



ZONING RESOLUTION

BOARD OF TRUSTEES

John Carlisle, President
Randy Foor
Jeff Johnson

FISCAL OFFICER

Walter Rogers

ZONING COMMISSION

Robert Essex, Chairman
Lisa Loudenslager
Len Fatica
Dave Olson
Mark Painter

**REVISED EDITION CONTAINING
ALL TEXT AMENDMENTS
TO January 2016**

INDEX

ARTICLE - 1		Page 1-1
<u>Section 100</u>	Title	
<u>Section 101</u>	Provisions - Declared Minimum Requirements	
<u>Section 102</u>	Separability Clause	
<u>Section 103</u>	Repeal of Conflicting Resolution, Effective Date	
ARTICLE - 2	<u>DEFINITIONS</u>	Pages 2-1 to 2-16
ARTICLE - 3	<u>ENFORCEMENT</u>	Pages 3-1 to 3-3
<u>Section 300</u>	Zoning Permits Required	
<u>Section 301</u>	Contents of Application for Zoning Permit	
<u>Section 302</u>	Approval of Zoning Permit	
<u>Section 303</u>	Submission to Director of Transportation	
<u>Section 304</u>	Expiration of Zoning Permit	
<u>Section 305</u>	Certificate of Occupancy	
<u>Section 306</u>	Temporary Certificate of Occupancy	
<u>Section 307</u>	Record of Zoning Permits and Certificate of Occupancy	
<u>Section 308</u>	Failure to Obtain a Zoning Permit or Certificate of Occupancy	
<u>Section 309</u>	Construction and Use to be as Provided in Applications, Plans, Permits, and Certificates	
<u>Section 310</u>	Complaints Regarding Violations	
<u>Section 311</u>	Penalties for Violation	
<u>Section 312</u>	Schedule of Fees, Charges, and Expenses	
<u>Section 313</u>	Refund of Fees	
ARTICLE - 4	<u>NON-CONFORMITIES</u>	Pages 4-1 to 4-4
<u>Section 400</u>	Intent	
<u>Section 401</u>	Incompatibility of Non-Conformities	
<u>Section 402</u>	Avoidance of Undue Hardship	
<u>Section 403</u>	Single Non-Conforming Lots of Record	
<u>Section 404</u>	Non-Conforming Lots of Record in Combination	
<u>Section 405</u>	Non-Conforming Use of Land	
<u>Section 406</u>	Non-Conforming Structures	
<u>Section 407</u>	Non-Conforming Uses of Structures or of Structures and Land in combination	
<u>Section 408</u>	Repairs and Maintenance	
<u>Section 409</u>	Uses Under Conditional Use Provisions Not Non-Conforming Uses	
<u>Section 410</u>	Non-Conforming Certificate	
ARTICLE - 5	<u>ADMINISTRATION</u>	Page 5-1 to 5-9
<u>Section 500</u>	Office of Zoning Inspector Created	
<u>Section 501</u>	Duties of the Zoning Inspector	
<u>Section 502</u>	Zoning Commission Created	
<u>Section 503</u>	Proceedings of the Zoning Commission	
<u>Section 504</u>	Duties of the Zoning Commission	
<u>Section 505</u>	Board of Zoning Appeals Created	
<u>Section 506</u>	Proceedings of the Board of Zoning Appeals	
<u>Section 507</u>	Duties of the Board of Zoning Appeals	
<u>Section 508</u>	Duties of Zoning Inspector, Board of Zoning Appeals, Legislative authority and Courts on Matters of Appeal	
<u>Section 509</u>	Procedures and Requirements for Appeals and Variances	
<u>Section 510</u>	Appeals	
<u>Section 511</u>	Stay of Proceedings	
<u>Section 512</u>	Area Variance	
<u>Section 513</u>	Use Variances	
<u>Section 514</u>	Supplementary Conditions and Safeguards	
<u>Section 515</u>	Adjudicatory Hearing by the Board of Zoning Appeals	

<u>Section 516</u>	Notice of Adjudicatory Hearing in Newspaper
<u>Section 517</u>	Notice to Parties in Interest
<u>Section 518</u>	Action by Board of Zoning Appeals
<u>Section 519</u>	Procedure and Requirements for Approval of Conditional Use Permits
<u>Section 520</u>	General
<u>Section 521</u>	Contents of Application for Conditional Use Permit
<u>Section 522</u>	General Standards Applicable to All Conditional Uses
<u>Section 523</u>	General Topics for Conditional Uses
<u>Section 524</u>	Supplementary Conditions and Safeguards
<u>Section 525</u>	Procedure for Hearing, Notice
<u>Section 526</u>	Action by the Board of Zoning Appeals
<u>Section 527</u>	Technical Review Committee
<u>Section 528</u>	Duties of the Technical Review Committee

ARTICLE - 6

AMENDMENT

Page 6-1 to 6-3

<u>Section 600</u>	Procedure for Amendments or District Changes
<u>Section 601</u>	General
<u>Section 602</u>	Initiation of Zoning Amendments
<u>Section 603</u>	Contents of Application
<u>Section 604</u>	Transmittal to Zoning Commission
<u>Section 605</u>	Submission to County Planning Commission
<u>Section 606</u>	Submission to Director of Transportation
<u>Section 607</u>	Public Hearing by Zoning Commission
<u>Section 608</u>	Notice of Public Hearing in Newspaper
<u>Section 609</u>	Notice to Property Owners by Zoning Commission
<u>Section 610</u>	Recommendation by Zoning Commission
<u>Section 611</u>	Public Hearing by Board of Township Trustees
<u>Section 612</u>	Action by the Board of Township Trustees
<u>Section 613</u>	Effective Date and Referendum

ARTICLE - 7

PROVISIONS FOR OFFICIAL ZONING MAP

Page 7-1

<u>Section 700</u>	Official Zoning Map
<u>Section 701</u>	Identification of the Official Zoning Map
<u>Section 702</u>	Interpretation of District Boundaries

ARTICLE - 8

ESTABLISHMENT AND INTENT OF DISTRICTS

Pages 8-1 to 8-2

<u>Section 800</u>	Intent of District Regulation
<u>Section 801</u>	Official Schedule of District and Supplementary District Regulations
<u>Section 802</u>	Compliance with Regulations
<u>Section 803</u>	General Statement on Permitted and Conditionally Permitted Uses
<u>Section 804</u>	Amendments

ARTICLE - 9

DISTRICT REGULATIONS

Pages 9-1 to 9-57

<u>Section 900</u>	Suburban Estate Residential District (SER)
<u>Section 901</u>	Low Density Residential District (R-1)
<u>Section 902</u>	Medium-Low Density Residential District (R-2)
<u>Section 903</u>	Single Family Residential District (RS)
<u>Section 904</u>	Manufactured Home Park District (MHP)
<u>Section 905</u>	Professional-Research-Office District (PRO)
<u>Section 906</u>	Local Business District (LB)
<u>Section 907</u>	General Business District (GB-1, GB-2, GB-3)
<u>Section 908</u>	Accommodation Business District (AB)
<u>Section 909</u>	Light Manufacturing District (M-1)
<u>Section 910</u>	Manufacturing District (M2)
<u>Section 911</u>	Heavy Manufacturing District (M-3)
<u>Section 912</u>	Agricultural District (AG)
<u>Section 913</u>	Flood Plain District (FP)

ARTICLE - 10 SUPPLEMENTARY DISTRICT REGULATIONS

Pages 10-1 to 10-5

<u>Section 1000</u>	Intent
<u>Section 1001</u>	Conversion of Dwelling to More Units
<u>Section 1002</u>	Private Swimming Pools
<u>Section 1003</u>	Community or Club Swimming Pools
<u>Section 1004</u>	Temporary Buildings
<u>Section 1005</u>	Accessory Structures
<u>Section 1006</u>	Required Trash Areas
<u>Section 1007</u>	Supplemental Yard and Height Regulations
<u>Section 1008</u>	Setback Requirements for Corner Buildings
<u>Section 1009</u>	Yard Requirements for Multi-Family Dwellings
<u>Section 1010</u>	Architectural Projections
<u>Section 1011</u>	Exceptions to Height Regulations
<u>Section 1012</u>	Special Provisions All Districts and Uses
<u>Section 1013</u>	Fire Hazards
<u>Section 1014</u>	Radioactivity or Electrical Disturbances
<u>Section 1015</u>	Noise
<u>Section 1016</u>	Vibration
<u>Section 1017</u>	Air Pollution
<u>Section 1018</u>	Glare
<u>Section 1019</u>	Erosion
<u>Section 1020</u>	Water Pollution
<u>Section 1021</u>	Enforcement Provisions
<u>Section 1022</u>	Measurement Procedures
<u>Section 1023</u>	Required Lot Frontage
<u>Section 1024</u>	Temporary Dwellings
<u>Section 1025</u>	Principal Structure Limitation
<u>Section 1026</u>	Ponds, Lakes, Water Retention/Detention Areas (Hereinafter referred to as ponds)
<u>Section 1027</u>	Surface Drainage
<u>Section 1028</u>	Parking and Storage of Certain Vehicles

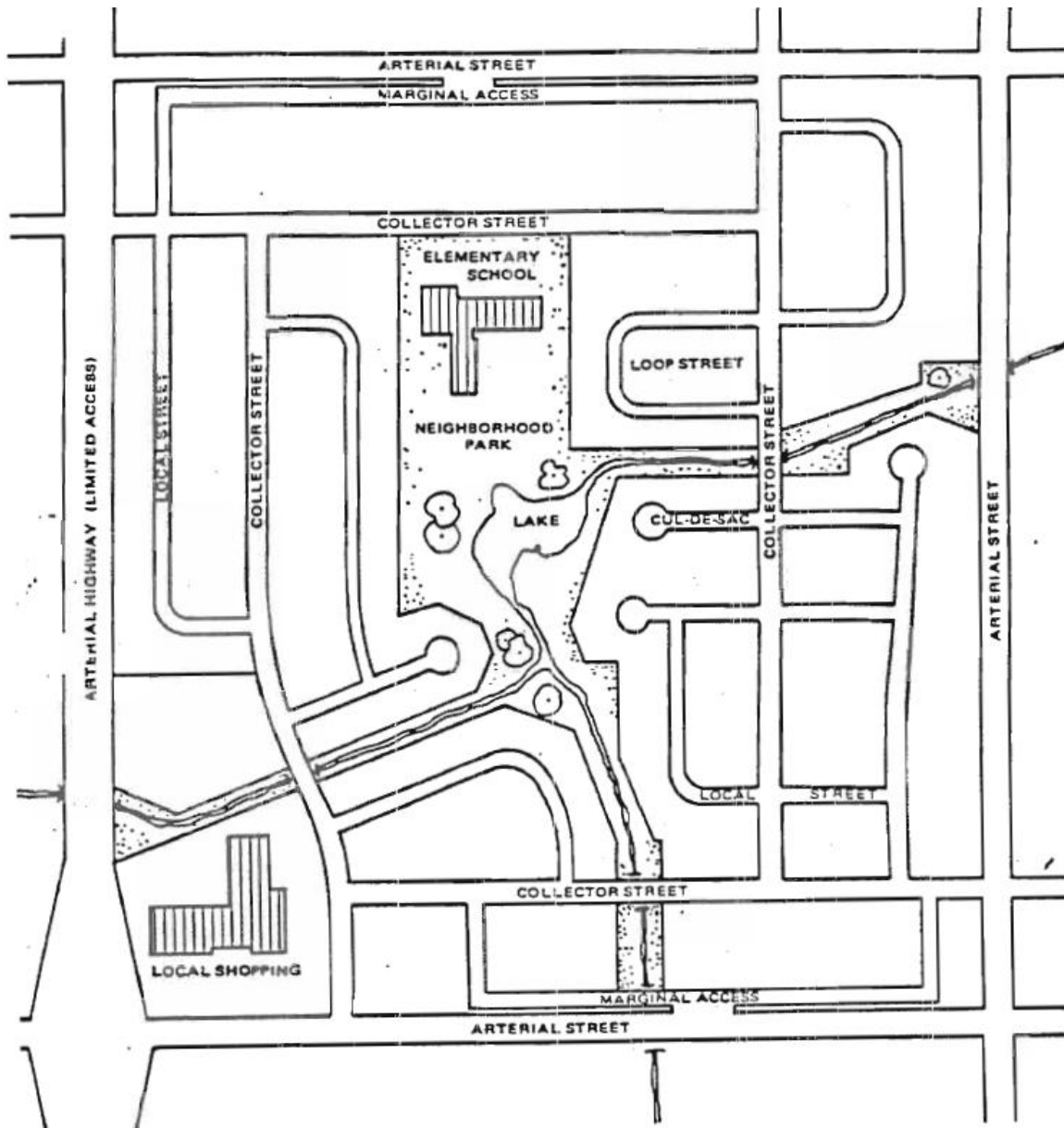
ARTICLE - 11 OFF-STREET PARKING AND LOADING FACILITIES

Pages 11-1 to 11-4

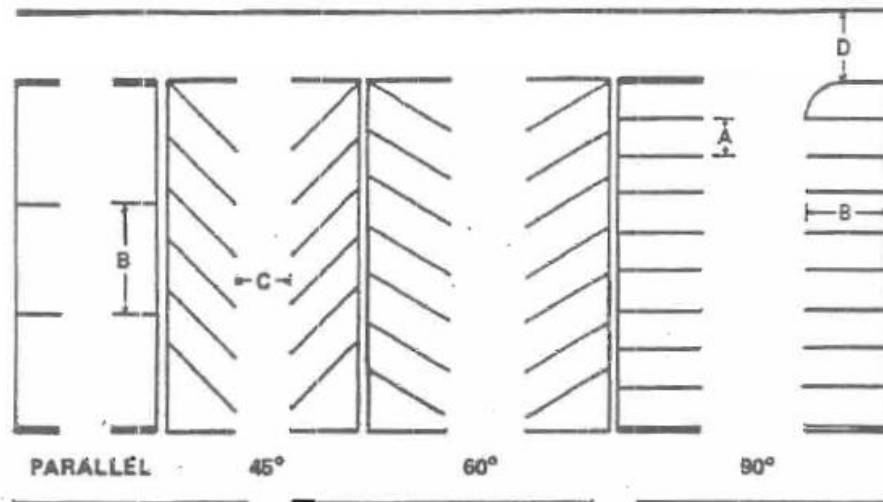
<u>Section 1100</u>	General Requirements
<u>Section 1101</u>	Parking Space Dimensions
<u>Section 1102</u>	Loading Space Requirements and Dimensions
<u>Section 1103</u>	Paving
<u>Section 1104</u>	Drainage
<u>Section 1105</u>	Maintenance
<u>Section 1106</u>	Lighting
<u>Section 1107</u>	Location of Parking Spaces
<u>Section 1108</u>	Screening and/or Landscaping
<u>Section 1109</u>	Disabled Vehicles
<u>Section 1110</u>	Minimum Distance and Setbacks
<u>Section 1111</u>	Joint Use
<u>Section 1112</u>	Wheel Blocks
<u>Section 1113</u>	Width of Driveway Aisle
<u>Section 1114</u>	Access
<u>Section 1115</u>	Width of Access Driveway
<u>Section 1116</u>	Striping
<u>Section 1117</u>	Parking Space Requirements
<u>Section 1118</u>	Residential
<u>Section 1119</u>	Commercial
<u>Section 1120</u>	Recreational or Entertainment
<u>Section 1121</u>	Institutional
<u>Section 1122</u>	Schools (Public, Parochial, or Private)
<u>Section 1123</u>	Manufacturing
<u>Section 1124</u>	General Interpretation of Article 11

ARTICLE - 12	<u>SIGNS</u>	Pages 12-1 to 12-11
<u>Section 1200</u>	Intent	
<u>Section 1201</u>	Applicability	
<u>Section 1202</u>	Compliance Required	
<u>Section 1203</u>	Computations	
<u>Section 1204</u>	Prohibited Signs	
<u>Section 1205</u>	Signs Partially Exempt from this Article	
<u>Section 1206</u>	Administration and Enforcement	
<u>Section 1207</u>	General Sign Standards	
<u>Section 1208</u>	Permanent Signs Permitted in Agricultural and Residential Zoning Districts	
<u>Section 1209</u>	Permanent Signs Permitted in Nonresidential Zoning Districts	
<u>Section 1210</u>	Temporary Signs	
<u>Section 1211</u>	Permanent Off-Premises Signs	
<u>Section 1212</u>	Non-conforming Signs	
<u>Section 1213</u>	Illegal Signs	
ARTICLE - 13	REMOVED - <u>PLANNED UNIT DEVELOPMENT</u>	Pages 13-1
ARTICLE - 14	<u>PROHIBITION OF JUNK MOTOR VEHICLES</u>	Page 14-1
<u>Section 1400</u>	Intent	
<u>Section 1401</u>	Definition of Junk Motor Vehicles	
<u>Section 1402</u>	Notification of Property Owner	
<u>Section 1403</u>	Property Owners Right of Appeal	
<u>Section 1404</u>	Legitimate Repairs	
<u>Section 1405</u>	Enforcement	
ARTICLE - 15	<u>ADULT ENTERTAINMENT FACILITIES</u>	Pages 15-1 to 15-3
<u>Section 1500</u>	Definitions	
<u>Section 1501</u>	Exceptions	
<u>Section 1502</u>	Location	
<u>Section 1503</u>	Conditions	
<u>Section 1504</u>	Unlawful Exhibition or Display of Harmful Material to Juveniles	
<u>Section 1505</u>	Violation and Penalty	
ARTICLE - 16	<u>BUFFERING, LANDSCAPING, AND RESOURCE PRESERVATION</u>	Pages 16-1 to 16-7
<u>Section 1600</u>	Intent	
<u>Section 1601</u>	Applicability	
<u>Section 1602</u>	Permits	
<u>Section 1603</u>	Plan Review	
<u>Section 1604</u>	Modifications and Waivers	
<u>Section 1605</u>	General Standards for Buffer Yards	
<u>Section 1606</u>	Boundary Buffer Requirements	
<u>Section 1607</u>	Clear Sight Distance at street and Access Drive Intersections	
<u>Section 1608</u>	Woodland & Resource Preservation	
ARTICLE - 17	<u>PLANNED RESIDENTIAL DISTRICTS</u>	Pages 17-1 to 17-21
<u>Section 1700</u>	Intent	
<u>Section 1701</u>	The objectives of the Planned Residential Development District	
<u>Section 1702</u>	Effect of Planned Residential Development Zoning	
<u>Section 1703</u>	Process	
<u>Section 1704</u>	Planned Residential District (PRD-1)	Pages 17-8 to 17-15
<u>Section 1705</u>	Density and Open Space	
<u>Section 1706</u>	Permitted Uses	
<u>Section 1707</u>	Accessory Uses	
<u>Section 1708</u>	Prohibited Uses	
<u>Section 1709</u>	Required Design Standards	

<u>Section 1710</u>	Planned Residential District (PRD-2)	Pages 17-15 to 17-21
<u>Section 1711</u>	Density and Open Space	
<u>Section 1712</u>	Permitted Uses	
<u>Section 1713</u>	Accessory Uses	
<u>Section 1714</u>	Prohibited Uses	
<u>Section 1715</u>	Required Design Standards	
ARTICLE - 18	<u>PLANNED RESIDENTIAL CONSERVATION DISTRICT (PRCD)</u>	Pages 18-1 to 18-13
<u>Section 1800</u>	Intent	
<u>Section 1801</u>	Overlay Area and Effect for Conservation Development	
<u>Section 1802</u>	Process	
<u>Section 1803</u>	Designing a Conservation Subdivision	
<u>Section 1804</u>	Permitted Uses	
<u>Section 1805</u>	Density and Open Space	
<u>Section 1806</u>	PRCD Development Plan Standards	
PRCD Overlay	Zoning District Map	Page 18-14
ARTICLE - 19	<u>PLANNED MIXED-USE DEVELOPMENT DISTRICT</u>	Pages 19-1 to 19-10
<u>Section 1900</u>	Intent	
<u>Section 1901</u>	The Objectives of the Planned Mixed-Use Development District	
<u>Section 1902</u>	Effect of PMUD Zoning	
<u>Section 1903</u>	Process	
<u>Section 1904</u>	Permitted Uses	
<u>Section 1905</u>	Development Standards	
<u>APPENDICES</u>		
Appendix A	JBW Planned Mixed-Use Development District	Pages 1-26 plus map



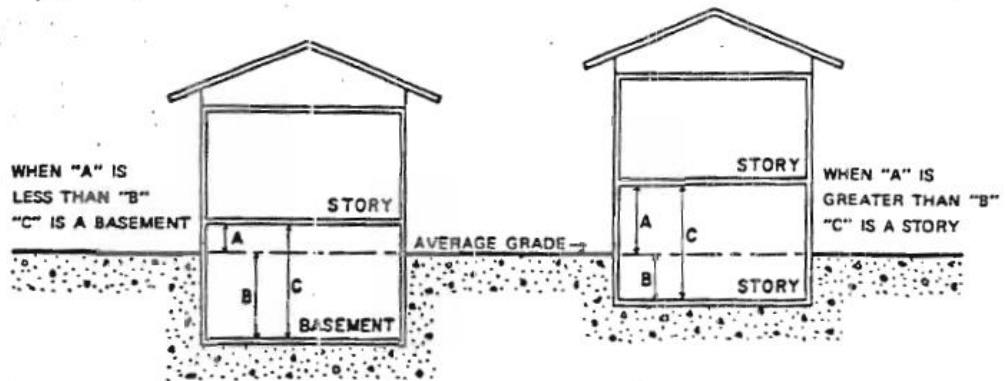
CLASSIFICATION OF THE THOROUGHFARE SYSTEM



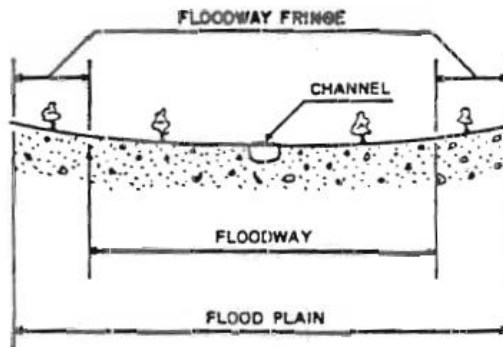
OFFSTREET PARKING

OFF-STREET PARKING DIMENSIONAL TABLE

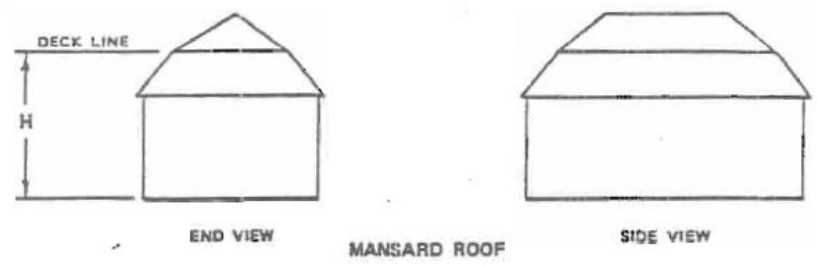
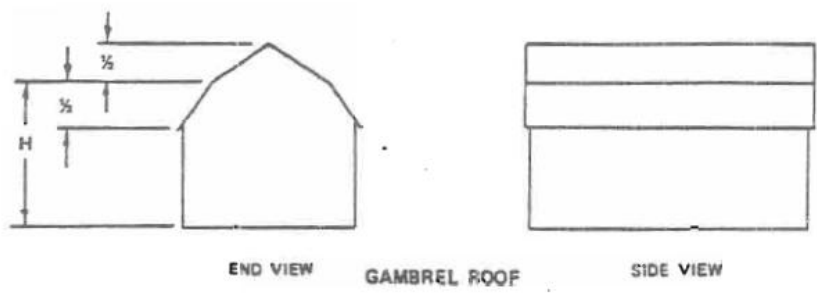
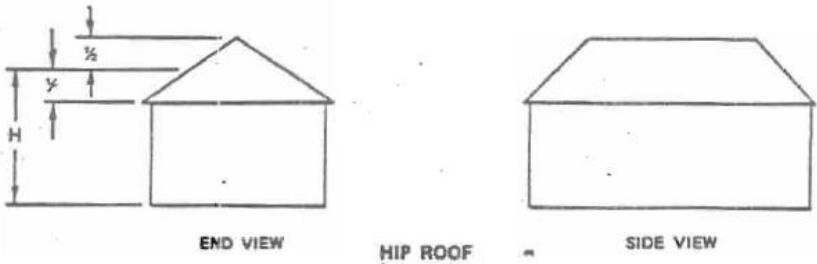
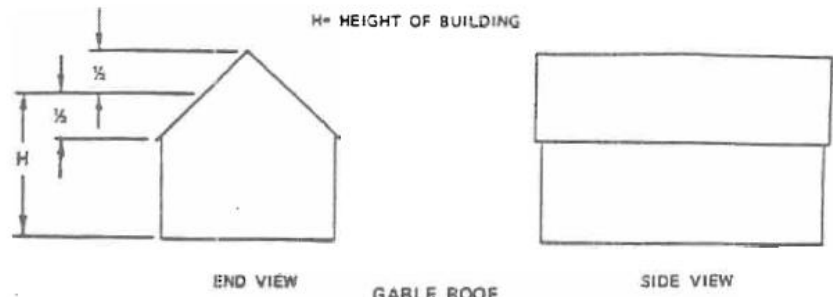
		45°	60°	90°	Parallel
A	Width of Parking Space	12'	10'	8'	9'
B	Length of Parking Space	19'	19'	19'	23'
C	Width of Driveway Aisle	13'	17'6"	25'	12'
D	Width of Access Driveway	17'	14'	14'	14'



BASEMENT & STORY

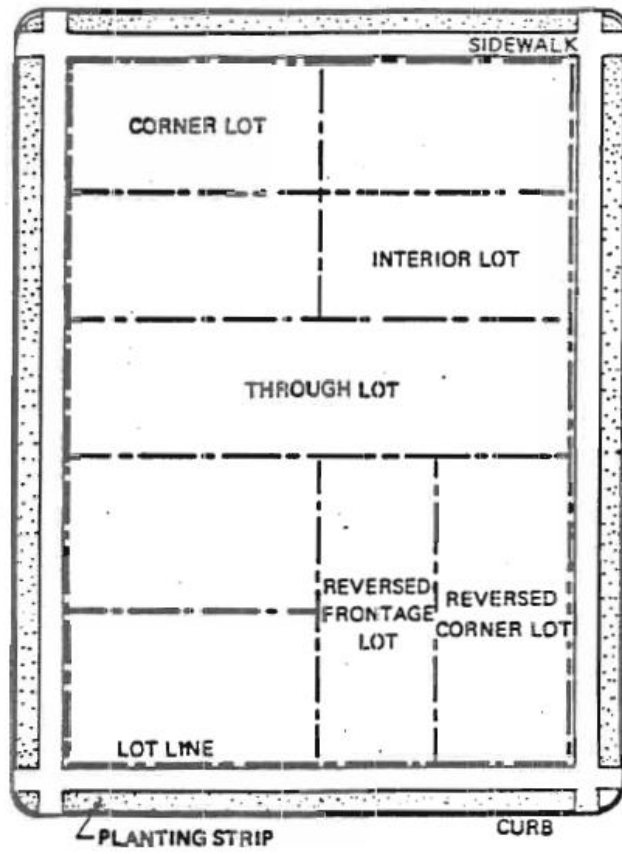


FLOOD PLAIN TERMS

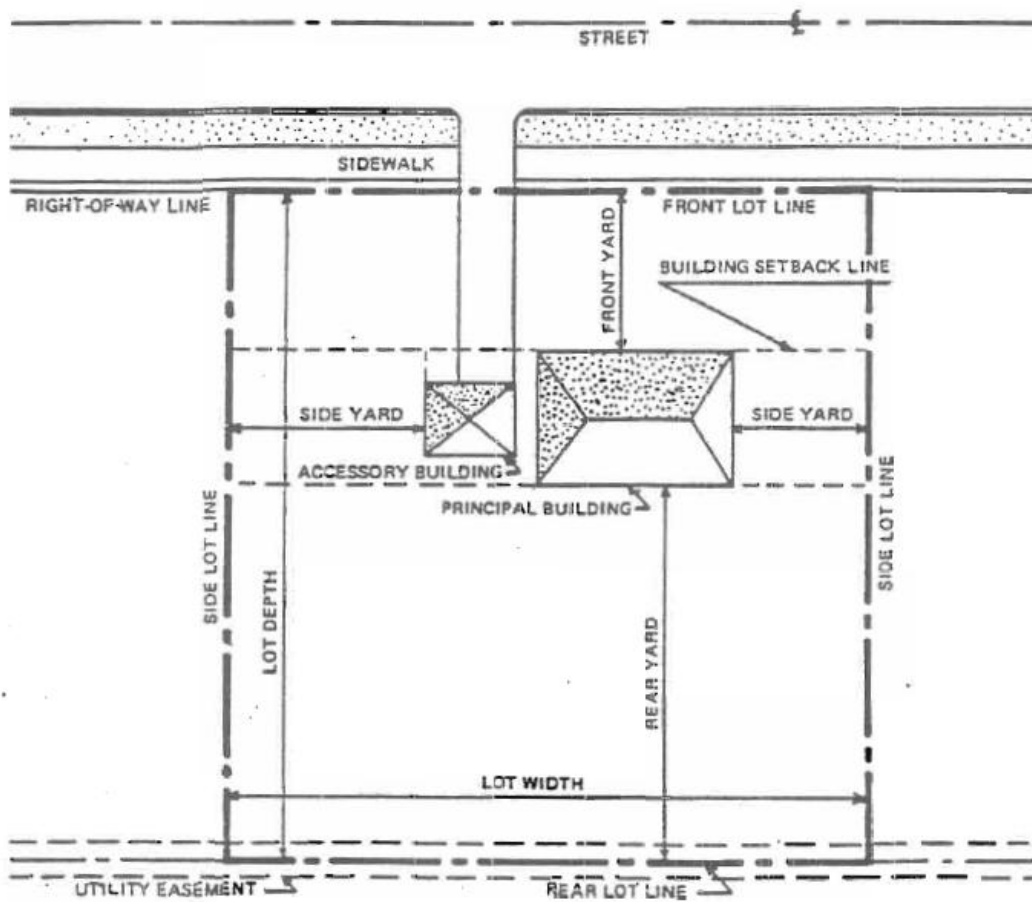


ROOF TYPES AND BUILDING HEIGHT

STREET



TYPES OF LOTS



LOT AREA= TOTAL HORIZONTAL AREA

LOT COVERAGE= PER CENT OF LOT OCCUPIED
BY BUILDING

LOT TERMS