Buildings

13A.02.9 Country Clubs.

13A. 02.10 Golf Courses.

13A.02.11 Hospitals.

13A.02.12 Child Care, Nursery Schools.

13A. 02.13 Cemeteries.

13A.02.14 Public Utilities.

13A.03 **DESIGN STANDARDS.** Unless otherwise specified below, the design standard for area, coverage, density, yard requirements, parking and screening for a proposed Planned Unit Development in the R-PUD District shall be governed by the standards of the “R” zoning district(s) most similar in nature and function to the proposed R-PUD District use(s) as determined by the Planning Commission. Exceptions to these standards may be granted by the Board of Township Trustees. Standards for public improvements shall be governed by applicable ordinances and laws of the County.

13A. 03.1 **MINIMUM LOT AREA, MINIMUM LOT AND MAXIMUM DENSITY.**

13A. 03.1.1 The tract of land to be developed on a planned unit basis shall be minimum of three (3) acres.

13A.03.1.2 Where the R-PUD Planned Unit Development includes one-family dwelling units only; the maximum gross density shall not exceed four and one-half (4 ½) dwelling units per acre.

13A.03.1.3 Where the R-PUD Planned Unit Development includes both one-family and two-family dwelling units, the maximum gross density shall not exceed eight and one-half (8 ½) dwelling units per acre.

13A.03.1.4 Where the R-PUD Planned unit District contains a combination of single-family, two-family and multiple-family dwelling units, the maximum gross density shall not exceed twelve (12) dwelling units per acre.

13A.03.1.5 Where the R-PUD Planned Unit Development contains multiple-family dwelling units only, such project shall not exceed fifteen (15) acres and the maximum gross density shall not exceed thirteen (13) dwelling units per acre. Total open space for such projects shall be increased by ten per cent (10%) over the open space requirements in Section 13A.033. Any project consisting of a building or buildings more than two and one-half (2-½) stories may be allowed. However, open space requirements and building height shall be determined by the Board of St. Clair Township Trustees for such projects prior to preparing the Preliminary PUD Plan or final PUD Plan.

13A.03.2 **YARDS.** Subsequent to receiving approval of the R-PUD Preliminary PUD Plan from the Board of St. Clair Township Trustees, the owner/developer(s) shall establish the front, side and rear yard setbacks in the detailed Final PUD Plan(s) for the Planned Unit Development. Such setbacks may vary from the regulations of Butler County relating to the platting of land pursuant to the Ohio Revised Code, Section 711.001 through 735.26 inclusive, subject to the review by the Planning Commission and approval by the Board of St. Clair Township Trustees.

13A.03.3 **COMMON OPEN SPACE.** There shall be reserved, within the tract to be developed on a planned unit basis, a minimum percentage of land area of the entire tract for use as common open space. This minimum percentage of land area shall be reserved as follows: 20% for projects 20 acres or less 30% for projects above 20 acres. This common open space shall not consist of isolated or fragmented pieces of land which would serve no useful purpose. Included in this common open space may be such uses as pedestrian walkways, parkland, open areas, golf courses, bridle paths, drainage ways, swimming pools, clubhouses, tennis courts, and other lands of essentially open character, exclusive of off-street parking areas and street rights-of-way. Ownership of this common open space either shall be transferred to a legally established Homeowners Association or be dedicated to St. Clair Township and proper legal documents necessary for such transfer or dedication shall be approved by the Board of St. Clair Township Trustees. Common open space that includes clubhouses, golf courses or other recreational facilities may remain in private ownership. However, size of such areas shall be determined by the Planning Commission.

13B **B-PUD PLANNED UNIT DEVELOPMENT DISTRICT.**

13B.01 **PURPOSE.** Business-Planned Unit Development District (B-PUD) is intended to provide a permissive and alternative zoning procedure for commercial and/or industrial development in the County. The B-PUD shall be used as an option in areas of the County with access to a primary or secondary thoroughfare. These projects are allowed to take advantage of shared parking, cluster building sites, reduced curb-cuts and unified signage. The B-PUD shall be developed in accordance with an approved overall preliminary PUD Plan and subsequently detailed final PUD Plan for each section of the total landholding. The planning and development of the Planned Unit Development shall be carried out in such a manner as to have minimum adverse effects on the natural features and environment of the planned unit tract and its surrounding areas. Planned Unit Development typically features varied setback lines and “cluster: type site planning whereby provisions for maximum overall lot coverage are established to permit creation of usable common space without jeopardizing the overall intent of the Zoning Resolution or the public health, safety and welfare.

13B.02 **PRINCIPAL PERMITTED USES.**

Any retail and/or service uses including but not limited to, grocery or other food stores, drug stores, barber shops, beauty salons, bakery goods, dry cleaning and laundry pick-up stations, business and professional offices and the like, supplying commodities or performing services.

13B.02.1 Restaurants, including drive-in restaurants, bars, cocktail lounges, night clubs, theaters, bowling alleys, billiard parlors and other similar establishments.

13B.02.2 Financial institutions, including drive-in institutions.

13B.02.3 Manufacturing and research facilities that are permitted in the M-1 District.

13B.02.4 Nursery Schools and Child Care Facilities.

- 13B.02.5 Office Uses.
- 13B.02.6 Office for Medical and Allied Health Care.
- 13B.02.7 Commercial Entertainment.
- 13B.02.8 Theaters.
- 13B.02.9 Hotel/Motels.
- 13B.02.10 Animal Hospitals, Veterinary Clinics, Kennels.
- 13B.02.11 Building Materials and Retail Lumber Yards.
- 13B.02.12 Commercial Recreation.
- 13B.02.13 Outdoor Advertising/Billboards.
- 13B.02.14 Laboratories.
- 13B.02.15 Hospitals.

13B.03 **DESIGN STANDARDS.**

Unless otherwise specified below, the design standards for area, coverage, yard requirements, parking, and screening for a proposed Planned Unit Development in the B-PUD District shall be governed by the standards of the “B” zoning district(s) most similar in nature and function to the proposed B-PUD District use(s) as determined by the Planning Commission. Exceptions to these standards may be granted by the Board of St. Clair Township Trustees. Standards for public improvements shall be governed by applicable ordinances and laws of the County.

13B.03.1 **MINIMUM LOT AREA.** The tract of land to be developed on a planned unit basis shall be a minimum of three (3) acres.

13B.03.2 **YARD REQUIREMENTS.** The perimeter of the lot shall maintain a minimum of fifty (50) feet for side and rear yard setback requirements. A minimum of twenty (20) feet is required between unattached buildings, and a minimum of fifty (50) feet is required between residential zoning districts and all commercial buildings. No structure shall be allowed closer than twenty (20) feet from a public right-of way.

13B.03.3 **LOT COVERAGE.** The total lot coverage of a Business-Planned Unit Development shall be no more than eighty (80%) percent for projects under 10 acres and sixty-five (65%) percent for all other projects; percents shall be calculated for the total development area.

13B.03.4 **COMMON OPEN SPACE.** There shall be reserved, within the tract to be developed on a planned unit basis, a minimum percentage of land area of the entire tract for use as common open space. This minimum percentage of land area shall be 20% for all tracts. This common open space shall not consist of isolated or fragmented pieces of land which would serve no useful purpose. Included in this common open space may be such uses as pedestrian walkways, parkland, open areas, drainage ways, and other lands of essentially open character, exclusive of off-street parking areas and street rights-of-ways. Maintenance of this common open space shall be the responsibility of the commercial management entity of the development.

13B.03.5 **PARKING AND LOADING REQUIREMENTS.** Parking and loading requirements shall be calculated as per Section 23.01 and 23.011 of these regulations for each intended use in the development. The total number of required spaces may be reduced by up to 10% if the Board of St. Clair Township Trustees determines that all uses can adequately be served by shared parking spaces. Loading requirements may be varied as deemed appropriate by the Board of Trustees if provisions are adequately addressed through a shared facility; however, no uses shall address their loading needs from the front of the structure.

13B.03.6 **HEIGHT REQUIREMENTS.** No structure shall exceed three (3) stories or forty (40) feet in height except as provided in Section 24.03. Any project consisting of a building or buildings more than two and one-half (2 ½) stories may be allowed. However, open space requirements and building height shall be determined by the Board of St. Clair Township Trustees for such projects prior to preparing the Preliminary PUD Plan or Final PUD Plan.

13B.03.7 **SCREENING.** A landscaped and/or mechanical screen shall be provided at the rear and side lot lines of the project as approved by the Board of St. Clair Township Trustees.

13.02 **REQUIRED CONTENTS OF THE PRELIMINARY R-PUD AND B-PUD PLAN.**

The owner/developer(s) are encouraged to engage in informal consultation with the Zoning Inspector and Planning Commission prior to preparing the Preliminary PUD Plan, it being understood that no statement or representation by the Zoning Inspector or Planning Commission shall be binding upon the Board of St. Clair Township Trustees. The owner/developer(s) of the tract of land to be developed on a planned unit basis shall prepare a Preliminary PUD Plan and shall submit nine (9) copies of this Preliminary PUD Plan, along with an Application for a Change of Zoning District, to the Board of St. Clair Township Trustees for their consideration. The Preliminary PUD Plan shall include the following items:

- 13.02.1 Base mapping of the property showing the physical features (general topography, drainage ways and water bodies, etc.) and existing land uses.
- 13.02.2 Boundaries of the tract to be developed on a planned unit basis.
- 13.02.3 Highways and streets in the vicinity of the tract, and the ingress and egress to the tract.

- 13.02.4 Location of different general land use areas proposed to be developed.
- 13.02.5 Proposed density levels of each residential area and/or locations and sizes of commercial uses.
- 13.02.6 Proposed treatment of existing topography, drainage ways and tree cover, and soil surveys that may be required to be taken at the site.
- 13.02.7 Proposed general location of major vehicular circulation, showing how this circulation pattern relates to the primary and secondary road alignments designated on the Butler County Thoroughfare Plan.
- 13.02.8 Location of schools, parks and other community facility sites, if any. The Planning Commission may, if it determines that the magnitude of the project will exceed the capacity of existing public facilities, require school and/or fire station sites be reserved.
- 13.02.9 Time schedule of projected development, if the total landholding is to be developed in stages, or if construction is to extend beyond a two (2) year time period.

13.03 **PROCEDURE.**

- 13.03.1 The owner/developer(s) shall submit his application for PUD zoning and the Preliminary PUD Plan for the proposed development to the St. Clair Township Zoning Commission for its review and recommendation. The St. Clair Township Zoning Commission shall advertise and hold a public hearing in accordance with the procedures outlined in the Ohio Revised Code, Section 303.12. Following the public hearing, the Township Zoning Commission shall forward the application, Preliminary Plan, their written recommendations, and the report of the County Planning Commission to the St. Clair Township Board of Trustees. Who shall advertise and hold a public hearing and approve, modify or disapprove the application and Preliminary PUD Plan in accordance with the procedures outlined in the Ohio Revised Code, Section 303.12 and those specified in Section 13.04 and 13.05 of this Resolution.
- 13.03.2 The Planning Commission may explicitly impose special conditions relating to the Planned Unit Development with regard to the type and extent of public improvements to be installed, as well as to landscaping, development, improvement and maintenance of common open space, and other pertinent development characteristics.

13.04 **CONDITIONS FOR APPROVAL OF THE PRELIMINARY PUD PLAN.**

- 13.04.1 Upon receipt of the report of the St. Clair Township Zoning Commission, the Board of St. Clair Township Trustees shall study and review the proposed PUD application and Preliminary PUD Plan to (1) see that all requirements have been satisfied, and (2) ascertain that the following specific conditions are fully met:
- 13.04.2 That the PUD District is in conformance with the Land Use Plan for Butler County.

- 13.04.3 That the total density and/or lot coverage proposed for the development does not exceed the maximum density or lot coverage allowed for the Planned Unit Development as a whole.
- 13.04.4 That the use(s) proposed will not be detrimental to present and potential surrounding uses but will have a beneficial effect which could not be achieved under other zoning districts.
- 13.04.5 That the areas proposed shall be used only for those uses permitted under these provisions and the usual accessory uses.
- 13.04.6 That the internal streets and primary and secondary roads that are proposed shall properly interconnect with the surrounding existing primary and secondary road network as designated on the Butler County Thoroughfare Plan.
- 13.04.7 That the minimum common open space area(s) has been designated and shall be duly transferred to a legally established Homeowner's Association, commercial management group or they have been dedicated to St. Clair Township as herein provided.
- 13.04.8 That the Preliminary PUD Plan is consistent with the intent and purpose of this Resolution: to promote public health, safety and general welfare of the residents of St. Clair Township, Ohio.

13.05 **BOARD OF ST. CLAIR TOWNSHIP TRUSTEES ACTION.**

- 13.05.1 If, from the facts presented, the Board of St. Clair Township Trustees are unable to make the necessary findings, the application shall be denied. Approval of the Preliminary PUD Plan shall be limited to the general acceptability of the land uses proposed, proposed general density levels and their inter-relationship, and shall not be construed to endorse precise location of uses, configuration of parcels or engineering feasibility which are to be determined in the subsequent preparation of the detailed Site Development Plan(s). Approval of the Preliminary PUD Plan shall constitute the creation of a separate R-PUD or B-PUD Planned Unit Development Zoning District. In taking action, the Township Trustees may deny the Preliminary PUD Plan or may recommend approval of said plan subject to specified modifications.
- 13.05.2 At the time of adopting any resolution establishing an R-PUD or a B-PUD District, the Board of St. Clair Township Trustees shall make appropriate arrangements with the applicant which will ensure the accomplishment of the public improvements and reservation of common open space as shown on the approved Preliminary PUD Plan.
- 13.05.3 **TIME LIMITS AND EXTENSIONS.** The Preliminary PUD Plan shall become null and void unless within three (3) years the Final PUD Plan for the first section of the planned unit landholding has been formally approved by the Planning Commission in accordance with the conditions for approval specified in Sections 13.06 and 13.08 and unless the final Subdivision Plan, where applicable, shall have been recorded in the Office of the Butler County Recorder.

- 13.05.4 An extension of time limit or the minor modification of the Preliminary PUD Plan may be approved by the Board of St. Clair Township Trustees. Such approval shall be give upon a finding of the purpose and necessity for such extension or minor modification and evidence of reasonable effort toward the accomplishment of the Preliminary PUD Plan. As well as the recommendation of the Planning Commission.
- 13.06 **FINAL PUD PLAN APPROVAL PROCEDURE.**
- 13.06.1 Once the R-PUD or B-PUD Zoning District and the Preliminary PUD Plan have been approved by the Board of St. Clair Township Trustees, the owner/developer(s) shall proceed with the preparation of the detailed Final PUD Plan(s). The detailed Final PUD Plan(s) must be reviewed and approved by the Planning Director prior to the issuance of any zoning certificates by the Zoning Inspector.
- 13.06.2 The detailed Final PUD Plan(s) shall be in accordance with the approved Preliminary PUD Plan; shall be prepared for the owner/developer(s) by a professionally competent urban planner, professional engineer, architect or landscape architect; and shall include the following:
- 13.06.3 Survey of the tract to be developed showing existing physical features (general topography, drainage ways and tree cover) and streets, easements and utility lines.
- 13.06.4 Site plan showing lot lines, building outlines, off-street parking spaces, pedestrian walkways, and vehicular circulation.
- 13.06.5 Preliminary building plans, including floor plans and exterior elevations.
- 13.06.6 Landscaping plans including quantity, size and variety of landscaping.
- 13.06.7 Specific engineering plans, including site grading, street improvements, drainage, soil testing if required, and utility improvements, and extensions as necessary.
- 13.06.8 All necessary legal documentation relating to the incorporation of a Homeowner's Association in the case of an R-PUD or other similar association in the case of a B-PUD, for the purpose of maintaining the specified common open space or common tenant space within the Planned Unit Development.
- 13.06.9 Copies of any restrictive covenants that are to be recorded.
- 13.07 **MAJOR CHANGES.** Should the formulation of the detailed Final PUD Plan(s) for any section of the total Planned Unit Development landholding necessitate a major change in the original Preliminary PUD Plan, reconsideration and approval by the Board of St. Clair Township Trustees shall be required in accordance with the procedures specified in Sections 13.03 through 13.08 inclusive. Major changes shall include but not be limited to:
- 13.07.1 An increase in density.
- 13.07.2 Changes in the outside boundaries of the Planned Unit Development Landholding.

- 13.07.3 Major changes in the location or amount of land designated for specific land uses including open space.
- 13.07.4 Major changes in the internal street and thoroughfare locations or alignments.
- 13.08 **CONDITIONS FOR APPROVAL OF THE DETAILED FINAL PUD PLAN(S).**
- 13.08.1 Upon receipt of the detailed Final PUD Plan(s) for each section of the Planned Unit Development landholding, the Planning Commission shall study and review the detailed Final PUD Plan(s) and shall approve, modify or disapprove the plan(s) on the basis (1) that all requirements have been satisfied, and (2) finding that the following specific conditions are fully met.
- 13.08.2 That the proposed detailed Final PUD Plan(s) for the individual section(s) of the overall R-PUD or B-PUD District are in conformance with the approved Preliminary PUD Plan, and the Land Use Plan Map and text of Butler County.
- 13.08.3 That each individual unit of the development can exist as an independent unit which is capable of creating an environment of sustained desirability and stability, or that adequate assurance will be provided that such objective can be obtained.
- 13.08.4 That any part of the Planned Unit Development not used for structures, parking and loading areas, or streets, shall be landscaped or otherwise improved; or if approved by the Planning Commission, left in its natural state.
- 13.08.5 That any exception from the standard resolution requirements is warranted by the design and amenities incorporated in the detailed Final PUD Plan(s), in accordance with the adopted policy of the Planning Commission and the Board of Township Trustees.
- 13.08.6 That the internal streets and thoroughfares proposed are suitable and adequate to accommodate the anticipated traffic within and through the development.
- 13.08.7 That the detailed Final PUD Plan(s) is consistent with the intent and purpose of this Resolution to promote public health, safety and general welfare of the residents of St. Clair Township, Butler County.

ARTICLE 14

R-MHP MANUFACTURED HOME PARK DISTRICT

14.01 **PURPOSE.** The intent of the R-MHP Manufactured Home Park District is to specify the conditions under which Manufactured Home Parks may be permitted on tracts containing not less than seven (7) acres within an R-MHP Zoning District; or may be conditionally permitted on tracts containing not less than ten (10) acres, or five (5) acres in the use of Recreational Vehicles Park within an A-1 Zoning District.

14.02 **GENERAL PROVISIONS.**

14.02.1 Manufactured homes, recreational vehicles, boats and house vehicles shall not be used as living quarters, except that manufactured homes may be occupied within a manufactured home park.

14.02.2 No one may apply for a Zoning Certificate and Building Permit for a Manufactured Home Park without first obtaining an approval of plans from the State of Ohio, Environmental Protection Agency.

14.02.3 Any manufactured home not located within a manufactured home park is privileged to remain as its present location and shall be allowed to be replaced under conditions approved by the Board provided no conditional use permit has been previously granted by said Board.

14.02.4 No existing manufactured home park may be expanded without making application for a Building Permit and meeting the requirements of this Article. Any manufactured home park existing prior to the enactment of this resolution shall be exempt from the requirements of this Article. Any addition to said park shall meet the requirements of this Article.

14.02.5 The parking of any recreational vehicles, boats and house vehicles in an accessory private garage, building or in a rear yard in any district shall be permitted, providing no living quarters shall be maintained or any business conducted while vehicle is so parked.

14.03 **PRINCIPAL PERMITTED USES.**

14.0301 Manufactured homes on individual sites within a Manufactured Home Park.

14.03.2 Private parks and common open space, provided that any principal building or swimming pool shall be located not less than two hundred (200) feet from any other lot in any it-District, or a recorded residential subdivision.

14.03.3 Related accessory communal facilities such as management, maintenance and storage of grounds keeping equipment and coin-operated laundry and drying facilities.

14.04 **MANUFACTURED HOME PARK PLAN FILING PROCEDURES AND REQUIREMENTS.**

- 14.04.1 The owner/developer(s) shall file a Manufactured Home Park Plan for a proposed manufactured home park located within an R-MHP District with the Zoning Inspector, or with the Board of Zoning Appeals for a proposed mobile home park located in an A-1 District. The Mobile Home Park Plan shall include and specify the information required in this Article, and shall contain the following text and map information.
- 14.04.2 The proposed location, site size, total number of mobile home sites to be developed, and the production schedule for the development.
- 14.04.3 Proposed location, size and use of the nonresidential portions of the tract, including usable open space parklands, playgrounds and other areas and spaces, including their suggested ownership.
- 14.04.4 Proposed provisions for water, sanitary sewer, surface drainage and fire protection facilities, including engineering feasibility studies or other evidence of reasonableness.
- 14.04.5 Proposed traffic circulation pattern, including location of public and private streets, walks and other access ways showing their relationship to existing streets and topographic features.
- 14.04.6 Information on the use of re-use of existing features such as topography, drainage ways, tree cover, structures, streets and easements.
- 14.04.7 Names and addresses of the property owners of all land adjoining any part of the tract proposed for R-MHP zoning.
- 14.04.8 Deed restrictions, covenants, easements and encumbrances to be used to control the use, development, and/or maintenance of the zoning tract.
- 14.05 **DESIGN STANDARDS.**
- 14.05.1 The tract of land to be developed shall contain a minimum of five (5) acres.
- 14.05.2 Before a manufactured home park may be occupied, it shall be a condition that at least forty (40) percent of the manufactured home sites be completed and ready for occupancy; completion shall include but not be limited to the installation of roadways and drives, sidewalks, lighting, public utilities, service and management buildings.
- 14.06 **MINIMUM SITE SIZE, MAXIMUM SITE COVERAGE AND SITE FRONTAGE.**
- 14.06.1 Every manufactured home hereafter placed in a manufactured home park shall be on a site having an area of not less than five thousand (5,000) square feet; and every mobile home park shall contain a density of not more than seven (7) mobile homes per “gross” acre when located in an R-MHP District, and six (6) manufactured homes pr “gross” acre when located in an A-1 District.

- 14.06.2 Each Manufactured home dwelling, including accessory buildings, garages and porches shall not cover more than fifty (50) percent of the area of the manufactured home site on which it is placed. A typical manufactured home site plan shall be submitted.
- 14.06.3 Every manufactured home place on a mobile home site and/or every manufactured home site shall front upon an interior street, and said interior street shall be a dedicated public roadway or a private roadway with a public easement.
- 14.06.4 **YARD REQUIREMENTS.** No manufactured home shall be placed on a manufactured home site unless the following yards are provided and maintained in connection with such mobile home dwellings:
- 14.06.5 **FRONT YARD.** Each manufactured home site shall have a front yard of not less than ten (10) feet.
- 14.06.6 **SIDE YARD.** Each manufactured home site shall have a side yard on each side of not less than fifteen (15) feet, except for corner sites which shall be not less than twenty (20) feet.
- 14.06.7 **REAR YARD.** Each manufactured home site shall have a rear yard of not more than twenty (20) feet.
- 14.07 **STREETS, SIDEWALKS AND PARKING.**
- 14.07.1 Every manufactured home park shall provide a main entrance drive not less than thirty-six (36) feet wide. No street shall have a usable travel width less than twenty-four (24) feet.
- 14.07.2 All streets shall be paved and shall be maintained in good condition and lighted at night.
- 14.07.3 All drives shall be protected at the edges by curbs, gutters, or other suitable edging. As determined by the County Engineer to provide for the stabilization of the pavement and for adequate drainage.
- 14.07.4 All manufactured home sites shall abut a driveway.
- 14.07.5 Every manufactured home park shall contain common walkways not less than three (3) feet wide where pedestrian traffic is concentrated for the safety and convenience of the pedestrian. Driveways not including walks shall be graded in such manner that walks can be added later. Individual walks from each manufactured home stand to its paved parking shall also be provided.
- 14.08 **RECREATIONL VEHICLE PARK PLAN FILING PROCEDURE AND REQUIREMENTS.**
- 14.08.1 The owner/developer(s) shall file a Recreational Vehicle Park Plan for a proposed recreational vehicle park located within an A-1 District with the Board of Zoning Appeals. The Plan shall include the following requirements and information.

- 14.08.2 The proposed location, tract size total number of recreational vehicle sites to be developed, including open space, playgrounds and other access spaces.
- 14.08.3 Recreational Vehicle Parks shall be served by a central water system and by a central sanitary sewerage system approved by the State of Ohio, Environmental Protection Agency.
- 14.08.4 Recreational Vehicle Parks shall provide a main entrance drive not less than thirty-six (36) feet wide. All others shall be of a width necessary for the use required, except that no street shall have a usable travel width less than twenty-four (24) feet.
- 14.08.5 All streets shall be paved and shall be maintained in good condition and lighted at night.
- 14.08.6 Adequate storm drainage for each recreational vehicle site shall be provided.
- 14.08.7 Proper refuse collection sties shall be provided and approved by the Butler County Board of Health.
- 14.08.8 Any principal building or swimming pool shall be located not less than one hundred (100) feet from any other lot in any R-District, or a recorded residential subdivision.
- 14.09 **UTILITY REQUIREMENTS.**
- 14.09.1 **WATER.** Every manufactured home park shall be served by a central water system which has been inspected and improved by the State of Ohio, Environmental Protection Agency and the Butler County Board of Health, which provides adequate pressure and appropriate water connections for domestic usage.
- 14.09.2 **FIRE PROTECTION.** For fire protection purposes, there shall be domestic water under adequate pressure in standard fire hydrants approved by the Butler County Sanitary Engineer; hydrants shall be located within five hundred (500) feet of every manufactured home site within the manufactured home park.
- 14.09.3 **SANITARY SEWERS.** Every manufactured home park shall be served by a sanitary sewerage system that provides appropriate connections for manufactured home usage. Such system shall have been inspected and approved by the State of Ohio, Environmental Protection Agency and the Butler County Board of Health. Connection between storm water drainage systems and sanitary sewage disposal systems shall not be permitted.
- 14.09.4 **STORM DRAINAGE.** Adequate storm drainage for each mobile home site connected the main storm drainage system shall be provided.
- 14.09.5 **REFUSE COLLECTION.** Where refuse collection is not carried out on an individual site basis, there shall be refuse disposal receptacles or incinerators located within two hundred (200) feet of each manufactured home site. The type, size and location of such receptacles or incinerators shall be approved by the Butler County Board of Health.

- 14.09.6 **LIQUIDIFIED PETROLEUM GAS OR FUEL.** When liquefied petroleum gas or fuel is used in the manufactured home park, the containers for such gas or fuel shall be the container approved by the Butler County Board of Health, according to the gases or fuels' intended use.
- 14.09.7 **FUEL OIL SUPPLY.** When fuel oil systems are used, they shall be installed and maintained in accordance with applicable state and local codes and regulations. All fuel oil storage containers, barrels, tanks or cylinders and piping to the manufactured homes shall be securely fastened in place and protected against physical damage.
- 14.09.8 **NATURAL GAS SYSTEMS.** When natural gas piping systems are used, they shall be installed underground in accordance with applicable codes and regulations and public utility standards. Each manufactured home site provided with piped natural gas shall have an approved manual shut-off valve installed upstream of the gas outlet. The outlet shall be equipped with an approved method to prevent accidental discharge of gas when the outlet is not in use.
- 14.10 **MANUFACTURED HOME STAND.** Each manufactured home dwelling shall be placed on a concrete stand designed to carry the load placed thereon, and shall be secured with appropriate tie-downs.
- 14.11 **COMMUNAL FACILITIES.** In all manufactured home parks, the following facilities shall be provided and available to residents.
- 14.11.1 Management and maintenance offices including storage facilities for grounds keeping equipment.
- 14.11.2 Laundry and drying facilities in a permanent structure which shall be in a convenient, accessible location and which shall also provide laundry trays and slop sinks.
- 14.11.3 Safe, usable, conveniently located recreation area or areas shall be located in each manufactured home park, and shall comprise an area equal to eight (8) percent of the gross area of the manufactured home park tract, or one-half (1/2) acres, whichever is greater.
- 14.12 **PERIPHERAL BUFFER.** All manufactured home park tracts which are adjacent to an "R" Zoning district or a recorded residential subdivision shall provide a visual barrier to be approved by the Board.
- 14.13 **Conditions of approval.** The basis for the approval of a Manufactured Home Park: application shall be:
- 14.13.1 That the proposed development is consistent in all respects with the purpose, intent and applicable standards of this Zoning Resolution.
- 14.13.2 That the proposed development meets all the minimum requirements specified in the Design Standards section.
- 14.13.3 That the proposed development is in conformity with the Butler County Land Use Plan or portion thereof as it may apply.

- 14.13.4 That the proposed development advances the general welfare of the Township and the immediate vicinity.
- 14.13.5 That the design character and improved site arrangement justify the location and size proposed in the development.
- 14.13.6 That the utilities to serve the proposed development have received State of Ohio, Environmental Protection Agency approval.
- 14.13.7 The approval or the Conditional Use Permit shall be for a period of one (1) year to allow construction to be substantially started in accordance with the Mobile Home Park Plan or Recreational Vehicle Park Plan with evidence that construction will be completed within a reasonable length of time. Unless construction as described is initiated within the one (1) year time limit, the approval of the Conditional Use Permit shall be voided and all the land shall revert to the last previous zoning district, except if an application for a time extension is submitted and approved by the Planning Commission when located in an R-MHP District or the Board of Zoning Appeals when located in an A-1 District.
- 14.13.8 The Planning Commission, upon making an affirmative finding with regard to the above criteria, may authorize the Zoning Inspector to issue a zoning certificate to the applicant when the manufactured home park is located in R-MHP District. The Zoning Inspector must subsequently determine that all the required improvements have been installed prior to permitting the manufactured home park to be occupied; or
- 14.13.9 The Board of Zoning Appeals, after recommendation by the Planning Commission, and upon making an affirmative finding with regard to the above criteria, must authorize the issuance of a Conditional Use Permit for a manufactured home park located in an A-1 District or a Recreational Vehicles Park. The Zoning Inspector must subsequently determine that all the required improvements have been installed prior to permitting the manufactured home park to be occupied.
- 14.14 **FEF.** There shall be a fee of twenty-five dollars (\$25.00) per mobile home site or travel trailer site payable to the St. Clair Township Zoning Department.
- 14.15 **FRONTAGE REQUIREMENT.** Any manufactured home park or recreational vehicles park approved shall have a minimum of two hundred (200) feet of lot frontage, on a dedicated public street/roadway.

ARTICLE 15

B-1 NEIGHBORHOOD BUSINESS DISTRICT

15.01 **PURPOSE.** The intent of the B-1 Neighborhood Business District is to reserve certain land areas for convenience, commercial or personal services and certain types of business and professional uses. These areas will constitute concentrations of neighborhood business uses located in convenient and close relationship to areas of surrounding development.

15.02 **PRINCIPAL PERMITTED USES.**

15.02.1 Any retail and/or service uses including, but not limited to, grocery or other food stores, drugstores, barber shops, garden stores, beauty salons bakery shops, dry cleaning and laundry pick-up stations, Laundromats, professional offices and the like, supplying commodities or performing services primarily for the residents of the neighborhood in which they are located.

15.02.2 Restaurants, not including drive-in restaurants.

15.02.3 Bars.

15.02.4 Automobile service stations, garages doing only minor repair work not including bodywork; subject to the provisions specified in Section 22.

15.02.5 Financial institutions not including drive-in facilities.

15.02.6 Nursery Schools and Child Care Facilities.

15.02.7 Any other local convenience retail and/or service establishment which is determined by the Board to be of the same general character as the above permitted uses; but not including those uses which are permitted in the B-2 District, or any uses which are prohibited in the B-2 District.

25.02 **ACCESSORY USE.**

15.03.1 A private garage or parking area.

15.03.2 Exterior signs which pertain only a permitted use on the premises; are either integral with or attached flat against the building or project not more than four (4) feet beyond any building line or three (3) feet above the roof line; and which do not face the side of any adjoining lot which is in an R-District or recorded residential subdivision

- 15.03.3 Directional and other incidental signs, not exceeding four (4) square feet in area, required in connection with the operation of an automobile service station, parking lot or similar establishment, provided such signs do not extend over street rights-of-way nor otherwise obstruct or impair the safety of pedestrians or motorists.
- 15.03.4 Temporary real estate, political and small announcement signs, subject to the provisions specified in Article 22.
- 15.03.5 Temporary buildings for uses incidental to construction work shall be removed upon completion or abandonment of the construction work.
- 15.03.6 Any other accessory use and structure, not otherwise prohibited, customarily accessory and incidental to a permitted principal use.

15.01 **CONDITIONAL USES REQUIRING BOARD APPROVAL**

- 15.04.1 Residential dwelling units if a part of a principal building subject to provisions specified in Section 22.
- 15.04.2 Bed and Breakfast

15.05 **REQUIRED CONDITIONS**

- 15.05.1 The maximum building size on the ground floor shall be fifteen-thousand (15,000) square feet in any B-1 District.
- 15.05.2 All business, service or processing shall be conducted wholly within a completely enclosed building, except for the sale of automotive fuel, lubricants and fluids at service stations and except for off-street automobile parking and off-street loading
- 15.05.3 In any B-1 District fronting directly across the street from any A-1, R-1, R-1A, R-2, R-3, or R-District, the parking and loading facilities shall be distant at least twenty (20) feet from the established street right-of-way line.
- 15.05.4 Goods for sale shall consist primarily of new merchandise, antiques excepted.
- 15.05.5 All products produced on the premises, whether primary or incidental shall be sold at retail primarily on the premises where produced.
- 15.05.6 Process and equipment employed and goods processed or sold shall be limited to those which are not objectionable by reason of odor, dust, smoke, cinders, gas fumes, noises, vibration, refuse matter or water-carried waste.

- 15.06 **PROHIBITED USES.** Any use which is first permitted or which is prohibited in B-2 District.
- 15.07 **HEIGHT REQUIREMENTS.** No structure shall exceed two and one-half (2 ½) stories or thirty (30) feet in height, except as provided in Section 23.15.
- 15.08 **AREA, FRONTAGE AND YARD REQUIREMENTS.** The following minimum requirements shall be observed, except as modified by provisions of Article 23.

B-1 NEIGHBORHOOD BUSINESS DISTRICT

Lot Areas	Lot Frontage	Front Yard Depth	Story	Side Yard One Side Yd.	Widths Both Side Yds.	Rear Yard Depth
Non-residential Buildings-none	none	25'		None, except where adjoining R-District, or recorded residential subdivision-then not less than 15 feet each side Yard.		None, except when abutting an R-District or recorded residential subdivision-then not less than twenty-five (25) feet

Residential Uses (1) Same as required for Single-family in R-4 District

(1) See Section 22

ARTICLE 16

B-2 COMMUNITY BUSINESS DISTRICT

- 16.01 **PURPOSE** The intent of the B-s Community Business District is to reserve certain land areas for community and highway oriented retail and service establishments which serve the residents of a number of neighborhoods.
- 16.02 **PRINCIPAL PERMITTED USES**
- 16.02.1. Any retail and/or service uses including, but not limited to, hospitals, offices for medical and allied health care, grocery or other food stores, drugstores, barber shops, beauty salons, bakery shops, dry cleaning and laundry pick-up stations, Laundromats, business and professional offices and the like, supplying Commodities or performing services primarily for the residents of a portion of the County.
- 16.02.2 Restaurants, including drive-through windows, bars, cocktail lounges, night clubs, theaters, bowling alleys, billiard parlors and other similar establishments.
- 16.02.3 Automobile service stations.
- 16.02.4 Automobile, truck, trailer and farm implement sales and service establishments for the display, hire and sales lots and repair of automobiles, trucks, trailers and farm implements; provided that all such operations other than display and sales shall be conducted within a completely enclosed building; and further provided that any building used for repair work shall have no openings other than stationary windows or required fire exits when located within one-hundred (100) feet of any R-District, or a recorded residential subdivision.
- 16.02.5 Financial institutions, including drive-in institutions.
- 16.02.6 Nursery Schools and Child Care Facilities.
- 16.02.7 Hospitals.
- 16.02.8 Carpenter shops, electrical, plumbing, heating and air conditioning shops; printing, publishing and lithography shops; furniture upholstering; antique stores; storage or warehouses; funeral homes and mortuaries, provided that any such use shall be conducted within a completely enclosed building; and further provided that any building located within one hundred (100) feet of any R-District, or a recorded residential subdivision.
- 16.02.9 **Garden stores, supply centers, and greenhouses.**
- 16.02.10 Churches and other similar places of worship.

16.02.11 Any other local convenience retail and/or service uses are prohibited unless determined by the Board to be of the same general character as the above permitted uses; but not including those uses which are permitted in the B-3 District, or any uses which are prohibited in the B-3 District.

16.03 **CONDITIONAL USES REQUIRING BOARD APPROVAL.**

16.03.1 Hotels and motels subject to the requirements set forth in Sections 25 of this code.

16.03.2 Residential dwelling units if a part of a principal building subject to provisions specified in Section 22.

16.03.3 Schools, including primary, secondary, college or university.

16.04 **ACCESSORY USES**

16.04.1 A private garage or parking area.

16.04.2 Exterior signs which pertain only to a permitted use on the premises; are either internal with or attached flat against the building or project not more than four (4) feet beyond any building line or three (3) feet above the roof line; and which do not face the side of any adjoining lot which is in an R-District, or recorded residential subdivision.

16.04.3 Outdoor advertising signs and structures are subject to the provisions specified in Section 22.

16.04.4 Directional and other incidental signs, not exceeding four (4) square feet in area, required in connection with the operation of an automobile service station, parking lot or similar establishment, provided such signs do not extend over street rights-of-way nor otherwise obstruct or impair the safety of pedestrians or motorists.

16.04.5 Temporary real estate, political and small announcement signs, subject to the provisions specified in Section 22.

16.04.6 Temporary buildings for uses incidental to construction work shall be removed upon completion or abandonment of the construction work.

16.04.7 Any other accessory use and structure, not otherwise prohibited, customarily accessory and incidental to permitted principal use.

16.05 **REQUIRED CONDITIONS.**

16.05.1 The maximum building size on the ground floor shall be fifty thousand (50,000) square feet in any B-2 District.

16.05.2 All business, service or processing shall be conducted wholly within a completely enclosed building; except for the sale of automotive fuel, lubricants and fluids at service stations and except for off-street parking and off-street loading.

- 16.05.3 In any B-2 District fronting directly across the street from any A-1, R-1, R-1A, R-2, R-3 or R-4 District, the parking and loading facilities shall be distant at least twenty (20) feet from the said right-of-way line.
- 16.05.4 Goods for sale shall consist primarily of new merchandise, antiques excepted.
- 16.05.5 All products produced on the premises, whether primary or incidental, shall be sold at retail primarily on the premises where produced.
- 16.05.6 Process and equipment employed and goods processed or sold shall be limited to those which are not objectionable by reason of odor, dust, smoke, cinders, gas, fumes, noises, vibration, refuse matter or water-carried waste.
- 16.05.7 Such uses are conducted entirely within an enclosed building.
- 16.05.8 Where such uses are in buildings adjacent any R-District or recorded residential subdivision, such shall have no openings other than stationary windows or required fire exits on walls facing these residential uses.
- 16.06 **PROHIBITED USES** Any use which is first permitted or which is prohibited in the B-3 District or as stated in Section 23.
- 16.07 **HEIGHT REQUIREMENTS.** No structure shall exceed three (3) stories or forty (40) feet in height, except as provided in Section 23.
- 16.08 **AREA, FRONTAGE AND YARD REQUIREMENTS.** The following minimum requirements shall be observed, except as modified by provisions of Article 23.

B-2 COMMUNITY BUSINESS DISTRICT

Lot Areas	Lot Frontage	Front Yard Depth	Story	Side Yard One Side Yd.	Widths Both Side Yds.	Rear Yard Depth
Non-residential Buildings none	None	25'		None, except where adjoining R-District, or recorded residential subdivision- then not less than 20 feet each side yard		Same
Motels & Motor Hotels (1) – 1 Acre min.; 500 Sq. ft. per bed-Room.	100'	25'	1-2 ½	15'	30'	50'
Residential Uses (2)				Same as required for single-family in R-4 District.		

(1) See Section 25

(2) See Section 22

ARTICLE 17

B-3 GENERAL BUSINESS DISTRICT

- 17.01 **PURPOSE.** The intent of the B-3 General Business District is to reserve certain land areas for central commercial uses which serve the general and service needs of the residents of the township. Their locations shall accommodate the most intensive commercial and office development and shall reflect areas of sound, organized development.
- 17.02 **PRINCIPAL PERMITTED USES**
- 17.02.1 Any retail and/or service uses including but not limited to; hospitals, offices for medical and allied health care, grocery or other food stores, drugstores, barber shops, beauty salons, bakery shops, dry cleaning and laundry pick-up stations, laundromats, business and professional offices and the like, supplying commodities or performing services for residents of the township and beyond.
- 17.02.2 Restaurants, including drive-through windows, bars, cocktail lounges, night clubs, theaters, bowling alleys, billiard parlors and other similar establishments.
- 17.02.3 Automobile service stations.
- 17.02.4 Automobile, truck, trailer and farm implement sales and service establishments for the display, hire and sales including sales lots and repair of automobiles, trucks, trailers and farm implements; provided that all such operations other than display and sales shall be conducted within a completely enclosed building and further provided that any building used for repair work shall have no openings other than stationary windows or required fire exits when located within one hundred (100) feet of any R-District, or a recorded residential subdivision.
- 17.02.5 Financial institutions, including drive-in institutions.
- 17.02.6 Nursery schools and child care facilities.
- 17.02.7 Hospitals
- 17.02.8 Carpenter shops, electrical, plumbing, heating and air conditioning shops; printing, publishing and lithography shops; furniture upholstering; antique stores, auction stores, flea markets, funeral homes and mortuaries, provided that any such use shall be conducted within a completely enclosed building; and further provided that any building located within one hundred (100) feet of any R-District, or recorded residential subdivision shall have no openings, other than stationary windows or required fire exits.
- 17.02.9 Garden stores, supply centers or commercial green houses.
- 17.02.10 Drive-in restaurants, summer gardens including entertainment and dancing; provided that any principal building shall be located not less than two hundred (200) feet from any R-District or a recorded residential subdivision.

- 17.02.11 Theaters, including drive-in theater, when authorized by the Board in accordance with provisions specified in section 25, provided that all parts of such drive-in theaters shall be located not less than two hundred (200) feet from any R-District, or recorded residential subdivision; and further provided that the movie screen shall be so located as not to be visible from adjacent streets or highways, and shall be set back not less than two hundred (200) feet from the established right-of-way of said street or highway. A lesser distance may be imposed by the Board when, in its opinion, visibility would not be adversely affected or there is no interference with traffic visibility.
- 17.02.12 Animal hospitals, veterinary clinics or kennels: provided any building or area on the premises used for such purposes shall be located not less than two hundred (200) feet from any R-District, or recorded residential subdivision, and one hundred (100) feet from any B-1 or B-2 District.
- 17.02.13 Commercial recreation, including baseball fields, swimming pools, bowling alleys, skating rinks; golf driving ranges, stables or riding academies, amusements parks, or similar recreation uses and facilities; provided that such buildings or principal uses shall be located not less than one hundred (100) feet from any lot in any R-District or a recorded residential subdivision.
- 17.02.14 Laundry, clothes cleaning and/or dyeing establishments, wholesale business, storage or warehouses provided that any such building or principal use shall be located not less than one hundred (100) feet from any lot in any R-District, or a recorded residential subdivision.
- 17.02.15 Bottling of soft drinks and milk; distribution stations; provided that any such buildings used for such processing and distribution shall be located not less than one hundred (100) feet from any R-District, or a recorded subdivision.
- 17.02.16 The following uses – (1) when conducted wholly within a completely enclosed building, but not located within one hundred (100) feet of any R-District, or recorded residential subdivision; or (2) when conducted within an area enclosed on all sides with a solid wall of uniformly painted solid board fence, not less than eight (8) feet high, but not within two hundred (200) feet of any it-District, or a recorded residential subdivision.
- 17.02.17 Building material sales yard, not including concrete mixing.
- 17.02.18 Contractor's equipment storage yard or plant, or storage and rental equipment commonly used by contractors.
- 17.02.19 Trucking and motor freight station or terminal.
- 17.02.20 Retail lumber yard, including mill work only when incidental.
- 17.02.21 Storage and sales of grain, livestock feed or fuel; provided dust is effectively controlled during all operations.
- 17.02.22 Carting, express or hauling establishments, including storage of vehicles.

- 17.02.23 Stone or monument works not employing power driven tools or if employing such tools then only within a completely enclosed building at least one hundred (100) feet from any R-District, or a recorded subdivision.
- 17.02.24 Outdoor advertising signs and structures; subject to the provisions specified in Section 23.02.
- 17.02.25 Churches and other similar places of worship.
- 17.02.26 Any other general business and/or service use which is determined by the Board to be of same general character as the above permitted uses, but not including any use which is first permitted, or which is prohibited in the M-1 District.
- 17.03 **ACCESSORY USES.**
- 17.03.1 A private garage or parking area.
- 17.03.2 Exterior signs which pertain only to a permitted use on the premises; are either integral with or attached flat against the building or project not more than four (4) feet beyond any building line or three (3) feet above the roof line; and which do not face the side of any adjoining lot which is in any R-District, or recorded residential subdivision. Such signs may be supported by free standing structures, and may be located anywhere on the premises except within the required front or side yard, provided such signs comply with the requirements of this subsection that they shall not face the side of any adjoining lot which is located in any R-District, or recorded residential subdivision.
- 17.03.3 Directional and other incidental signs not exceeding four (4) square feet in area, required in connection with the operation of an automobile service station, parking lot or similar establishment, provided such signs do not extend over street rights-of way nor otherwise obstruct or impair the safety of pedestrians or motorists.
- 17.03.4 Temporary real estates, political and small announcement signs, subject to the provisions specified in Section 22.
- 17.03.5 Temporary buildings for uses incidental to construction work shall be removed upon completion or abandonment of the construction work.
- 17.03.6 Any other accessory use and structure, not otherwise prohibited, customarily accessory and incidental to a permitted principal use.
- 17.04 **CONDITIONAL USES REQUIRING BOARD APPROVAL.**
- 17.04.1 Hotels and motels subject to the regulations set forth in Section 25 of these regulations.
- 17.04.2 Residential Uses.
- 17.04.3 Schools, including primary, secondary, college or university.

- 17.05 **REQUIRED CONDITIONS.**
- 17.05.1 All Business, service or processing shall be conducted wholly within a completely enclosed building, except for the sale of automotive fuel, lubricants and fluids at service stations and except for off-street automobile parking and off-street loading.
- 17.05.2 In any B-3 District fronting directly across the street from any A-1, R-1, R-1A, R-2, R-3 or R-4 District, the parking and loading facilities shall be distant at least twenty (20) feet from the established street right-of-way line and the buildings and structures at least fifty (50) feet from the said right-of- way line.
- 17.05.3 Goods for sale shall consist primarily of new merchandise, antiques excepted.
- 17.05.4 All produce produced on the premises, whether primary or incidental, shall be sold at retail primarily on the premises where produced.
- 17.05.5 Process and equipment employed and goods processed or sold shall be limited to those which are not objectionable by reason of odor, dust, smoke, cinders, gas, fumes, noises, vibration, refuse matter or water-carried waste.
- 17.05.6 All outdoor storage shall be located in the rear yard and shall be contained within an eight (8) foot fence.
- 17.05.7 Where such uses are in buildings adjacent any R-District or recorded residential subdivision such buildings shall have no openings other than stationary windows or required fire exits on walls facing these residential uses.
- 17.06 **PROHIBITED USES.** Any use which is first permitted or which is prohibited in the M-1 District or as stated in Section 17.02.26.
- 17.07 **HEIGHT REQUIREMENTS.** No Structure shall exceed three (3) stories or forty (40) feet in height except as provided in Section 23.
- 17.08 **AREA, FRONTAGE AND YARD REQUIREMENTS.** The following minimum requirements shall be observed, except as modified by provisions of Article 23.

B-3 GENERAL BUSINESS DISTRICT

	Front Lot Frontage	Side Yard Depth	Story	Yard Width One Side Yd.	Rear Both Side Yds.	Yard Depth Lot Areas
Non-residential Buildings-none	None	25'		None, except where Adjoining R-District, or Recorded residential Subdivision-then not less than 20 feet each side yard.		Same as B-2 District
Motels & Motor Hotels (1)-1 Acre Min; 500 sq. ft. Per bedroom (1)	100'	25'	1-2 ½	15'	30'	50'
Residential Uses (2)						

(1) See Section 25.

(2) See Section 22

ARTICLE 18

B-4 OFFICE DISTRICT

- 18.01 **PURPOSE.** The intent of the B-4 Office District is to provide space in the County for Office Development and research facilities. It is also intended to provide space for appropriate small-scale office uses in areas where a transition between residential uses and other more intensive uses is necessary. The limited number of uses permitted in this district is designed to allow the Count to designate areas of transition which are compatible with residential uses and areas which can accommodate larger employment centers without congestion. Large scale office districts should be in clustered, open settings with adequate access to a primary thoroughfare.
- 18.02 **PRINCIPLE PERMITTED USES.**
- 18.02.1 Office uses and research and development facilities.
- 18.02.2 Schools and colleges.
- 18.02.3 Public buildings and properties of an administrative, cultural, recreational or service type.
- 18.03 **ACCESSORY USES.**
- 18.03.1 Private garages or other parking areas.
- 18.03.2 Exterior signs which pertain only to a permitted use on the premises; are either integral with or attached flat against the building or project not more than four (4) feet beyond any building line or three (3) feet above the roof line; and which do not face the side of any adjoining lot which is in an R-District or recorded subdivision. Such signs may be supported by free standing structures and may be located anywhere on the premises except within the requirement of this subsection that they shall not face the side of any adjoining lot which is located in an R-District or recorded subdivision.
- 18.03.3 Directional and other incidental signs, not exceeding four (4) square feet in area, required in connection with the operation of an automobile service station, parking lot or similar establishment, provided such signs do not extend over street rights-of-way nor otherwise obstruct or impair the safety of pedestrian or motorists.
- 18.03.4 Temporary real estate, political, and small announcement signs, subject to the provisions specified in Section 22.
- 18.03.5 Temporary buildings for uses incidental to construction work that shall be removed upon completion or abandonment of the construction work.
- 18.03.6 Any other accessory use and structure, not otherwise prohibited, customarily accessory and incidental to a permitted principal use.

- 18.04 **CONDITIONAL USES REQUIRING BOARD APPROVAL.** Laboratories subject to the regulations set forth in Section 25 of these regulations.
- 18.05 **REQUIRED CONDITIONS.**
- 18.05.1 All business, service or proceeding shall be conducted wholly within a completely enclosed building except for off-street automobile parking and off-street loading.
- 18.05.2 In any B-4 District fronting directly across the street from any A-1, R-1, R-1A, R-2, R-3, or R-4 District, the parking and loading facilities shall be distant at least twenty (20) feet from the established street right-of-way line and the buildings and structures at least fifty (50) feet from the said right-of-way line.
- 18.05.3 Process and equipment employed and goods processed shall be limited to those which are not objectionable by reason of odor, dust, smoke, cinders, gas, fumes, noises, vibration, refuse matter or water-carried waste.
- 18.06 **PROHIBITED USES.** Any use which is first permitted or which is prohibited in the M-1 District.
- 18.07 **HEIGHT REQUIREMENTS.** No structure shall exceed three (3) stories or forty (40) feet in height, except as provided in Section 23.03.
- 18.08 **AREAS, FRONTAGE AND YARD REQUIREMENTS.** The following minimum requirements shall be observed, except as modified by provisions of Article 23.

B-4 OFFICE AND RESEARCH DISTRICT

	Lot Frontage	Front Yard Depths	Story	Side Yard One Side Yd.	Widths Both Side Yds.	Rear Yard Depth
Lot Areas						
Principal Permitted buildings- 10,000 Sq. Ft. minimum	None	25'		None, except where adjoining R-District, or recorded residential subdivision-then not less than 20 feet each side yard.		Same as B-2 District

ARTICLE 19

M-1 LIGHT INDUSTRIAL DISTRICT

- 19.0 **PURPOSES.** The intent of the M-1 Light Industrial District is to reserve certain land areas for industrial development, wholesaling and warehousing uses, and limited commercial use, which will not adversely affect their surroundings, in locations which can be served by the necessary utilities and have good access. These land areas are to be reserved exclusively for light industrial manufacturing, warehousing and wholesaling activities and commercial use as specified in subsection 19.0218.
- 19.02 **PRINCIPAL PERMITTED USES.**
- 19.02.1 Except for uses and processes prohibited as specified in subsection 19.06, permitted uses include the manufacturing, compounding, processing, packaging and assembling of products such as:
- 19.02.2 Bakery goods, candy, cosmetics, pharmaceuticals, toiletries, and food products; except fish or meat products, sauerkraut, vinegar, and yeast.
- 19.02.3 Products from the following previously prepared material: bone, canvas, cellophane, cloth, cork, feathers, fiber, fur, glass, hair, horn, leather, paper, plastics, precious or semi-precious metals or stones, sheet metal (except where presses over twenty (20) tons rated capacity are employed), shell, textiles, tobacco, wax, wood yards.
- 19.02.4 Pottery and figurines, using previously pulverized clay and kilns fired only with gas or electricity.
- 19.02.5 Musical instruments, toy, novelties, rubber or metal stamps and other small rubber products.
- 19.02.6 Electrical and electric appliances, instruments and devices, television sets, radios, phonographs.
- 19.02.7 Electric and neon signs, billboards and other commercial advertising structures; light sheet metal products including heating and ventilating equipment, cornices, eaves and the like.
- 19.02.8 Laboratories- experimental film or testing; provided no operation shall be conducted or equipment used which would create hazards, noxious or offensive conditions.
- 19.02.9 The following uses; provided no part of a building occupied by such uses shall have any opening other than stationary windows or required fire exits within one hundred (100) feet of any R-District, or a recorded residential subdivisions.

- 19.02.10 Blacksmith, welding or other metal working shop, excluding punch presses over twenty (20) tons rated capacity, drop hammers and other noise-producing operating tools.
- 19.02.11 Foundry, casting light weight non-ferrous metals, or electric foundry not causing noxious fumes or odors.
- 19.02.12 Bag, carpet and rag cleaning, provided necessary equipment is installed and operated for the effective precipitation or recovery of dust.
- 19.02.13 Ice manufacturing and cold storage plant; creamery and bottling plant.
- 19.02.14 Warehouse, trucking and motor freight station or terminal.
- 19.02.15 Offices, business and professional.
- 19.02.16 The following uses, when located not less than two-hundred (200) feet from any R-District, or a recorded residential subdivision.
 - 19.02.16.1 Inflammable liquids underground storage only, not to exceed twenty-five thousand (25,000) gallons per tank or storage unit.
 - 19.02.16.2 Building materials sales yards including concrete mixing, lumber yards, including millwork, open yards for storage and sale of feed and/or fuel.
- 19.02.17 Any other use that is determined by the Board, as provided in Article 25, to be of the same general character as the above permitted uses but not including any use which is first permitted in the M-2 District, or which is prohibited in said district under subsection 19.06.
- 19.02.18 Any use permitted as regulated in the B-1, B-2, B-3 and B-4 Districts when located within three hundred (300) feet of any road right of way, or projects being developed for multiple uses which general overall plan is submitted and approved, prior to the enactment of this Resolution.
- 19.02.19 Display and sales establishments, provided that all such uses are part of a manufacturing and/or warehousing establishment and that all products for sale are made on the site, and where display space does not exceed 25% of the total square footage of the structure.
- 19.03 **CONDITIONAL USES REQUIRING BOARD APPROVAL.** Automobile wrecking yards, junkyards; subject to the provisions specified in Section 25.
- 19.04 **ACCESSORY USES.**
 - 19.04.1 Retail uses which are incidental to the principal use and comprise less than ¼ of the space of use.
 - 19.04.2 A private garage or parking area.

- 19.04.3 Exterior signs which pertain only to a permitted use on the premises; are either integral with an attached flat against the building, or project not more than four (4) feet beyond any building line or three (3) feet above the roof line; and which do not face the side of any adjoining lot which is in any R-District or recorded residential subdivision. Such signs may be supported by free standing structures and may be located anywhere on the premises, except within the required front or side yard, provided such signs comply with the requirement of this subsection that they shall not face the side of any adjoining lot which is located in any R-District, or recorded residential subdivision.
- 19.04.4 Directional and other incidental signs, not exceeding four (4) square feet in area, required in connection with the operation of any automobile service station, parking lot or similar establishment, provided such signs do not extend over street rights-of-way nor otherwise obstruct or impair the safety of pedestrian or motorists.
- 19.04.5 Temporary real estate, political and small announcement signs, subject to the provisions specified in Section 22.
- 19.04.6 Temporary buildings for uses incidental to construction work shall be removed upon completion or abandonment of the construction work.
- 19.04.7 Other uses and structures customarily accessory and incidental to a principal permitted use except for uses not otherwise permitted in an M-1 District.
- 19.04.8 When authorized by the Board, any use permitted in an M-2 District as a principal use when necessary and incidental to a use permitted in an M-1 District; subject to such conditions and requirements as may, in the opinion of the Board, be necessary to protect adjacent property and prevent conditions which may become objectionable or offensive.
- 19.05 **REQUIRED CONDITIONS.**
- 19.05.1 All uses, except for loading and unloading operations and parking, shall be conducted wholly within a completely enclosed building provided that uses specified in subsection 19.0214, shall not be subject to this provision.
- 19.05.2 No building customarily used for night operations, such as a bakery or milk bottling and distribution station, shall have any opening, other than stationary windows or required fire exits, within one hundred (100) feet of any R-District, or recorded residential subdivision; and any space used for loading or unloading commercial vehicles in connection with such an operation shall not be within one (100) feet of any R-District, or recorded residential subdivision.
- 19.06 **PROHIBITED USES.**
- 19.06.1 Any use which is first permitted in the M-2 District or which is prohibited in said District under subsection 20.06, unless as an accessory use which is necessary and incidental to a principally permitted M-1 use.

- 19.06.2 No use shall be permitted or authorized; to be established or maintained which, when conducted in compliance with the provisions of this Resolution and any additional conditions or requirements prescribed by the Board, is or may become hazardous, noxious or offensive due to the emission of odor, dust, smoke, cinders, gas, fumes, noise, vibration, refuse matter or water carried waste.
- 19.06.3 Dwellings and residences including motels, mobile home parks, schools, hospitals, clinics and other institutions for human care, except where incidental to a permitted use; provided, however, that residential development in an M-1 District is hereby specifically permitted where said development is in accordance with: a plat approved by the Planning Commission prior to the adoption of this amendment, or any subsequent and duly approved amendment thereof; a Community Development Project approved by the Board of Appeals as it existed prior to this amendment, or any subsequent and duly approved amendment thereof; any variance or series thereof granted by the Board of Appeals prior to the adoption of this amendment or any subsequent and duly approved amendment thereof. For the purposes of this section, said residential uses shall not be considered to be non-conforming and the Board of Appeals shall continue to have continuing jurisdiction over said previously approved Community Development Projects and variances as if this amendment had not been adopted.
- 19.07 **HEIGHT REQUIREMENTS.** Within two hundred (200) feet of any R-District, or recorded residential subdivision; no structure shall exceed three (3) stories or fifty (50) feet in height and no structure otherwise shall exceed in height the distance measured to the center line of any street; except as provided in Section 23.
- 19.08 **AREA, FRONTAGE AND YARD REQUIREMENTS.** The following minimum requirements shall be observed, except as modified by provisions or Article 23.

M-1 LIGHT INDUSTRIAL DISTRICT

	<u>Lot Frontage</u>	<u>Front Yard Depths</u>	<u>Side Yard One Story</u>	<u>Widths Both Depths</u>	<u>Rear Yard Side Yds.</u>
<u>Depth</u>					
<u>Lot Areas</u>					
All permitted and story-30'	None	25'	None, except where		1-
Conditional uses story-40'			adjoining R-District, or		2-
story-50'			Recorded residential		3-
(5)			Subdivision-then not less		Five
more			Than 25' feet each side yard		ft.
story					each

ARTICLE 20

M-2 GENERAL INDUSTRIAL DISTRICT

20.01 **PURPOSE.** The intent of the M-2 General Industrial district is to reserve certain land areas for general industrial, manufacturing, processing and related operations which are compatible with residential and commercial development. These areas are to be reserved exclusively for general industrial and related development to provide suitable sites for such activity.

20.02 **PRINCIPAL PERMITTED USES.**

20.02.1 Any use permitted in certain parts of said District; or permitted in certain parts subject to Board authorization; or which are not prohibited in the M-2 District by this Article or by any other law or resolution.

20.02.2 Any use principally permitted in M-1 District.

20.02.3 Any of the following uses, when located not less than three hundred (300) feet from any R-District, or recorded residential subdivision; and not less than one hundred (100) feet from any other district, except an M-1 or an F-1 District:

- A. Acetylene manufacturing in excess of fifteen (15) pounds pressure per square inch.
- B. Acid manufacture, except corrosive acids as specified as a conditional use in subsection 25.
- C. Automobile assembly.
- CC. Automobile salvage/wrecking yards, subject to the requirements of Section 25.
- D. Bleaching, cleaning and dyeing of large scale production.
- E. Boiler shops, machine shops, structural steel fabricating shops, railway car or locomotive shops, including repair, metal working shops employing reciprocating hammers or presses over twenty (20) tons rated capacity.
- F. Brewing or distilling of liquors.
- G. Brick, pottery, tile and terra cotta manufacturing.
- H. Bulk station.
- I. Candle or sperm oil manufacturing.
- J. Coal yards, excepting such as permitted in subsection 25.52214.
- K. Cooperage works.
- L. Dextrin, starch or glucose manufacturing.
- M. Disinfectant manufacturing.
- N. Dye and dyestuff manufacturing.
- O. Enameling, lacquering or japanning.
- P. Emery Cloth or sandpaper manufacturing.
- Q. Fats and oils rendering or refining.
- R. Felt manufacturing
- S. Flour or grain mill.
- T. Forge or foundry works.
- U. Gas-generation or storage for illumination or heating

- V. Grain drying or poultry feed manufacturing.
- W. Hair or hair products manufacturing.
- X. Lime or lime products manufacturing.
- Y. Linoleum, oil cloth or oil good manufacturing.
- Z. Match manufacturing.
- AA. Meat packing: but not stockyards or slaughterhouses, specified as a conditional use in subsection 20.031
- BB. Oil, paint shells, turpentine, varnish or enamel manufacturing, or the grinding of colors by machine.
- CCC. Offices, business and professional.
- DD. Paper and pulp manufacturing.
- EE. Perfume manufacturing.
- FF. Pickle, sauerkraut or sausage manufacturing.
- GG. Plaster manufacturing.
- HH. Poultry packing and storage for wholesale: but not slaughter houses, specified as conditional use in subsection 20.031.
- II. Printing ink manufacturing.
- JJ. Sandblasting or cutting.
- KK. Sawmill, the manufacture of excelsior work fiber or sawdust products.
- LL. Sewage disposal plant.
- MM. Shoddy manufacturing.
- NN. Shoe blacking or polish or stove polish manufacturing.
- OO. Soap manufacturing.
- PP. Steam power plant, except where necessary to a permitted use.
- QQ. Stone and monument works employing power-driven tools unless complying with provisions in subsection 25.
- RR. Storage, drying, rags, glass, cloth, paper or clipping, including sorting, refining, baling, wood pulling and scouring.
- SS. Sugar Refining.
- TT. Tar distillation or manufacturing.
- UU. Vinegar manufacturing.
- VV. Wire or rod drawing-nut, screw or bolt manufacturing.
- WW. Warehouses, trucking and motor freight station or terminal.
- XX. Yeast manufacturing.
- YY. Any other use which, in the opinion of the Board, is of a similar character to those specified above.

20.02.4 Any other use that is determined by the Board, as provided in Article 25, to be of the same general character as the above permitted uses.

20.03 **CONDITIONAL USES REQUIRING BOARD APPROVAL.**

20.03.1 Any of the following uses shall be prohibited, unless located not less than six hundred (600) feet from any R-District, or recorded residential subdivision; and not less than tow hundred (200) feet from any other district except an M-1 or F-1 District; and unless authorized by the Board subject to such conditional and requirements as may, in the opinion of the Board, be necessary to protect adjacent property and prevent conditions which may become noxious or offensive.

- a. Ammonia chlorine or bleaching powder manufacture.
- b. Animal black, lamp, bone black or graphite manufacturing.

- c. Asbestos manufacturing.
- d. Celluloid or pyroxyline products manufacturing or storage.
- e. Cement, lime gypsum or plaster of paris manufacture.
- f. Crematory.
- g. Creosote manufacture or treatment.
- h. Distillation of coal, petroleum, refuse, grain, wood, or bones, except in the manufacture of gas.
- i. Explosives manufacture or storage for small arms ammunition.
- j. Fertilizer, compost (manufacture or storage).
- k. Fish curing, smoking or packing, fish oil manufacture or refining.
- l. Garbage, offal, dead animals, refuse, rancid fats, incineration, reduction or storage.
- m. Glue manufacturing, size or gelatin manufacturing where the processes include the refining or recovery of products from fish, animal or offal.
- n. Hog farm.
- o. Insecticide manufacturing.
- p. Livestock.
- q. Petroleum or inflammable liquids production, refining and storage above ground.
- r. Poison manufacturing.
- s. Radium extraction.
- t. Rubber, caoutchouc or gutta percha manufacture and treatment from crude or scrap material or the manufacture of balata.
- u. Slaughtering of animals or stock yards.
- v. Smelting of ferrous or none- ferrous ores.
- w. Storage curing or tanning of raw, green or salted hides or skins.
- x. Sulphurous, sulfuric, nitric, picric, carbolic, or hydrochloric or other corrosive acid manufacture.
- y. Junk yards; subject to the provisions specified in Section 25.
- z. Processing medical or infectious waste.
- aa. Open storage
- bb. Any other use which in the opinion of the Board is of a similar character to those specified above.

20.03.2 Wireless and Cellular Telecommunications Facilities

20.04 **ACCESSORY USES.**

20.04.1 A private garage or parking area.

20.04.2 Exterior signs which pertain only to a permitted use on the premises; are either integral with an attached flat against the building or project not more than four (4) feet beyond any building line or three (3) feet above the roof line; and which do not face the side of adjoining lot which is in an R-District or recorded residential subdivision. Such signs may be supported by free standing structures and may be located anywhere on the premise, except within the required front or side yard, provided such signs comply with the requirement of this subsection that they shall not face the side of any adjoining lot in any R-District, or recorded residential subdivision.

- 20.04.3 Directional and other incidental signs, not exceeding four (4) square feet in area, required in connection with the operation of an automobile service station, parking lot or similar establishment, provided such signs do not extend over street rights-of-way nor otherwise obstruct or impair the safety of pedestrians or motorist.
- 20.04.4 Temporary real estate, political and small announcement signs, subject to the provisions specified in Section 22.
- 20.04.5 Temporary buildings for uses incidental to construction work shall be removed upon completion, or abandonment of the construction work.
- 20.04.6 Other uses and structures customarily accessory and incidental to a principal permitted use, except of a type which is permitted only subject to Board authorization.
- 20.04.7 Any other use when an incidental and necessary accessory use to a permitted principal use, when authorize by the Board subject to such conditions and requirements as may. In the opinion of the Board, be necessary to protect adjacent property and prevent conditions which may become noxious or offensive.
- 20.05 **REQUIRED CONDITIONS.**
- 20.05.1 The requirement that certain businesses, services or processing shall be conducted within a completely enclosed building shall not apply to any principal use permitted under subsection 19.02 in the M-1 District. Any such use may be conducted in the M-2 District within or without a building or enclosure, subject to any applicable distance limitations set forth in Article 20.
- 20.05.2 All junk yards shall be enclosed by a solid board fence or wall not less than eight (8) feet high; or a screen of natural material that furnishes year-round screening may be used in place of such fence.
- 20.06 **PROHIBITED USES.**
- 20.06.1 Dwellings and residences of any kind including motels, mobile home parks, schools, hospitals, clinics and other institutions for human care, except where incidental to a permitted principal use; provided, however, that any of the aforesaid uses legally existing in the M-2 District at the time of adoption of this Resolution, or any amendment thereto, shall not be classified as a nonconforming use as defined in section 4.
- 20.06.2 No use shall be permitted or authorized to be established or maintained which, when conducted in compliance with the provisions of this Resolution and any additional conditions or requirements prescribed by the Board, is or may become hazardous, noxious or offensive or water-carried waste.
- 20.07 **HEIGHT REQUIREMENTS.** Within Two hundred (200) feet of any it-District, or recorded residential subdivision; no structure shall exceed three (3) stories or fifty (50) feet in height and no structure otherwise shall exceed in height the distance measured to the center of any street; except as provided in Article 23.

20.08 **AREA, FRONTAGE AND YARD REQUIREMENTS.** The following minimum requirements shall be observed, except as modified by provisions of Article 23.

M-2 GENERAL INDUSTRIAL DISTRICT.

	Lot Frontage	Front Yard Depths	Story	Side yard One Side Yd.	Width Both Side Yds.	Rear Yard Depth
Lot Areas						
All permitted and 40'	None	50'		None, except where		1-story-
Conditional uses- 50'				adjoining R-District, or		2-story-
None 60'				recorded residential subdivisions-		3-story-
ft.				Then not less than 50' each side		Five (5)
story				Yard.		Each

ARTICLE 21

F-1 FLOOD PLAIN DISTRICT

- 21.01 **PURPOSE.** The intent of the F-1 Flood Plain District is to protect storm water channels so they can carry abnormal flows of water in time of high water and flooding; to prevent encroachment into those areas in which development will materially obstruct the flow of flood water, thereby increasing the magnitude of the flooding; and to prevent the loss of life and excessive property damage in the areas of greatest flood hazard, as specified in the FEMA regulations and herein.
- 21.02 **PRINCIPAL PERMITTED USES.** Agriculture and farms, not including commercial animal or poultry farms or kennels; provided that any building in which farm animals are kept shall be located not less than two hundred (200) feet from any other lot in any R-District, or a recorded residential subdivision.
- 21.03 **CONDITIONAL USES, REQUIRING BOARD APPROVAL.** These conditions uses are subject to the additional regulations set forth in Section 25 of this Resolution.
- 21.03.1 Neighborhood and community Parkland, open spaces.
- 21.03.2 Country Clubs, golf courses and other private noncommercial recreation.
- 21.03.3 Open storage of floatable material.
- 21.03.4 Resource and mineral extraction activities.
- 21.04 **ACCESSORY USES.**
- 21.04.1 A private garage, parking area or stable.
- 21.04.2 The selling of bait and the selling or leasing of boats and fishing equipment.
- 21.04.3 Roadside stands, offering for sale only agricultural products produced on the premises or in the vicinity.
- 21.04.4 Temporary real estate, political and small announcement signs subject to the provisions specified in Section 22.
- 21.04.5 Temporary buildings for uses incidental to construction work which buildings shall be removed upon completion or abandonment of the construction work.
- 21.04.6 Any other accessory use that is determined by the Board, as provided in Article 25, to be necessary and incidental to any aforesaid permitted principal use and located on the same lot therewith but not including any permanent residence except for a watchman or caretaker employed on the premises.
- 21.05 **REQUIRED CONDITIONS.**

- 21.05.1 Approval by the Board and compliance with FEMA regulations will be required for construction of any building, enclosure or any type of material storage.
- 21.05.2 All uses and buildings or premises, for which compliance with the distance requirements in this subsection is stipulated in the foregoing subsections of this Article, shall be distant at least two hundred (200) feet from any lot in any R-District, recorded residential subdivision or any lot occupied by a dwelling, or by any school, church or institution for human care.
- 21.06 **HEIGHT REQUIREMENTS.** No structure shall exceed two and one-half (2 ½) stories or thirty (30) feet in height, except as provided in Article 23.
- 21.07 **AREA, FRONTAGE AND YARD REQUIREMENTS.** The following requirements shall be observed, except as modified by provisions of Article 23.

F-1 FLOOD PLAIN DISTRICT

Lot Frontage	Front Yard Depths	Story	Side Yard One Side Yd.	Widths Both Side Yds.	Rear Yard Depth
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Lot Areas

Non-residential
Uses-same as
Required in district
Where first permitted

Same as required in district where first permitted.

ARTICLE 22

SPECIAL PROVISIONS

- 22.01 **PARKING AND LOADING AREAS, PUBLIC GARGES, PARKING LOTS AND FILLING STATIONS.**
- 22.01.1 **OFF-STREET LOADING SPACE.**
- 22.01.1.1 In any district, in connection with every building or part thereof hereafter erected and having a gross floor area of ten thousand (10,000) square feet or more, which is to be occupied by manufacturing, storage, warehouses, goods display, retail store, wholesale store, market, motor hotel, hospital, mortuary, laundry, dry cleaning or other uses similarly requiring the receipt of distribution by vehicles of material or merchandise, there shall be provided and maintained, on the same lot with such building, at least one (1) off-street loading space plus one (1) additional such loading space for each twenty thousand (20,000) square feet.
- 22.01.2 Each loading space shall be not less than ten (10) feet in width, twenty-five (25) feet in length and fourteen (14) feet in height.
- 22.01.3 Subject to the limitations in subsection 22.01.4, such space may occupy all or any part of any required yard or court space.
- 22.01.4 No space shall be located closer than fifty (50) feet to any other lot in any R-district or recorded residential subdivision, unless wholly within a completely enclosed building or unless enclosed on all sides by a wall or uniformly painted board fence not less than six (6) feet in height.
- 22.02 **OFF-STREET PARKING SPACE.**
- 22.02.1 Required Automobile Parking Spaces. In all districts, in connection with every industrial business, or with institutional, recreational, residential or any other use, there shall be provided, at the time any building or structure is erected or is enlarged or increased in capacity, off-street parking spaces for automobiles in accordance with the requirements herein.
- 22.02.2 Sizes and Access. Each off-street parking space shall have an area not less than one hundred sixty (160) square feet exclusive of access drives or aisles, and shall be of useable shape and condition. Except in the case of dwellings, no parking area provided hereunder shall be less than one thousand (1,000) square feet in area.
- 22.02.3 There shall be adequate provisions for ingress and egress to all parking spaces. Where a lot does not abut on a public or private alley or easement of access, there shall be provided an access drive not less than eight (8) feet in width in the case of a dwelling, and not less than eighteen (18) feet in width in all other cases, leading to the parking or storage areas or loading and unloading spaces required hereunder in such manner as to secure the most appropriate development of the property in question, but, except where provided in connection with a use permitted in an R-District or recorded residential subdivision, such easement of access or access drive shall not be located in any R-District, or recorded residential subdivision.

22.03 **FLOOR AREA DEFINED.** For the purpose of applying the requirements in subsection 23.04, “floor area,” in the case of offices, merchandising or service types of uses, shall mean the gross floor area used or intended to be used by tenants, or for service to the public as customers, patrons, client or patients, including areas occupied by fixtures and equipment used for display or sales or merchandise. It shall not include areas used principally for non-public purposes, such as storage, incidental repair, processing or packaging of merchandise, for show windows, for offices incidental to the management or maintenance of stores or buildings for toilet or rest rooms, for utilities or for dressing rooms, fitting or alteration rooms.

22.04 **NUMBER OF PARKING SPACES REQUIRED.** The number of off-street parking spaces required shall be as set forth in the following:

22.05 **RESIDENTIAL USES:**

Single-Family	2.0 per dwelling unit
Two-Family	2.0 per dwelling unit
Multi-Family	2.0 per dwelling unit
Rooming/Boarding Houses	1.0 per rentable room not to exceed 5.0 off-street parking spaces

22.05.1 Institutional Uses:

Churches/Places of Worship 1.0 per 8 seats in principal auditorium or 1.0 per

Elementary Schools 1.0 per 850 sq. ft. of classroom space plus per 100 sq. ft. of office space plus per 50 sq. ft. of assembly space

Jr./Sr. High Schools 1.0 per 60 sq. ft. of classroom space plus per 100 sq. ft. of office space

Universities, Colleges 1.0 per 100 sq. ft. of classroom

Vocational/Technical Schools space plus 1.0 per 50 sq. ft. of assembly space

Hospital 1.0 per sq. ft. of sleeping space plus 1.0 per 100 sq. ft. of office space plus 1.0 per 150 sq. ft. of treatment space

Nursing Home/Rest Homes 1.0 per 500 sq. ft. of sleeping space plus 1.0 per 100 sq. ft. of office space

Group Homes 3.0 per facility

22.05.2	Recreational Uses:	
	Public Parks	Spaces are required cumulatively according to facilities included or fraction thereof
	Athletic Fields	8.0 per acre
	Community Center	10.0 per facility
	Tennis Courts	5.0 per court
	Golf course	8.0 per hole
22.05.3	Commercial Uses:	
	Business or Professional	1.0 per 400 sq. ft. of floor area office
	Retail or Service	1.0 per 300 sq. ft. of floor area establishments
	Bowling Lanes	1.0 per alley
	Theaters or Assembly Halls	1.0 per 6 seats fixed seating
	Financial Institutions	1.0 per 400 sq. ft. of floor area
	Food Stores	1.0 per 300 sq. ft. of floor area
	Eating and Drinking Places	1.0 per 150 sq. ft. of floor area
	Printing and Publishing	1.0 per 300 sq. ft. of floor area establishments
	Wholesale & Warehousing	1.0 per 200 sq. ft. of office space plus 1.0 per 400 sq. ft. Manufacturing operations plus 1.0 per 500 sq. ft. of storage space
	Drive-in Theaters	1.0 per speaker
	Dance Halls and Assembly Halls without fixed Seats exhibition halls.	1.0 per 100 sq. ft. of floor area
	Animal Hospitals	3.0 per every treatment room plus 1.0 per 100 sq. ft. of office space
	Funeral Homes	1.0 per 50 sq. ft. of floor space
	Hotels, Motels and Lodging	1.0 per sleeping room, plus 1.0 per 100 sq. ft. of Houses office space and 1.0 per 150 sq. ft. of restaurant and lounge space.
	Automobile Service and Repair	1.0 per 800 sq. ft. of floor space

Gasoline Service Station	1.0 per 800 sq. ft. of floor space
Commercial Recreational Baseball Fields	1.0 per acre
Medical or Dental Clinics	1.0 200 sq. ft. of floor area
Golf Driving Ranges	1.0 per tee
Carpenter Shops	1.0 per 300 sq. ft. of floor area
Electric, Plumbing and Heating Shops	1.0 per 300 sq. ft. of floor area
Furniture & Appliance Stores	1.0 per 400 sq. ft. of floor area

22.05.4 Industrial Uses:

Wholesale & Warehousing	1.0 per 3,000 sq. ft. of floor area
Carpenter Shops	1.0 per 300 sq. ft. of floor area
Electrical, Plumbing & Heating	1.0 per 300 sq. ft. of floor area
Furniture Upholstering	1.0 per 300 sq. ft. of floor area
Automobile Service & Repair	1.0 per 300 sq. ft. of floor area
Industry & Manufacturing Establishment	1.0 per 200 sq. ft. of office space plus 1.0 per 400 sq. ft. of manufacturing operations space plus 1.0 per 500 sq. ft. of storage space.
Research & Development Establishments	1.0 per 1,200 sq. ft. of floor area

In the case of any building, structure or premises, the use of which is not specifically mentioned herein, the provisions for a use which is so mentioned and to which said use is similar shall apply.

22.06 **DEVELOPMENT AND MAINTENANCE OF PARKING AREAS.** Every parcel of land hereafter used as a public or private parking area, including a commercial parking lot and also an automobile or trailer sales lot, shall be developed and maintained in accordance with the following requirements:

- a. Screening and Landscaping. Off-street parking areas for more than five (5) vehicles shall be screened on each side which adjoins or faces premises situated in any R-District or recorded residential subdivision, or institutional premises, by a masonry wall or solid fence of acceptable design. Such wall or fence shall be neither less than four (4) feet nor more than six (6) feet in

height and shall be maintained in good condition without any advertising thereon. The space between such wall or fence and the side lot line adjoining premises, or the front lot line facing premise, in any R-District or recorded residential subdivision shall be landscaped with grass, hardy shrubs or ground cover and maintained in good condition. In case the capacity of the parking area exceeds thirty (30) vehicles, it shall be screened by a masonry wall or solid fence of acceptable design.

- b. Minimum Distances and Set-Backs. No part of any parking area for more than five (5) vehicles shall be closer than ten (10) feet to any dwelling, school, hospital or other institution for human care located on an adjoining lot, unless screened by an unpierced subdivision but adjoining such district, the parking area shall not be located within twenty-five (25) feet from the established street right-of-way line within fifty (50) feet of any R-District or recorded residential subdivision.
- c. Surfacing. Any off-street parking area for more than five (5) vehicles shall be surfaced with an asphalt or Portland cement or other impervious surface pavement binder so as to provide a durable and dustless surface, shall be so graded and drained as to dispose of all surface water accumulated within the area, and shall be so arranged and marked as to provide for orderly and safe loading or unloading and parking and storage of self-propelled vehicles. The foregoing requirements with respect to surfacing shall not apply to a parking area in an M-District if more than two hundred (200) feet distance from any R-District or recorded residential subdivision, except that a dustless surface shall be provided in any case.
- d. Lighting. Any lighting used to illuminate any off-street parking area shall be so arranged as to reflect the light away from adjoining premises in any R-District, or recorded residential subdivision.

22.06.1 The Board may authorize on appeal a modification reduction or waiver of the foregoing requirements if it should find that, in the particular case appealed, the peculiar nature of the residential, business trade, industrial, or other use or the exceptional shape or size of the property or other exceptional situation or condition would justify such action.

22.07 **RESTRICTED BUSINESS OR INDUSTRIAL ACCESSORY PARKING AREAS.** The Board of Appeals may authorize, as a conditional use, subject to the provisions of subsection 25.04.1, the establishment and operation of an off-street parking area for ten (10) or more automobiles in such parts of any A-,R-, or F-District that abut at least fifty (50) feet either directly or across an alley, a B- or M-District, subject to the following conditions and requirements.

- a. The parking lot shall be accessory to, and for use in connection with, one or more businesses or industrial establishments located in an adjoining B- or M-District.
- b. Each entrance and exit to and from such parking lot shall be at least twenty (20) feet distant from any adjacent property located in any R-District or recorded residential subdivision.
- c. The parking lot shall be subject to all requirements of subsection 22.012; and any additional conditions or requirements in respect to development, maintenance and operation which the Board deems necessary or desirable for the protection of adjacent property or the public interest.

- d. No sign of any kind, other than designating entrances, exits and conditions of use, shall be maintained on such parking lot.
- e. No commercial repair work or services of any kind shall be conducted on such parking lot.
- f. No charge shall be made for parking in such parking lot.
- g. Any person, firm or corporation desiring to secure permission to establish and maintain a restricted business or industrial parking lot within the meaning of this subsection shall make application to the Board, accompanied by a plan which clearly indicates the proposed development, including the location, size, shape, design, landscaping, curb cuts, and other features and appurtenances of the parking lot. Such application shall also be accompanied by the names and addresses of all the owners of all properties within the same block as the proposed parking lot and all properties separated there from by not more than one (1) street, any part of any one (1) of which properties is within two hundred (200) feet of any part of said proposed parking lot and is located in an R-District or a recorded residential subdivision.
- h. Before making its final determination, the Board shall hold a public hearing, notice of which shall be give to owners of properly as described above. If the Board approves the aforesaid application, the Zoning inspector shall thereafter issue a zoning certificate in accordance therewith, subject to any modifications of the foregoing requirements and to any additional requirements that may be stipulated by the Board.
- i. Any permit authorized by the Board and issued by the Zoning Inspector may be revoked at the time that the aforementioned requirements are not compiled with.

22.08 **FILING STATIONS, PUBLIC GARAGES AND PARKING LOTS.**

No gasoline filling station, parking lot for twenty-five (25) or more motor vehicles, or parking garage or automobile repair shop shall have an entrance or exit for vehicles within two hundred (200) feet along the same side of a street of any school, public playground, church, hospital, public library, or institution for dependents or for children, except where such property is in another block or on another street which the lot in question does not abut.

22.09 **BILLBOARDS AND OTHER OUTDOOR ADVERTISING SIGNS AND STRUCTURES REAL ESTATE AND OTHER SIGNS.**

22.09.1 **PURPOSE.** It is the purpose of these sign regulations to promote and protect the public health, welfare and safety by regulating existing and proposed outdoor advertising, outdoor advertising signs and outdoor signs of all types. These regulations are intended to protect property values, create a more attractive economic and business climate, enhance and protect the physical appearance of the community and preserve the scenic and natural beauty of designated areas. These regulations are further intended to reduce sign or advertising distractions and obstructions that may contribute to traffic accidents, reduce hazards that may be caused by signs hanging or projecting over public rights-of-way and enhance community development.

22.09.2 **GENERAL REGULATIONS.**

- a. Signs erected and maintained pursuant to and as required by law, any governmental function, ordinance or governmental regulation shall be excluded from the regulations of this chapter.
- b. No signs hung and erected or attached in any form, shape or manner to a fire escape or any door or window giving access to any fire escape.
- c. All signs hung and erected shall be plainly marked with the name of the person, firm or corporation responsible for maintaining the sign.
- d. Should any sign be or become unsafe or be in danger of falling, the owner thereof or the person maintaining the same shall, upon receipt of written notice from the zoning Administrator, proceed at once to put such sign in a safe and secure condition or remove the sign.
- e. No sign shall be place in any public right-of-way except publicly owned signs, such as traffic control and directional signs. Signs directing traffic and parking on private property but bearing no advertising matter shall be permitted on any property. On corner lots, no sign shall be located in the required sight triangle.
- f. Regulation of signs along interstates and primary highways shall conform to the requirements of Ohio Revised Code Chapter 5516 and the regulations adopted pursuant thereto.
- g. Measurement of Sign Area. The sign area shall be the area of the smallest combination of rectangles which can encompass all words, letters figures, emblems and other elements of the sign message. Frames and structural members that are not advertising matter shall not be included in computation of surface area, but in no instance shall this supporting structure exceed by more than twenty percent the area of the sign.
- h. Sign Illumination. Any illuminated sign or lighting device shall emit only a constant intensity of light, and no sign shall be illuminated by or contain flashing intermittent
- i. Non-conforming Signs. The continuance of an existing sign that does not meet the regulations and requirements of this Chapter shall be deemed a non-conforming sign, which shall terminate by abandonment. A sign shall be considered abandoned when;
 - 1. The sign is associated with an abandoned use.
 - 2. The sign remains after a business has been closed to the public for at least ninety (90) consecutive days. Seasonal businesses are exempt from this determination.
 - 3. The sign is not maintained and together with all supports, braces, guys and anchors is in a state of disrepair.
 - 4. Based upon these definitions, abandonment shall be determined by the Zoning Administrator. Upon finding that the sign is abandoned, the right to maintain and use such sign shall terminate immediately.
- j. Outdoor advertising signs and structures, where permitted, shall be set back from the established right-of-way line of any street or highway, at least as far as the required front yard depth for a principal building in such district. In any A-1 District the minimum setback shall be at least fifty (50) feet from the established right-of-way, except that at all intersections the minimum setback shall be at least one hundred (100) feet from the established right-of-way.
- k. No such billboard, sign or advertising structure shall be permitted which faces the front or side lot line of any lot in any R-District, or recorded residential subdivision, within one hundred (100) feet, of such lot line. No outdoor advertising signs or structures shall be permitted within three

hundred (300) feet of any of the following: entrance to a public park, public or parochial school, library, church, museum, historic monument or safety rest area.

- l. Adjacent to primary highways no outdoor advertising sign or structure shall be erected within three hundred (300) feet of another sign structure on the same side of the highway. All distances between signs shall be measured along the nearest edge of the pavement directly opposite the signs, along each side of the highway. On-remise signs shall not be considered in determining space requirements.
- m. The maximum area for any outdoor advertising sign shall be seven hundred (700) square feet, exclusive of any border, trim, base, support, etc. The sign structure may contain one (1) or two (2) advertisements per facing, not to exceed the maximum area. Double-faced structures will be permitted with the maximum area being allowed for each facing.
- n. One (1) ground sign, the bottom of which is more than ten (10) feet above the ground and provided such sign does not project beyond the right-of-way line of the street, not exceeding one hundred (100) sq. ft. in areas and that the sole purpose of the sign is to advertise products sold on the premises or to identify the business located on the premises shall be permitted.
- o. Real estate signs advertising the sale, rental, or lease of the premises on which they are maintained shall set back from every street lot line at least a distance in feet equal to one-half ($\frac{1}{2}$) the number of square feet area of the sign, but such set back shall not be less than ten (10) feet from the established right-of-way line in any A- or F- District, and not less than the least depth of the required front yard in any other district; such setback need not be more than seventy (70) feet, provided, however, that such real estate sign not exceeding nine (9) square feet in area shall be permitted outside the required right-of-way.
- p. Small announcement or professional signs where permitted shall not exceed one (1) square foot in area; except that a church, school, community center or other public or institutional building may have for its own use an announcement sign or bulletin board not over fifty (50) square feet in area which is not attached flat against a building, 15 feet from all right-of-way lines.
- q. Temporary political signs are permitted in all districts, provided there is no interference with traffic visibility and that said political signs shall be posted no more than sixty (60) days before an election and shall be removed within seven (7) days following election day.

22.09.3 **PROHIBITED SIGNS.**

- a. Animated signs that employ flashing lights, blinking lights or other elements that revolve, rotate, whirl, spin or otherwise make use of motion to attract attention are prohibited.
- b. The above section does not apply to any sign that has at least ninety (90) percent of the sign face devoted to performing a public service function of indicating time, temperature or some other similar service.

22.10 **SINGLE-FAMILY RESIDENCES.** A single-family residence may be located in an M-1 District if such residence is an accessory to principal permitted use in such district and the Board Determine that such use is proper.

- 22.11 **B-3 USES PERMITTED IN THE M-1 AND M-2 DISTRICTS.** Any use permitted in the B-3 District and located within a parcel of land containing not less than 15 contiguous acres under single ownership and located within one mile (5,280 feet) from a U.S. interstate highway shall be allowed as a principal permitted use in any existing M-1 or M-2 District.
- 22.12 **PARKING, REBUILDING AND STORAGE OF CAMPERS, TRUCKS, TRAILERS OR OTHER VEHICLES.** In any district, where not permitted, the repairing, rebuilding, dismantling, or storage of more than one (1) inoperative vehicle outside of an enclosed building shall be prohibited. No dismantled vehicle or any vehicle in process of being dismantled shall be kept over thirty (30) days without being in an enclosed building.
- 22.13 **RESIDENTIAL USE IN COMMERCIAL DISTRICTS.** In any B-1 or B-2 District, a dwelling or dwelling may be permitted if such dwelling is made a part of the principal building and approved by the Board.
- 22.14 **ADULT ENTERTAINMENT FACILITIES.**
- 22.14.1 Adult Entertainment Facilities as defined in Article 4 are permitted in any M-1 Light Industrial District or M-2 General Industrial District subject to the regulations set forth in this section.
- 22.14.2 Adult Entertainment Facility Requirement:
- a. The above uses shall have frontage on a principal or minor arterial, or major or minor collector street, as defined by the Butler County Thoroughfare Plan, by which access to the Adult Entertainment Facility is exclusively provided.
 - b. One parking space per 150 sq. ft. of floor area shall be provided as specified in Article 22.
 - c. Parking areas and general lighting shall be designed and installed to avoid casting direct light or glare onto surrounding properties.
 - d. All building openings, entries, window, etc. for adult uses shall be located, covered or serviced in such a manner as to prevent a view into the interior from any exterior public or semi-public area, sidewalk or street.
 - e. Displays or promotional items of Adult Material shall not be visible from exterior public view. This prohibition shall not extend to advertising of the existence or location of such adult entertainment facility.
 - f. Only one (1) sign, which shall not contain adult material, advertising the existence or location of such adult entertainment facility shall be allowed as regulated in Article 22, no more than fifty, (5) square feet in size mounted flat against the building.
 - g. A landscaped buffer of not less than ten (10) feet in width and six (6) feet in height shall be provided along all side and rear lot lines.
 - h. All Adult Entertainment Facilities shall have a minimum lot area of twenty-thousand (20,000) square feet.
 - i. All Adult Entertainment Facilities shall be located not less than 1,000 feet from any lot; in any R-District; recorded residential subdivision; church or similar place of worship; public building; school; day care center; public park, playground, or other recreation facility attended by person(s) under the age of eighteen; hotel; motel pawn shops; pool hall; video game or pinball arcade; dance hall; or business selling alcohol for consumption on the

premises, whether within this or any other political subdivision. The measurement of distance for the purpose of these regulations shall be from lot line to lot line along the shortest possible course.

- j. All Adult Entertainment Facilities shall be located not less than 1,000 feet from any residential dwelling on a lot greater than 5.1 acres in size in any other political subdivision. The measurement of distance for the purpose of these regulations shall be from lot line to lot line along the shortest possible course.
- k. All Adult Entertainment Facilities shall be located not less than 1,000 feet from any residential dwelling on a lot greater than 5.1 in size in any A-District, which is not a recorded residential subdivision, whether within this or any other political subdivision. The measurement of distance for the purpose of this regulation shall be from the lot line of the adult entertainment facility to the wall of the residential dwelling along the shortest possible course.
- l. All Adult Entertainment Facilities shall be located not less than 1,000 feet from any lot of any other adult entertainment facility. The measurement of distance for the purpose of these regulations shall be from lot line to lot line along the shortest possible course.
- m. No adult entertainment facility, except for an adult motel, may remain open at any time between the hours of one o'clock (1:00) A.M. and eight o'clock (8:00) A.M. local time on weekdays and Saturdays, and one o'clock (1:00) A.M. and noon (12:00)P.M. local time on Sundays.

ARTICLE 23

EXCEPTIONS AND MODIFICATIONS

- 23.01 **PREFACE.** The requirements and regulations specified herein above of this Resolution shall be subject to the following exceptions, modifications and interpretations:
- 23.02 **EXISTING LOTS OF RECORD.** In any district where dwellings are permitted, a one-family detached dwelling may be erected on any lot of official record at the effective date of this Resolution, irrespective of its area or width, the owner of which does not own any adjoining property provided:
- 23.02.1 In no case shall the width of any side yard be less than ten (10) per cent of the width of the lot, and provided that on a corner lot the width of the side yard adjoining the side street lot line shall not be less than eight (8) feet or twenty (20) per cent of the frontage, whichever is the greater.
- 23.02.2 The depth of the rear yard of any such lot need not exceed twenty (20) per cent of the depth of the lot, but in no case shall it be less than ten (10) feet.
- 23.03 **HEIGHT LIMITS.** Height limitations stipulated elsewhere in this Resolution shall not apply:
- 23.03.1 To barns, silos or other farm buildings or structures on farms; to church spires, belfries, cupolas and domes, monuments, water towers, fire and hose towers, observation towers, transmission towers, windmills, chimneys, smokestacks, flag pole, radio tower, sand and gravel processing plants, masts and aerials; to parapet walls extending not more than four (4) feet above the limiting height of the building.
- 23.03.2 To places of public assembly in churches, schools and other permitted public and semi-public buildings, provided that these places of public assembly are located on the first floor of such buildings and provided that for each three (3) feet by which the height of such building exceeds the maximum height otherwise permitted in the district, its side and rear yards shall be increased in width and depth by an additional foot over the side and rear yards required for the highest building otherwise permitted in the district.
- 23.03.3 To bulkheads, elevator penthouses, water tanks, monitor and scenery lofts, provided no linear dimension of any such structure exceeds fifty (50) percent of the corresponding street lot line frontage; or to towers and monuments, fire towers, hose towers, cooling towers, grain elevators, gas holders, or other structures where the manufacturing process required a greater height. Provided, however, that all such structures above the heights otherwise permitted in the district shall not occupy more than twenty-five (25) percent of the area of the lot and shall be distant not less than fifty (50) feet in all parts from every lot line, not a street lot line.

23.04 **AREA AND FRONTAGE MODIFICATIONS.** In the A-1 and R-1 District, where public water and sewerage is accessible, lot area and frontage requirements may be reduced to meet the R-1A District and subject to the conditions A and B below:

In the A-1 District, where public water is accessible, but not public sanitary sewer, lots area and frontage requirements may be reduced to meet the requirements of the R-1 District and subject to the conditions A and B below:

- a. Said lot is located in and is a part of a properly approved and recorded residential subdivision.
- b. The Health Officer of Butler county has certified that the area of said lot at the proposed size will be large enough to satisfy all applicable requirements concerning water supply and the disposal of sanitary wastes.

23.04.1 **LOT FRONTAGE MODIFICATION.** In any A- or R-District, a parcel, adjacent to a recorded subdivision, adjoining a stubbed street or adjoining a lot that has been designated for a future street, may use the end of the existing or proposed right-of-way as the required frontage, provided that only one (1) single-family dwelling be allowed on said parcel and provided said parcel meets all other requirements of the District in which it is located.

23.05 **FRONT YARD MODIFICATION.**

23.05.1 In any R-District or recorded residential subdivision, where the average depth of at least two (2) existing front yards on lots within one hundred (100) feet of the lot in question and within the same block front is less or greater than the least front yard depth prescribed elsewhere in this Resolution, the required depth of the yard on such lot shall be modified. In such case, this shall not be less than the average depth of said existing front yards on the two (2) lots immediately adjoining or is in the case of a corner lot, the depth of the front yard on the lot immediately adjoining; provided, however, that the depth of a front yard on any lot shall be at least ten (10) feet and need not exceed fifty (50) feet.

23.05.2 Delete 04-01-03

23.06 **DOUBLE FRONTAGE LOTS.** Building on lots having frontage on two (2) non-intersecting streets need not have a rear yard if an equivalent open space is provided on the lot in lieu of such required rear yard; applicable front yards must be provided, however, on both streets.

23.07 **REAR AND SIDE YARDS- HOW COMPUTED.** In computing the depth of a rear yard or the width of a side yard where the rear or side yard abuts an alley, one-half (1 ½) of the width of the alley may be included as a portion of the required rear or side yard, as the case may be.

23.08 **SIDE YARD MODIFICATIONS.**

23.08.1 Each side yard shall be increased in width by two (2) inches in an R-District or recorded residential subdivision for each foot by which the length of the side wall of the building adjacent to the side yard exceeds forty (40) feet.

- 23.08.2 Side yard width may be varied where the side wall of a building is not parallel with the side lot line or is broken or otherwise irregular. In such case the average width of the side yard shall not be less than the otherwise required least width; provided, however, that such side yard shall not be narrower at any point than one-half (1/2) the otherwise required least width, or narrower than three (3) feet in any case.
- 23.08.3 Width of one (1) side yard may be reduced when authorized by the Board, in the case of a one-family dwelling, to a width of not less than three (3) feet, provided the sum of the widths of the two (2) side yards is not less than the required minimum, and provided the distance between the proposed dwellings and another dwelling, existing or proposed on an adjacent lot, is not less than the required minimum sum of the widths of the two (2) side yards. Such reduction may be authorized only when the Board finds it to be warranted by the location of existing buildings or conducive to the desirable development of two (2) or more lots.
- 23.08.4 A side yard along the side street lot line of a corner lot, which lot abuts in the rear either directly or across an alley the side lot line of another lot in an R-District or recorded residential subdivision, shall have a width of not less than one-half (1/2) the required depth of the front yard on such other lot fronting the side street.
- 23.09 **PROJECTIONS INTO REQUIRED YARDS.**
- 23.09.1 Certain architectural features may project into required yards or courts as follows:
- 23.09.2 Into any required front yard or required side yard adjoining a side street lot line, provided the following conditions are met:
- a. Cornices, canopies, eaves or other architectural features may project a distance not exceeding two (2) feet, six (6) inches.
 - b. Fire escapes may project a distance not exceeding four (4) feet, six inches.
 - c. An uncovered stair and necessary landing may project a distance not to exceed six (6) feet, provided such stair and landings shall not extend above the entrance floor of the building except for a railing not exceeding three (3) feet in height.
 - d. Bay windows, balconies and chimneys may project a distance not exceeding three (3) feet, provided that such features do not occupy, in the aggregate, more than one-third (1/3) of the length of the building wall on which they are located.
- 23.09.3 Subject to the limitations in subsection 23.092, the above named features may project into any required side yard adjoining an interior side lot line a distance not to exceed one-fifth (1/5) of the required least width of such side yard, but not exceeding three (3) feet in any case.
- 23.09.4 Subject to the limitations in subsection 23.092, the features named therein may project into any required rear yards or into any required outer court the same distances they are permitted to project into a front yard.

- 23.09.5 Fences, walls and hedges may be located in required yards as follows:
- a. If not exceeding at any point four (4) feet in height above the elevation of the surface of the ground at such point, such may be located in any yard or court.
 - b. If not exceeding at any point six (6) feet in height above the elevation of the surface of the ground at such point, such may be located in any yard or court.
 - c. A fence between lots platted for residential use shall be of approved material and shall be kept in good repair and appearance. The use of barbed wire, electrical or similar type fences shall be prohibited.
 - d. Any swimming pool, or the entire property on which it is located, shall be so walled or fenced by approved material and construction a minimum of forty-eight (48) inches high, so as to prevent uncontrolled access from the street or adjacent properties, and said fence shall be maintained in good condition with a self-closing gate and lock. Any lighting used to illuminate the pool area shall be so arranged as to deflect the light from adjoining properties.

23.10 **EXEMPTED PUBLIC UTILITY TELECOMMUNICATION TOWER.** Except as otherwise provided in this section, nothing in this Resolution shall confer any power on the Board of St. Clair Township Trustees or the Board of Zoning Appeals in respect to the location, erection, construction, change, alteration, maintenance, use or enlargement of any telecommunication Tower by a public utility or railroad for the operation of its business.

23.10.1 **TELECOMMUNICATION TOWER DEFINED.** As used in this section, the term Telecommunication Tower shall mean any free-standing structure, or any structure to be attached to a building or other structure, that meets all of the following criteria;

- a. The free-standing or attached structure is proposed to be owned or principally used by a public utility engaged in the provision of telecommunications services.
- b. The free-standing or attached structure is proposed to be located in any R-District.
- c. (i) The free-standing structure is proposed to top at a height that is greater than either the maximum allowable height of residential structures within the R-District in which it is located.
(ii) the attached structure is proposed to top at a height that is greater than either the height of the building or other structure to which it is to be attached, or the maximum allowable height of such an attached structure within the R-District in which it is located.
- d. The free-standing or attached structure is proposed to have attached to it radio frequency transmission or reception equipment.

23.10.2 **BOARD OF ZONING APPEALS.** The Board of Zoning Appeals has the power to require a Conditional Use Permit with respect to the location, erection, construction, reconstruction, change, alteration, removal, or enlargement of a Telecommunication Tower, as defined above, but not with respect to the maintenance or use of such a tower or any change or alteration that would not substantially increase the tower's height. However, the power so conferred shall apply to a particular telecommunications tower only upon the provision of a notice, in accordance with the provisions in this section, to the person proposing to construct the tower.

23.10.2.1 **PROCURES TO DETERMINE ZONING APPLICABILITY.** Any person who plans to construct a telecommunications Tower in any R-District, shall provide both of the following notices by certified mail:

- a. Written notice to the Board of Township Trustees of the Township in which the tower is proposed to be constructed and to each owner of property, as shown on the County Auditor's current tax list, whose land is contiguous to or directly across a street or roadway from the property on which the tower is proposed to be constructed, stating all of the following in clear and concise language: (i) The person's intent to construct the tower; (ii) A description of the property sufficient to identify the proposed location; (iii) That, no later than fifteen days after the date of the mailing of the notice, such Board of Township Trustees or any such property owner may give written notice to the Board of Township Trustees requesting that sections 303.01 to 303.25 of the Ohio Revised Code apply to the proposed location of the Tower as provided in the Butler County Rural Zoning Resolution. If the notice to the Board of Township Trustees or to a property owner is returned unclaimed or refused, the applicant shall mail the notice by regular mail. The failure of delivery of the notice does not invalidate the notice.
- b. Written notice to the Board of Township Board of Trustees of the information specified in Section 23.102.1 paragraph A. The notice to the Board of Trustees also shall include verification that the applicant has complied with all of the requirements stipulated in Section 23.102.1 paragraph A.

23.10.2.2 **CONDITIONAL USE PERMIT PROVISIONS.**

- a. If the Board of St. Clair Township Trustees receives notice from a property owner under Section 23.102.1 paragraph A within the time specified or if a member of the Board of Trustees makes an objection to the proposed location of the telecommunications tower within fifteen (15) days after the date of mailing of the notice sent under Section 23.102.1 paragraph A, the Board of Trustees shall send the person proposing to construct the tower written notice that the tower is subject to the Conditional Use permit requirements in Article 25 of this Resolution. The notice shall be sent from the Board of Township Trustees or a property owner or to date upon which a member of the Board of Township Trustees makes an objection. Upon receipt of this notice, the applicant is required to file a Conditional Use Permit. Upon the date of mailing of the notice to the person, the Conditional Use hearing procedures shall apply.
- b. If the Board of Township Trustees receive no notice under Section 23.102.1 paragraph A, within the time prescribed, or no Board of Township Trustees member objects as provided under 23.102.1 paragraph A within the time prescribed, then nothing in this Resolution shall confer any power on the Board of Township Trustees or the Board of Zoning Appeals in respect to the location, erection, construction, reconstruction, change, alteration, maintenance, use or enlargement of any Telecommunication Tower.

23.10.3 **NOTIFICATION REQUIRED.** Any person who plans to construct a Telecommunications Tower within one hundred feet of a residential dwelling in any zoning district shall provide a written notice to the owner of the residential dwelling and to the person occupying the residence, if that person is not the owner of the residence, stating in clear and concise language the person's intent to construct the tower and a description of the property sufficient to identify the proposed location. The notice shall be sent by certified mail. If the notice is returned unclaimed or refused, the person shall mail the notice by regular mail. The failure of delivery does not invalidate the notice.

For the purpose of the aforementioned notification requirement, a public utility telecommunication tower shall have the same meaning as Section 23.10.1, except that the proposed location of the free-standing or attached structure may be an area other than an unincorporated area of a township, in an area zoned for residential use.

ARTICLE 24

ENFORCEMENT

24.01 **ENFORCEMENT BY ZONING INSPECTOR.**

24.01.1 There is hereby established the office of Zoning Inspector. It shall be the duty of the Zoning Inspector to enforce this Resolution in accordance with the administrative provisions of this Resolution.

24.01.2 All departments, officials and public employees of Butler County, vested with the duty of authority to issue permits or licenses shall conform to the provisions of this Resolution and shall issue no permit, license for any use, building or purposes in conflict with the provision of this Resolution. Any permit or license issued in conflict with the provisions of this Resolution shall be null and void.

24.02 **FILING OF PLANS.**

24.02.1 Every application for a Zoning Certificate shall be accompanied by plans in duplicate, drawn to scale in black line or blueprint, showing the actual shape and dimensions of the lot to be built upon or to be changed in its use, in whole or in part; the exact location, size and height of any building or structure to be erected or altered; the existing and intended use of each building or structure or part thereof; the number of families or housekeeping units the building is designed to accommodate; and , when no buildings are involved, the location of the present use and proposed use to be made of the lot; and such other information with regard to enforcement of this Resolution. One (1) copy of such plan shall be returned to the owner when such plans have been approved by the Zoning Inspector, together with such Zoning Certificate as may be granted. All dimensions shown on these plans relating to the location and size of the lot to be built upon shall be based on actual survey. The lot and the location of the building thereon shall be staked out on the ground before construction is started.

24.02.2 In every case where the lot is not provided and is not proposed to be provided with public water supply and/or the disposal of sanitary wastes by means of public sewers, the application shall be accompanied by a Certificate of Approval by the Health Officer of Butler County and shall indicate the proposed method of water supply and/or disposal of sanitary wastes.

24.03 **ZONING CERTIFICATE.**

- 24.03.1 It shall be unlawful for an owner to use or to permit the use of any structure, building or land, part thereof, hereinafter created, erected, changed, converted or enlarged, wholly or partly, until a Zoning Certificate shall have been issued by the Zoning Inspector. Such Zoning Certificate shall show that such building or premises or a part thereof, and the proposed use thereof, are in conformity with the provisions of this Resolution. It shall be the duty of the Zoning Inspector to issue a Zoning Certificate, provided he is satisfied that the structure, building or premises and the proposed use thereof, and the proposed methods of water supply and disposal of sanitary wastes conform with all the requirements of this Resolution.
- 24.03.2 No permit for excavation or construction shall be issued by the County Building Department, unless the plan specifications and the intended use conform to the provisions of this Resolution.
- 24.03.3 The Zoning Inspector shall act upon all such applications on which he is authorized to act by the provisions of this Resolution within thirty (30) days after these are filed in full compliance with all the applicable requirements as specified under subsection 25.2. He shall either issue a Zoning Certificate within said thirty (30) days or shall notify the applicant in writing of his refusal of such Certificate within said thirty (30) days or shall notify the applicant in writing of his refusal of such Certificate and the reasons therefore. Failure to notify the applicant in case of such refusal within said thirty (30) days shall entitle the applicant to a Zoning Certificate unless the applicant consents to an extension of time.
- 24.03.4 Under such rules as may be adopted by the Board, the Zoning Inspector may issue a Temporary Zoning Certificate for a part of a building.
- 24.03.5 Under written request from the owner or tenant, the Zoning Inspector shall issue a Zoning Certificate for any building or premises existing at the time of enactment of this Resolution, certifying, after inspection, the extent and kind of use made of the building, or premises and whether such use conforms to the provisions of this Resolution.
- 24.04 **FEES.**
- 24.04.1 There shall be a fee charged for all Zoning Certificates. The Board of Township Trustees shall establish and publish annually a schedule of fees.
- 24.05 **VIOLATIONS, PENALTIES AND REMEDIES.**
- 24.05.1 It shall be unlawful to locate, erect, construct, reconstruct, enlarge, change, maintain or use, any building, structure, sign, or land in violation of any of the provisions of this Resolution, or any amendment or supplement thereto adopted by the Board of St. Clair Township Trustees, Butler County, Ohio. Any person, firm, or corporation, violating any of the provisions of this Resolution or any amendment or supplement thereto shall be deemed guilty of a misdemeanor and upon conviction shall be fined not more than one hundred dollars (\$100.00). Each and every day during which such illegal location, erection, construction, reconstruction, enlargement, change, maintenance of use continues may be deemed a separate offense.

24.05.2 In case any building, structure, or sign 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 this Resolution or any amendment or supplement thereto, the Board of St. Clair Township Trustees, the Prosecuting Attorney of Butler County, the Zoning Inspector, or any adjacent or neighboring property owner who would be specially damaged by such violations, in addition to other remedies provided by law, may institute injunction, mandamus, abatement or any other appropriate action(s), proceeding(s), to prevent, enjoin, abate or remove such unlawful location, erection, construction, reconstruction, enlargement, change, maintenance or use.

ARTICLE 25

BOARD OF ZONING APPEALS

- 25.01 **APPOINTMENT.** A Board of Zoning Appeals is hereby created. Such Board shall consist of five (5) members who shall be residents of the unincorporated territory of Butler County included in the area zoned, not more than two (2) of whom shall be from any one (1) township, if the area zoned includes three (3) or more townships. The terms of all members shall be of such length and so arranged that the term of one (1) member will expire each year. Each member shall serve until his successor is appointed and qualified. Members of the Board shall be removable for non-performance of duty, misconduct in office or other causes, by the County Commissioners upon written charges having been filed with the Commissioners and after a public hearing has been held regarding such charges, a copy of the charges having been served upon the member so charged at least ten (10) days prior to the hearing, either personally or by registered mail, or by having the same at his usual place of residence. The member shall be given an opportunity to be heard and answer such charges. Vacancies shall be filled by the Commissioners and shall be for the un-expired term.
- 25.02 **PROCEDURE.**
- 25.02.1 The Board shall organize and adopt rules for its own government in accordance with this Resolution. Meetings of the Board shall be held at the call of the Chairman, and at such other times as the Board may determine. The Chairman, or in his absence the Acting Chairman, may administer oaths, and the Board may compel the attendance of witnesses. All meetings of the Board shall be open to the public. The Board 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 immediately filed in the office of the County Commissioners and shall be a public record.
- 25.02.2 Three (3) members of the Board shall constitute a quorum. The Board shall act by resolution; and the concurring vote of three (3) members of the Board shall be necessary to reverse any order or determination of the zoning inspector, or to decide in favor of an applicant in any matter of which the Board has original jurisdiction under this Resolution, or to grant any variance from the requirements stipulated in this Resolution. The Board may call upon the County Departments for assistance in the performance of its duties and it shall be the duty of such departments to render such assistance to the Board as may reasonably be required.
- 25.03 **APPLICATIONS, APPEALS, HEARING, AND STAY OF PROCEEDINGS.**
- 25.03.1 **APPLICATIONS – WHEN AND BY WHOM TAKEN.** An application, in cases in which the Board has original jurisdiction under the provisions of this Resolution, may be filed by any property owner, including a tenant, or by a governmental officer, department, board or bureau. Such application shall be filed with the Zoning Inspector who shall transmit same to the Board.

25.03.1 **APPEALS- WHEN AND BY WHOM TAKEN.** An appeal to the Board may be taken by any person aggrieved or by any officer of the County affected by any decision of the Zoning Inspector. Such appeals shall be taken within twenty (20) days after the decision by filing with the Zoning Inspector and with the Board a notice of appeal specifying the grounds thereof. The Zoning Inspector shall forthwith transmit to the board all the papers constituting the record upon which the action appealed from was taken.

25.03.2 **HEARINGS.** The Board shall fix a reasonable time for the hearing of the application or appeal, giving ten (10) days notice in writing to the parties in interest and giving notice of such public hearing by one (1) publication in one (1) or more newspapers in general circulation in the county at least ten (10) days before the date of such hearing, and decide the same within a reasonable time after it is submitted. Each application or appeal shall be accompanied by a check, payable to St. Clair Township, in an amount to be determined by the Board of Appeals, to cover the cost of publishing and/or posting and mailing the notice of the hearing or hearings and other expenses in conjunction therewith. At the hearing any party may appear in person or by attorney. Any person adversely affected by the decision of the Board may appeal to the court of Common Pleas of Butler County on the ground that the decision was unreasonable or unlawful. A notice of appeal shall be accompanied with a check made payable to the Township in an amount to be determined by the Board of Zoning Appeals to cover the cost of preparing a transcript of the proceedings. The Court may affirm, reverse, vacate or modify the decision being appealed.

25.03.3 CONDUCT OF HEARING

25.0331 Appeals. In the case of an appeal from an action of the Zoning Inspector, the Zoning Inspector shall first present a description of the action taken and may also present documents (including but not limited to maps, photographs, letters, etc.) and witnesses to explain the reason(s) for the Zoning Inspector's action. Upon conclusion of the Zoning Inspector's presentation, the appellant may ask questions of the inspector to clarify or question the reasons for his action. Thereafter, the appellant shall present evidence in support of the appeal: the appellant may also call witnesses in support of the appeal.

25.0332 In the case of an application for a variance or a conditional use permit, the applicant shall first proceed with presentation of the evidence in support of the application. Thereafter, any persons in favor of the application may testify, followed by any persons opposed to the application. Following testimony from members of the public, the Zoning Inspector shall present evidence (including, but not limited to, his/her recommendation) concerning the application. Following the Zoning Inspector's testimony, the applicant shall be provided with an opportunity to present any evidence to rebut evidence presented by any other person.

25.0333 The following due process requirements shall be observed in regards to the hearing:

- The Board shall provided for the making of a complete and accurate record of its proceedings. No other recording of the proceedings shall be regarded as the official record.

- In the event that an interested party desire that a method, other than that employed by the Board, be used to record the proceedings, such party shall make such request to the Chair of the Board in writing not less than 10 (ten) days prior to the hearing; such request shall describe the alternate recording method.
- Such request may be allowed in the discretion of the Chair of the Board provided that the party making the request agrees to be responsible for any additional cost associated with the alternate method requested, and prior to the hearing, makes a deposit with the Secretary in an amount determined by the Chair of the Board.
- All persons presenting testimony shall swear or affirm that their testimony is true to the best of their knowledge and belief. Notwithstanding the foregoing, the Zoning Inspector, and any attorney representing a client in the course of a hearing, shall be deemed to be under oath and need not be separately sworn, but shall be advised that all testimony is being presented under penalty of perjury.
- All testimony must be based upon the witness's personal knowledge. An attorney may present a statement on behalf of his client, provided that the client is present at the hearing.
 - Any such statement shall be deemed to be the testimony of the client; and
 - The client shall be subject to cross-examination as provided herein.
- A witness may testify to an opinion if either:
 - The witness would qualify as an expert witness if his testimony were being presented in a court proceeding under the Ohio Rules of Evidence; or
 - The witness is not an expert but his opinion is rationally based on the perception of the witness and is helpful to a clear understanding of his testimony or the determination of a fact in issue.
- Any witness presenting testimony in opposition to an appeal or application shall be subject to cross examination by the appellant/applicant. Any witness presenting testimony in support of an appeal or application shall be subject to cross-examination by the Zoning Inspector. In the discretion of the Chair, cross-examination may also be permitted by any other person whose interest is adverse to the testimony of the witness.
- The Board may, in its discretion, receive signed, written statements, either sworn or un-sworn, from persons who are not present at the hearing. However, because any such statement is not subject to cross-examination, the statement shall not be received for the truth of any information contained in the statement, but only to indicate the persons support or opposition to the appeal or application.
- Any person, who is denied any of the foregoing rights concerning the conduct of the hearing, shall be deemed to have waived any such denial unless an objection is raised during the hearing in time for the denial to be cured.

25.0334 DECISION OF THE BOARD.

25.0334.1 The Board shall decide all applications and appeals within thirty (30) days after the final hearing.

- 25.334.2 A certified copy of the Board's decision shall be transmitted to the applicant or appellant and to the Zoning Inspector. Such decision shall be binding upon the Zoning Inspector and observed by him, and he shall incorporate the terms and conditions of the same in the permit to the applicant or appellant whenever a permit is authorized by the Board.**
- 25.334.3 A decision of the Board shall not become final until the expiration of ten (10) days from the date of such decision unless the Board shall find the immediate taking effect of such decision is necessary for the preservation of property or personal rights and shall so certify on the record.**
- 25.03.35 **STAY OF PROCEEDINGS.** An appeal shall stay all proceedings in furtherance of the action appealed from, unless the Zoning Inspector certifies to the Board, after notice of appeals shall have been filed with him, that by reasons of facts stated in the certificate a stay would, in his opinion, cause imminent peril to life or property. In such case, proceedings shall not be stayed otherwise than by an order which may, on due cause be granted by the board on application after notice to the Zoning Inspector, or by judicial proceedings. An appeal from a decision of the Board to the court of Common Pleas shall not act as a stay of the Board's decision unless the court, upon motion of the appellant, issues an order staying the Board's decision upon such conditions as are specified in the Court's order.

25.04 **POWERS OF THE BOARD OF ZONING APPEALS.**

25.04.1 **CONDITIONAL USES, SPECIFIED EXCEPTIONS AND INTERPRETATIONS OF ZONING MAP.**

The Board shall have the power to hear and decide, in accordance with the provisions of this Resolution, applications herein before provided, for conditional uses, special exceptions or for interpretation of the Zoning Map, or for decisions upon other special questions on which the Board is authorized by this Resolution to pass. In considering an application for a conditional use, for a special exception or for interpretation of the Zoning Map, the Board shall give due regard to the nature and condition of all adjacent uses and structures; and in authorizing a conditional use or special exception, the Board may impose such requirements and conditions with respect to location, construction, maintenance and operation – in addition to those expressly stipulated in this Resolution for the particular conditional use or special exception- as the Board may deem necessary for the protection of adjacent properties and the public interest.

25.05 **CRITERIA FOR GRANTING CONDITIONAL USES.**

25.05.1 **STATEMENT OF INTENT.** It is the intent of the conditional use process to allow appropriate use, which have been so identified by this code, to exist in St. Clair Township in locations where they are compatible with their surroundings. Conditional uses are so designated because, while they are appropriate, the intensity of use they require is generally greater than other uses in the district, and additional requirements are necessary to ensure compatibility.

25.05.2 **REQUIRED CONDITIONS FOR APPROVAL OF ALL CONDITIONAL USES.**

25.05.2.1 **GENERAL REQUIREMENTS.** All uses designated as conditional uses shall meet the following requirements:

- A. Uses shall not be in conflict with the comprehensive development plan for Butler County.
- B. Uses shall be located in districts where they are designated as conditional uses by these regulations.
- C. Uses shall not adversely impact the health, safety or welfare of the surrounding area.

25.05.2.2 **Specific Requirements.** The following section contains additional required conditions to be met by an applicant for a conditional use. In addition to meeting the subsequent required conditions, all applicants for conditional uses shall be required to fully comply with any and all other applicable provisions of these regulations.

25.05.2.2.1 **REST HOMES, NURSING HOMES, PUBLIC BUILDINGS AND ANIMAL HOSPITALS.**

- 1) The above uses shall have direct access to a major arterial or to a collector street and shall not use local residential streets as their principal access route.
- 2) The building orientation and parking layout should be consistent with the surrounding uses.
- 3) A landscaped buffer of not less than three (3) feet shall be provided at the side and rear boundaries of the site.
- 4) Parking areas and general site lighting shall be designed and installed to avoid casting direct light or glare onto surrounding properties.
- 5) All associated buildings shall be a minimum of fifty (500 feet from any lot in an R-District or a recorded residential subdivision, except that animal hospitals shall be a minimum of two hundred feet (200) from the above uses.
- 6) All of these uses shall have a minimum lot area of twenty thousand (20,000) square feet.

25.05.2.2.2 **Hospitals, Colleges, Universities and Technical Schools, Primary and Secondary Schools.**

- 1) The above uses shall have direct access to a major arterial.
- 2) The application for a conditional use permit for the above uses shall include a traffic impact study that demonstrates that the surrounding street system has the capacity to handle the expected traffic generated by this use.
- 3) A landscaped buffer of not less than three (3) feet shall be provided at the side and rear boundaries of the site. Where parking is located in the front yard, a landscape or mechanical hedge buffer of no less than two (2) feet shall also be provided.
- 4) A drainage plan for the site shall be provided to demonstrate that the site will create no more storm run-off after development than it did before development.
- 5) Parking areas and general site lighting shall be designed and installed to avoid casting direct light or glare onto surrounding properties.
- 6) All Principal Structures shall be located not less than two hundred (200) feet from any lot in an R-District, or a recorded residential subdivision.
- 7) All of these uses shall have a minimum lot size of one (1) acre.
- 8) All Accessory uses and structures including parking areas and athletic fields shall be no closer than ten (10) feet from any lot line.

25.05.2.2.3 **Recreation Facilities, Cemeteries, Country Clubs and Golf Courses.**

- 1) The above uses shall have direct access to a major arterial or a collector street.
- 2) Where more than ten (10) parking spaces are required, there shall be a hard surface parking area provided.
- 3) A landscape buffer may be provided at the side and rear boundaries of the site at a height appropriate to the intensity of use. The front boundary may be required to be buffered in some way if the County deems it necessary.
- 4) Parking area and general site lighting shall be designed and installed to avoid casting direct light or glare onto surrounding properties.

- 5) All associated buildings, pools and playing fields shall be minimum of one hundred (100) feet from any other lot in an R-District or a recorded residential subdivision.

25.05.2.2.4 **Clubs, Fraternities, Lodges and Conference Centers.**

- 1) These uses shall have direct access to a major arterial or to a collector street.
- 2) Parking areas and general site lighting shall be designed and installed to avoid casting direct light or glare onto surrounding properties.
- 3) All associated buildings shall be located a minimum of fifty (50) feet from all lots in the A-1 District, the R-District and any recorded residential subdivision.
- 4) All of these uses shall have a minimum lot area of one (1) acre.

25.05.2.2.5 **Manufactured Home Parks and Recreational Vehicles Park.**

- 1) These uses shall be subject to the appropriate provisions of Article 14. Of these regulation.
- 2) Community Approval. An application to the Board for authorization to establish a manufactured home park or a recreational vehicle park, or to enlarge or extend and existing one, shall be accompanied by the written consent of fifty-one (51) percent, by number and street frontage, from all properties except properties devoted to a non-conforming use or a recreational vehicle park or manufactured home park within two thousand six hundred forty feet (one half mile), measured along roads, from the property line of the premises where such use is being proposed. The consent for any property shall be represented by the approval of all owners of such property.

25.05.2.2.6 **AIRPORTS.**

- 1) All airports and landing fields shall be in compliance with applicable airport zoning regulations.
- 2) All requests for an airport or landing field conditional use permit must be accompanied by demonstrated approval from the appropriate County, State and Federal agencies with jurisdiction. This approval is a requirement for the application but should not be construed to indicate use approval.

25.05.2.2.7 **Nursery Schools and Day Care Centers.**

- 1) All structures and play lots associated with these uses shall be located a minimum of twenty-five (25) feet from any other lot in any R-District or a recorded residential subdivision.
- 2) All exterior activity areas and play lots shall be fenced and screened with appropriate landscape materials.
- 3) One (1) sign no more than five (5) square feet shall be allowed.

25.05.2.2.8 **GROUP HOMES.**

- 1) All such uses shall be subject to the lot and dimension requirements of single-family or two-family dwelling units in the district where they are conditionally permitted.
- 2) All such uses shall be required to obtain or demonstrate that they can obtain a license from the appropriate agencies with jurisdiction.

25.05.2.2.9 **LANDFILLS.**

- 1) These uses shall be minimum of six-hundred (600) feet from any lot in an R-District and any recorded residential subdivision.
- 2) All requests for a landfill conditional use permit must be accompanied by demonstrated approval from the appropriate county, state and federal agencies with jurisdiction. This approval should not be construed to indicate conditional use approval.
- 3) No landfills will be permitted in any open water, whether lake, stream, creeks, or river, within St. Clair Township.

25.05.2.2.10 **HOME OCCUPATIONS.** *(see Section 6)*

25.05.2.2.11 **BED AND BREAKFAST.**

- 1) All bed and breakfast facilities shall be consistent in character with their surrounding land uses.
- 2) Uses shall be permitted one home occupation sign.
- 3) Uses shall require no more than seven (7) parking spaces, these shall be located at the rear of the site and shall be buffered with landscape or fencing material from adjacent residential uses.

25.05.2.2.12 **Motels and Motor Hotels.**

- a) **General Requirements.** The sanitary regulations prescribed by the State of Ohio Environmental Protection Agency or other authority having jurisdiction, the regulations of the Building Code of Butler County, Ohio, and as may be otherwise required by law shall be complied with in addition to the following regulations:
- b) **Area and Yard Requirements.** Motels and motor hotels shall comply with all area and yard requirements prescribed for such uses in the district in which located.
- c) **Lot Area Occupancy.** The building in any motel or motor hotel, together with any non-accessory buildings already on the lot, shall not occupy in the aggregate more than twenty-five (25) percent of the area of the lot.
- d) **Parking.** All areas used for automobile access and parking shall comply with the applicable provisions of this resolution.
- e) **Entrance to Motels and Motor Hotels.** No vehicular entrance to or exit from any motel or motor hotel, wherever such may be located, shall be within two hundred (200) feet along streets from any school, public playground, church, hospital, library or institution for dependents or for children except where such property is in another block or another street which the premises in another block or another street which the premises in question does not abut.
- f) **Peripheral Buffer.** All motels and motor hotels which are adjacent an “R” zoning district or a recorded residential subdivision shall provide a twenty (20) foot wide planting strip which extends along all outside boundaries contiguous to the “R” zoning district or the recorded residential subdivision. The strips shall be planted with shrubs that will provide a dense screen at all times and that will be mature within a five (5) year period.

- g) **Enlargement-Board Approval.** Any enlargement or extensions to any existing motel or motor hotel shall require application for a zoning certificate as if it were a new establishment.
- h) **Enlargement-Existing Facility to Comply.** No enlargement or extension to any motel or motor hotel shall be permitted unless the existing one is made to conform substantially with all the requirements for new construction for such an establishment.

25.05.2.2.13

Auto Salvage/Wrecking Yards and Junk Yards.

- a. A plan is to be submitted showing proposed property to be used and owners within two-hundred (200) feet of the proposed site.
- b. The site shall not contain fewer than ten (10) acres.
- c. A solid fence not less than eight (8) feet high that is well maintained, has no advertising, is approved by the Board and is located not less than five hundred (500) feet from any lot in an R-District or a recorded residential subdivision.
- d. Stacking of automobiles will not be permitted where visible from roadway or surrounding properties.
- e. Storage of any automobile, automobile parts or junk will be prohibited outside the fence.
- f. Any accessory building will be approved by the Board.

25.05.2.2.15

Mines, Quarries, gravel Pits.

- A. Any owner, lessee or other person, firm or corporation interested in mineral extraction lands shall file an application with and secure a permit from the Board of Zoning Appeals for authorization to extract minerals therefrom, provided, however, the applicant shall comply with all requirements of the District in which said property is located, and with the following additional requirements:
 - 1. Each of these uses shall be on a lot not less than twenty-five (25) acres in size.
 - 2. Any power-driven or power producing machinery used in the operation of this facility shall be located a minimum of four hundred (400) feet from any lot in any R-District, any recorded residential subdivision, or any dwelling in an A-District.
 - 3. No operation shall be carried on or any stock pile place closer than two hundred (200) feet to any property line, unless a greater distance is specified by the Board where such is deemed necessary for the protection of adjacent property. This distance may be extended if recommended by the County Engineer or the Ohio Department of Transportation.
 - 4. In the event that the site of the operation is adjacent to the right-of-way of any public street or road, no part of such operation shall take place closer than two hundred (200) feet to the nearest line of such right-of-way. This distance may be extended if recommended by the County Engineer or the Ohio Department of Transportation.
 - 5. Fencing shall be erected and maintained where in the opinion of the Board such fencing is necessary for the protection of the public safety or for a visual or sound barrier; this fencing shall be of a type and height specified by the Board.

6. All equipment and machinery shall be operated and maintained in such manner as to minimize dust, noise and vibration. Access roads shall be maintained in dust-free condition by surfacing or other treatment as may be specified by the County Engineer.
7. The crushing, washing and refining or other similar processing may be authorized by the Board as an accessory use, provided, however, that such accessory processing shall not be in conflict with the land use regulations of the District in which the operations located.
8. In accepting such plan for review, the Board must be satisfied that the proponents are financially able to carry out the proposed operation in accordance with the plans and specifications submitted.
9. An application for such operation shall set forth the following information:
 - (1) names of the owner or owners of land from which removal is to be made;
 - (2) names of the applicant making request for such a permit;
 - (3) names of the person or corporation conducting the actual removal operation;
 - (4) location, description and size of the area from which the removal is to be made;
 - (5) location of processing plant uses;
 - (6) type of resources or materials to be removed;
 - (7) proposed method of removal and whether or not blasting or other use of explosives will be required;
 - (8) method of rehabilitation and reclamation of the mine area;
 - (9) expected frequency and duration;
 - (10) permits required and secured.
10. Upon receipt of such application, the Board shall set the matter before a public hearing, which shall be advertised in a newspaper of general circulation at least ten (10) days prior to the date of hearing. Written notice shall also be sent by the Board to all adjacent property owners.
11. The Board shall make a complete record and transcript of all testimony and witnesses heard at the public hearing. The Board shall either approve, deny or approve with conditions said application. Any person or corporation aggrieved by the action of the Board shall have the right to appeal to the common Pleas Court of Butler county, Ohio, pursuant to law.
12. To guarantee the restoration, rehabilitation and reclamation of areas, every applicant granted a permit as herein provided shall furnish a reclamation bond running to St. Clair Township, Butler County, Ohio, in an amount of not less than twenty-five thousand dollars (\$25,000.00) per acre of area to be restored as a guarantee that such applicant, in restoring, reclamation and rehabilitating such land, shall within a reasonable time and to the satisfaction of the Board meet the following minimum requirements. For those instances when ODNR requires a reclamation bond it will suffice. However, evidence must be provided to St. Clair Township to assure that the bond has been posted.

- a) Where the Board finds it appropriate, all excavation shall be made either to a water producing depth, such depth to be not less than five (5) feet below the low water mark, or shall be graded or back-filled with non-noxious, non-inflammable and non combustible solids, to ensure (a) that the excavated area shall not collect and permit to remain therein stagnant water or (b) that the surface of such area which is not permanently submerged is graded or back-filled as necessary so as to reduce the peaks and depressions thereof as to produce a gently rolling surface that will minimize erosion due to rainfall and which will be in substantial conformity to the adjoining land area.
- b) Where the site is reclaimed by creating a body of water, the current and subsequent property owners shall be responsible for protecting the groundwater table from contamination as much as possible.
 - 1. The body of water shall be surrounded by a berm or channels to cause storm water run-off to run away from the area.
 - 2. The body of water shall be fenced to ensure limited access to prevent unauthorized dumping.
 - 3. Groundwater monitoring shall be undertaken on a regular basis, and annual tests shall be submitted to the Health District annually to ensure the quality of the groundwater.
- c) Vegetation shall be restored by appropriate seeds of grasses or planting of shrubs or trees in all parts of said area where such area is not to be submerged under water as herein above provided.
- d) The banks of all excavations not back-filled shall be sloped to the water line at a slope which shall not be less than three (3) feet horizontal to one (1) foot vertical, and said bank shall be seeded.
- e) In addition to the foregoing, the Board may impose such other conditions, requirements or limitations concerning the nature, extent of the use and operation of such mineral extractions as the Board may deem necessary for the protection of adjacent properties and the public interest. These may include, but are not limited to, hours of operation and the duration of the conditional use permit.
- f) The said conditions and the amount of reclamation bond shall be determined by the Board prior to issuance of the permit.
- g) To provide a system to keep equipment and trucks from tracking product, mud or other materials onto roadways outside of property.
- h) Where the Board finds it appropriate, it may establish a maximum depth for mineral extraction based on sound hydrological practices and principles. A neutral hydrologist

- of the Board's choosing may be hired to evaluate the application and assist the Board in reviewing the application.
13. If a 404 permit must be obtained from the U.S. Army corps of Engineers and/or a 401 permit must be obtained from EPA;
 - a) The terms and conditions of any 404 or 401 permit shall also be considered to be part of any conditional use permit granted by the Board of Zoning Appeals. Thus, in the event of a violation of a state or federal permit, it shall also be a violation of these regulations and the St. Clair Township Zoning Resolution.
 - b) Failure to secure a needed state or federal permit is also a violation of the St. Clair Township Zoning Resolution.
 - c) Mineral extraction which cannot be shown to be done pursuant to the required state or federal permits or in compliance with the permit, shall be rebuttably presumed to be in violation of the St. Clair Township Zoning Resolution and therefore prohibited.

25.05.2.2.15 **CONDITIONAL INDUSTRIAL USES.**

1. All conditionally permitted industrial uses shall be a minimum of six hundred (600) feet from any R-District and any recorded subdivision and shall be a minimum of two hundred (200) feet from any other non-manufacturing district or Flood Plain District.
2. Standards shall apply to all conditionally permitted industrial uses within their designated districts The following minimum.
 - a. **Fire and Explosion Hazards.** All activities, including storage, involving flammable or explosive materials shall include the provision of adequate safety devices against the 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 that violates the Clean Air Amendments of 1977 as enforced by the Ohio Environmental Protection Agency, and must adhere to the standards and regulations of the Butler County Health District.
 - c. **Glare, Heat, and Exterior Light.** Any operation producing intense light or heat, such as high temperature processes like combustion, welding, or otherwise, shall be performed within an enclosed building and not be visible beyond any lot line bounding the property whereon the use is conducted. No exterior lighting shall be positioned so as to extend light or glare onto adjacent properties or rights-of-way.
 - 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 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 discernible without instruments at or beyond the property lines of the subject premises. Noise standards of the 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 lines of the property on which the use is located. The applicable standards of the Environmental Protection Agency shall be adhered to, as shall the standards and regulations of the Butler County Health District.
- h. **Toxic Materials.** No emission of toxic or noxious matter which is injurious to human health, comfort, or enjoyment of life and property or to animal or plant life shall be permitted. Where such emissions could be produced as a result of accident or equipment malfunction, adequate safeguards considered suitable for safe operation in the industry involved shall be taken. The standards of the Ohio Environmental Protection Agency shall apply.
- i. **Chemicals.** The storage, use, and manufacture of solid, liquid, and gaseous chemicals and other materials shall be permitted subject to the following conditions:
 - (1) No discharge shall be permitted 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, interfere with bacterial processes in wastewater treatment, or otherwise cause the emission of dangerous or offensive elements, except in accordance with standards approved by the Ohio Environmental Protection Agency or such other governmental agency as shall have jurisdiction of such activities.
 - (2) The storage, use, or manufacture of solid combustible materials or products ranging from free or active burning to intense burning may be permitted, but only if said materials or products are stored, used, or manufactured within completely enclosed buildings having incombustible exterior walls and protected throughout by an automatic fire extinguishing system. Burning of waste material in open fire is prohibited.
 - (3) All activities involving the use and/or storage disposal of flammable liquids or materials which produce flammable or explosive vapors or gases shall be provided with adequate safety and protective devices against hazards of fire and explosion. As well as with adequate fire fighting and suppression equipment and devices standard to the industry involved. All above-ground storage shall be enclosed in fireproof vaults.
 - (4) The storage, use, or manufacture of pyrophoric and explosive powders and dusts, and of materials and products which decompose by detonation, and the storage and use of flammable liquids or materials that produce flammable or explosive vapors or gases shall be in strict conformance with the applicable regulations

set forth in the “Ohio Rules and Regulation Transportation of Flammable and Combustible Liquids.”

- j. **Radioactivity.** The handling of radioactive materials, the discharge of such materials into air and water, and the disposal of radioactive wastes shall be in strict conformance with the following:
 - (1) The applicable regulations of the Department of Energy.
 - (2) The applicable regulations of any agency of the State of Ohio.
- 3. **Commercial Animal Farms.**
 - A. All such uses shall have a minimum lot area of ten (10) acres.
 - B. All associated principal and accessory buildings used for holding animals shall be a minimum of four hundred (400) feet from any lot in an R-District and any recorded residential subdivision.
- 4. **Conditional Flood Plain Uses.**
 - A. All such uses shall comply with the specific provision of Article 25.5 required for the particular use.
 - B. In addition, all principal and accessory structures shall not be located in any area subject to flooding as defined herein in Article 4.31.
 - C. Any storage of floatable materials must be enclosed by an open wire fence properly anchored to restrain such materials from floating downstream during times of high water.
- 5. **Residential Dwelling Units.**
 - A. All such uses shall be located in the upper stories of structures.
 - B. All such uses shall have a separate entrance and shall be provided with the required number of parking spaces as per Article 22.012 for residential structures.
- 6. **Office Uses.**
 - A. All uses shall maintain at a minimum the setback and dimension requirements of a single-family dwelling and at a maximum the setback and dimension requirements of a four-family dwelling in the district where the use is conditionally permitted.
 - B. All uses shall be arranged on the lot and constructed or converted using building types and materials that are compatible with the surrounding residential uses.
 - C. All parking associated with these uses shall be provided in the side or rear yard and no more than ten (10) spaces shall be required (as per Section 6.17) to serve the use.
 - D. Dwelling units may be permitted in part of a conditionally permitted office structure, provided that a separate entrance and parking area is designated.
 - E. One sign no larger than six (6) sq. ft. shall be permitted, provided that it is attached flat against the building or on a ground sign no more than six (6) feet from the ground.

**WIRELESS AND CELLULAR TELECOMMUNICATION FACILITIES,
NOT EXEMPT UNDER ARTICLE 23.10.****Application Requirements.**

1. A preliminary development plan must be submitted to the Board at the time the application for the conditional use permit is submitted. The preliminary development plan shall contain the following:
 - a. The location of all of the applicants existing facilities within the Township.
 - b. The general location of planned future facilities.
 - c. For each location shown on the plan, there shall be listed:
 1. The type and size of tower at each location.
 2. The type of equipment located or proposed on each tower.
 3. The space available on the tower for additional equipment.
 4. The ground network, if any, served by the tower.
 5. A site plan showing the parcel on which any existing or proposed tower, antenna or equipment is located.
 - d. A site plan for the facility, which is being applied for, shall also be submitted containing:
 1. The location, type and size of existing and proposed towers, antennas, and equipment located at the site.
 2. The location of access easements and parking areas.
 3. Detailed drawings of the screening plan and related design standards.

General Requirements for all Wireless and Cellular Telecommunication Facilities.

These regulations shall not unreasonably discriminate among providers of functionally equivalent services.

These regulations shall not prohibit or have the effect of prohibiting the provision of personal wireless services.

- 1) The applicant must co-locate except where they can demonstrate by clear and convincing evidence that its telecommunication antennas or equipment can not be located on any other Wireless and Cellular Telecommunication Facility, in the geographic area to be served, and that all reasonable means have been undertaken to avoid any undue impact caused by the clustering of more than two facilities within two hundred (200) feet of each other. In determining whether a tower antenna can or cannot be located on another communication tower, building or structure, the Board shall consider the space available on the existing structure, the technological practicality and other factors deemed appropriate by the Board.
2. Wireless and cellular facilities should be designed to accommodate public telecommunication needs. Appropriate shared parking and access must be provided for co-located facilities on one tower.
3. Applicants wishing to construct Wireless and Cellular Telecommunication Facilities which have satisfactorily demonstrated to the Board that they are unable to co-locate, are encouraged to locate new towers, antenna or equipment on public property, subject to the restriction of this Section.

4. the applicant will hold the Township harmless against all claims, demands, suits causes of action and judgements due to any damage caused by the operation or construction of the facility.

Design Standards for Free-Standing Towers.

1. All such uses shall be prohibited from locating in any R-District, recorded subdivision, or lot containing a dwelling other than a farm dwelling.
2. All such uses shall be located not less than two hundred and fifty feet (250) from the right-of-way of any public street.
3. All such uses shall be located not less than five hundred feet (500) from any R-District, recorded subdivision, or lot containing a dwelling other than a farm dwelling.
4. All such uses shall be located no closer to any lot line than fifty (50) percent of the height of the proposed tower.
5. The Wireless and Cellular Telecommunication Facility shall be screened by a minimum six (6) foot high solid fence or barrier and continuous evergreen hedge or trees of a size deemed appropriate by the Board. The screening shall be maintained in good condition. Any solid fence or barrier shall contain no advertising, but may contain one small identification sign not to exceed one square foot in size. The applicant is responsible for ensuring that the Telecommunication Facility is kept free of weeds and trash. The outside storage of vehicles or equipment must be contained inside the screened area.
6. The Telecommunication Facility must be aesthetically and architecturally compatible with the surrounding environment. The Board shall give special attention to areas of architectural and historic significance.
7. Any Telecommunication Facility shall be removed within one (1) year of ceasing operation. The transfer of ownership of the Telecommunication Facility shall require a new zoning certificate.
8. The applicant shall provide written documentation that they have obtained approval from all governing agencies charged with the responsibility of maintaining air safety including, the Federal Aviation Administration (FAA), the Federal communications Commission, and Ohio Department of Transportation (ODOT), or their respective successors.
9. The tower may be painted in non-contrasting gray or similar color minimizing its visibility and shall not contain, or be illuminated by, artificial lights, beacons, or strobes, unless otherwise required by the Federal Aviation Administration (FAA);, the Federal communications Commission, and the Ohio Department of Transportation (ODOT), or their respective successors. All surfaces shall be maintained in good condition, absent of flaking or peeling paint, and rust.

10. No advertising is permitted anywhere on the Telecommunication Facility with the exception of identification signage not to exceed one square foot in size.
11. The lot on which a Telecommunication Facility is located, shall meet the minimum lot size, frontage and yard requirement of the District in which it is located.
12. Parking areas and general site lighting shall be designed and installed to avoid casting direct light or glare onto surrounding properties.

Telecommunication Equipment on Existing Structures.

1. All such uses shall be prohibited from locating in any R-District, recorded subdivision, or lot containing a dwelling other than a farm dwelling.
2. All such uses shall be located not less than two-hundred fifty feet (25) from the right of way of any public streets.
3. All such uses shall be located not less than five hundred feet (500) from any R-District, recorded subdivision, or lot containing a dwelling other than a farm dwelling.
4. All such uses shall be located no closer to any lot line than fifty percent of the height of the proposed tower.
5. The Wireless and Cellular Telecommunication Facility shall not exceed the lesser of twenty-five (25) feet or twenty-five (25) percent of the height of the structure on which it is located. The outside storage of vehicles or equipment, if not located inside the structure on which the tower, antenna or equipment is located, shall be screened by a minimum six (6) foot high solid fence or barrier and continuous evergreen hedge or trees of a size deemed appropriate by the Board.
6. The screening shall be maintained in good condition. Any solid fence or barrier shall contain no advertising, but may contain one small identification sign not to exceed one square foot in size. The applicant is responsible for ensuring that the Telecommunication Facility is kept free of weeds and trash.
7. The Telecommunication Facility must be aesthetically and architecturally compatible with the surrounding environment. The Board shall give special attention to areas of architectural and historic significance.
8. Any Telecommunication Facility shall be removed within one (1) year of ceasing operation. The transfer of ownership of the Telecommunication Facility shall require a new zoning certificate.
9. The applicant shall provide written documentation that they have obtained approval from all governing agencies charged with the responsibility of

maintaining air safety including, the Federal Aviation Administration (FAA), the Federal Communications Commission, and the Ohio Department of Transportation (ODOT), or their respective successors.

10. The tower may be painted in non-contrasting gray or similar color minimizing its visibility and shall not contain, or be illuminated by, artificial lights, beacons or strobes, unless otherwise required by the Federal Aviation Administration (FAA), the Federal Communications Commission, and the Ohio Department of transportation (ODOT), or their respective successors. All surfaces shall be maintained in good condition, absent of flaking or peeling paint, and rust.
11. No advertising is permitted anywhere on the Telecommunication Facility with the exception of identification signage not to exceed one square foot in size.
12. The lot on which a Telecommunications Facility is located, shall meet the minimum lot size, frontage and yard requirement of the District in which it is located.

25.06 **TEMPORARY STRUCTURES AND USES.** The temporary use of a structure or premises in any District for a purpose or use that does not conform to the regulations prescribed elsewhere in this Resolution for the District in which it is located, provided that such use be of a temporary nature and does not involve the erection of a substantial structure. A Zoning Certificate for such use shall be granted in the form of a temporary and revocable permit, for not more than a twelve (12) month period, subject to such conditions as will safeguard the public health, safety, convenience and general welfare.

25.07 **INTERPRETATION OF ZONING MAP.** Where the street or lot layout actually on the ground, or as recorded, differs from the street and lot lines as shown on the zoning map, the Board, after notice to the owners of the property and after public hearing, shall interpret the map in such a way as to carry out the intent and purposes of this Resolution. In case of any question as to the location of any boundary line between zoning districts, a request for interpretation of the Zoning Map may be made to the Board, and a determination shall be made by said Board.

25.08 **ADMINISTRATIVE REVIEW AND VARIANCES.**

25.081 **ADMINISTRATIVE REVIEW.** The Board shall have the power to hear and decide appeals, filed as herein before provided, where it is alleged by the appellant that there is error in any order, requirements, decision, grant, or refusal made by the Zoning Inspector or Administrative Official in the interpretation of the provisions of this Resolution.

25.082 **VARIANCES.** The Board shall have the power to authorize upon appeal in specific cases, filed as herein before provided, such variances from the provisions or requirements of this Resolution as will not be contrary to the public interest. Where the applicant seeks a variance, said applicant shall be required to establish to the satisfaction of the Board, that unnecessary hardship will prevail unless the variance is granted. Where the applicant seeks an area variance, it shall be sufficient that said

applicant establish to the Board, proof by a preponderance of the evidence that he has or will encounter practical difficulties in the use of his property. In determining whether practical difficulties exist, the Board shall consider the following factors and other factors that may be applicable in the judgement in the judgement of the Board;

- a. Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without the variance;
- b. Whether the variance is substantial'
- c. Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer a substantial detriment as a result of the variance;
- d. Whether the variance would adversely affect the delivery of governmental services (e.g., water, sewer, and garbage);
- e. Whether the property owner purchased the property with knowledge of the zoning restriction;
- f. Whether the property owner's predicament can feasibly be obviated through some method other than a variance;
- g. Whether the spirit and intent behind the zoning requirement would be observed and substantial done by granting the variance.

25.083 In authorizing a variance, the Board may attach thereto such conditions regarding the location, character and other features of the proposed structure or use as the Board may deem necessary in the interest of the furtherance of the purposes of the Resolution and in the public interest. In authorizing a variance with attached conditions, the Board shall require such evidence and guarantee or bond as it may deem to be necessary, that he conditions attached are being and will be complied with.

25.084 No grant of a variance shall be authorized unless the Board finds proof by a preponderance of the evidence that the conditions or situation of the specific piece of property is not of so general or recurrent a nature as to make reasonably practicable the formulation of a general regulation for such conditions or situation.

25.085 **GENERAL.** In exercising its power, the Board may, in conformity with the provisions of statute and 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 all powers of the officer from whom the appeal is taken.

ARTICLE 26

DISTRICT CHANGES AND RESOLUTION AMENDMENTS

- 26.01 **GENERAL.** For the purpose of promoting the health, safety and morals of the public, the Board of County Commissioners may in accordance with a comprehensive plan, by resolution, after recommendation thereon by the County Rural Zoning Commission and subject to the procedure provided in this Article, amend, supplement or change the regulations, district, boundaries or classification of property now hereafter established by this Resolution or amendment thereof. Such amendments may be made without the vote of the electors. It shall be the duty of said Zoning Commission to submit its' recommendations regarding all applications or proposals for amendments or supplements to the Board of St. Clair Township Board of Trustees by passing a resolution therefore by the Zoning Commission on its own motion, or by a verified application of one (1) or more of the owners or leases of property within the area proposed to be changed or affected by this Resolution.
- 26.02 **AMENDMENTS – PROCEDURES TO INITIATE.** Amendments or supplements to the Zoning Resolution may be initiated by motion of the County Rural Zoning Commission, by the passage of a resolution therefore by the Board of County Commissioners or by the filing of an application therefore by one or more of the owners or leases of property within the area proposed to be changed or affected by the proposed amendment or supplement with the passage of such resolution certify it to the County Rural Zoning Commission.
- 26.03 **HEARING NOTICE.** Upon the adoption of such motion or the certification of such resolution or the filing of such application, the Township Zoning Commission shall set a date for a public hearing thereon, which date shall not be less than twenty (20) nor more than forty (40) days from the date of adoption of such motion or the date of the certification of such resolution or the date of filing of such application. Notice of such hearing shall be given by the County Rural Zoning Commission by one publication in one or more newspapers or general circulation in each township affected by such proposed amendment or supplement at least fifteen (15) days before the date of such hearing.
- 26.04 **HEARING NOTICE – 10 PARCELS OR FEWER.** If the proposed amendment or supplement intends to re-zone or re-district ten (10) or fewer parcels of land as listed on the tax duplicate, written notice of the hearing shall be mailed by the Zoning Commission by first class mail at least ten (10) days before the date of the public hearing to all owners of property within and contiguous to and directly across the street from such area proposed to be re-zoned or re-districted to the addresses of such owners appearing on the County Auditor's current tax list or the treasurer's mail list and to such other list or lists that may be specified by the Board of Township Trustees. The failure of delivery of such notice shall not invalidate any such amendment or supplement. The published and mailed notices shall set forth the time and place of the public hearing, the nature of the proposed amendment or supplement and a statement that after the conclusion of such hearing the matter will be referred for further determination to the County Planning Commission and to the Board of Township Trustees as the case may be. Hearings shall be held in the Township Hall or in a public place designated by the Township Zoning Commission.

- 26.05 **COUNTY PLANNING COMMISSION – REVIEW.** Within five (5) days after the adoption of such motion or the certification of such resolution or the filing of such application, the Township Zoning Commission shall transmit a copy thereof to the County Planning Commission. The County Planning Commission shall recommend the approval or denial of the proposed amendment or supplement or the approval of some modification thereof and shall submit such recommendation to the Township Zoning Commission. Such recommendation shall be considered at the public hearing held by the Zoning Commission on such proposed amendment or supplement.
- 26.06 **ZONING COMMISSION – RECOMMENDATIONS.** The Township Zoning Commission shall, within thirty (30) days after such hearing, recommend the approval or denial of the proposed amendment or supplement, or the approval of some modification thereof and shall submit such a recommendation together with such application or resolution, the text and map pertaining thereto and the recommendations of the County Planning Commission thereon to the Board of Township Trustees.
- 26.07 **SUBMISSION TO DIRECTOR OF TRANSPORTATION.** Before a proposed amendment is approved affecting any land within three hundred (30) feet of the centerline of a proposed new highway or highway for which changes are proposed as described in the certification by Amended the Director of Transportation or within a radius of five hundred (500) feet from the point of Effective intersection-of said centerline with any public road or highway, the Township Zoning Commission shall give notice by registered or certified mail to the Director of Transportation. The Township Zoning Commission may proceed as required by law; however, the Board of Township Trustees shall not approve the amendment for one hundred twenty (120) days from the date the notice is received by the Director of Transportation. If the Director of Transportation notifies the Board of County Commissioners that he shall proceed to acquire any land needed, then the Board of County Commissioners shall refuse to approve the re-zoning. If the Director of Transportation notifies the Board of Township Trustees that acquisition at this time is not in the public interest or upon the expiration of the one hundred twenty (120) day period of any extension thereof agreed upon by the Director of Transportation and the property owner, the Board of Township Trustees shall proceed as required by law.
- 26.08 **ST. CLAIR TOWNSHIP TRUSTEES- HEARING.** The Board of ST. Clair Township Trustees shall, upon receipt of such recommendations, set a time for a public hearing on such proposed amendment or supplement, which date shall be not more than thirty (30) days from the date of the receipt of such recommendation from the Township Zoning Commission. Notice of such public hearing shall be given by the Board by one (1) publication in one or more newspapers or general circulation in the county at least fifteen (15) days before the date of such hearing. The published notice shall set forth the time and place of the public hearing and shall include a summary of the proposed amendment or supplement.
- 26.09 **ST. CLAIR TOWNSHIP TRUSTEES- FINAL ACTION.** Within twenty (20) days such public hearing the Board shall either adopt or deny the recommendation of the Zoning commission or adopt some modification thereof. In the event the Board

denies or modifies the recommendation of the Township Zoning Commission a unanimous vote of the Board shall be required.

- 26.10 **EFFECTIVE DATE-REFERENDUM.** Such amendment or supplement adopted by the Board shall become effective in thirty (30) days after the date of such adoption unless within 30 days there is presented to the Board of Township Trustees a petition, signed by number of qualified voters residing in the unincorporated area of the township or part thereof included in the zoning plan equal to not less than eight (8) percent of the total vote cast for all candidates for governor in such area at the last preceding general election at which a governor was elected requesting the Board to submit the amendment for approval or rejection, at the next primary or general election.
- 26.11 **REFERNDUM VOTE – EFFECTS.** No amendment or supplement for which such referendum vote has been requested shall be put into effect unless a majority of the vote cast on the issue is in favor of the amendment. Upon certification by the Board of Elections that the amendment has been approved by the voters it shall take immediate effect.
- 26.12 **FEES.** Each application for zoning amendment, except those initiated by the Zoning Commission, shall be accompanied by a check payable to the Township Zoning Commission or by a cash payment, in an amount to be determined by the Township Board of Trustees, to cover the cost of the publishing, posting and or mailing the notices of the hearing or hearings required by the foregoing provisions and or other expenses in conjunction therewith.

ARTICLE 27

VALIDITY AND REPEAL

- 27.01** **VALIDITY.** If any Article, Section, Subsection, paragraph, sentence or phrase of this Resolution is for any reason held to be invalid by a Court of competent jurisdiction, such decision shall not affect the validity of the remaining portion of this Resolution.
- 27.02** **REPEAL.** In any Township in which there is in force a plan of County Zoning, the same may be repealed as to said Township in the following manner: The Board of Township Trustees (a) may adopt a Resolution upon its own initiative, and (b) shall adopt a Resolution if there is presented to it a petition signed by a number of qualified voters residing in the unincorporated area of such Township included in the zoning plan equal to not less than eight (8) percent of the total vote cast for all candidates for Governor in such area at the last preceding general election at which a Governor was elected, requesting the question of whether or not the plan or zoning in effect in said Township included in the zoning plan at the next primary or general election. In the event a majority of the vote cast on said question in said Township is in favor of repeal of zoning, then said regulations shall no longer be of any force or effect in said Township. Not more than one such election shall be held in any two (2) calendar years.

ARTICLE 28

WHEN EFFECTIVE

28.01 WHEN EFFECTIVE.

As provided under section 519 of the Ohio Revised Code, "Upon Certification by the Board of Elections, the Resolution shall take immediate effect."

28.02 This Resolution shall be in full force and effect in all portions of the unincorporated area of St. Clair Township, Butler County as follows:

28.03 ST. CLAIR TOWNSHP TRUSTEES

- 1. Jewel Collins - President**
- 2. Donald Berry - Vice President**
- 3. Gary R. Couch - Trustee**

28.04 ST. CLAIR TOWNSHIP ZONING COMMISSION

- 1. Tim Gray - Chairman**
- 2. Pearl Hicks - Vice Chairman**
- 3. Donald Gent**
- 4. Sharon Moore**
- 5. Tom Barnes**

28.05 ST. CLAIR TOWNSHIP CLERK

Rhonda M. Gentry