

Passed - 9-27-90

KDOJ

ZONING ORDINANCE OF BLANCHESTER

ORDINANCE NO. 70.017

AN ORDINANCE ESTABLISHING A ZONING PLAN FOR THE VILLAGE OF BLANCHESTER, OHIO, TO CONSERVE THE VALUE OF PROPERTY AND TO THE END THAT ADEQUATE LIGHT, AIR, CONVENIENCE OF ACCESS, AND SAFETY FROM FIRE AND OTHER DANGERS MAY BE SECURED: THAT CONGESTION IN THE PUBLIC STREETS MAY BE LESSEMED OR AVOIDED; AND THAT THE PUBLIC HEALTH, SAFETY, CONVENIENCE, COMFORT, AND GENERAL WELFARE MAY BE PROMOTED IN A MANNER WHICH RECOGNIZES THE NEEDS OF INDUSTRY AND BUSINESS IN THE FUTURE GROWTH OF THE VILLAGE AND WHICH WILL ENCOURAGE THE DEVELOPMENT OF HEALTHY SURROUNDINGS FOR FAMILY LIFE IN RESIDENTIAL NEIGHBORHOODS: ALL IN ACCORDANCE WITH A MASTER PLAN DESIGNED TO ASSURE EFFICIENCY AND ECONOMY IN THE PROCESS OF DEVELOPMENT OF THE VILLAGE, AND FOR THE PURPOSE OF:

1. Classifying, regulating and limiting the height, area, bulk and use of buildings and premises hereafter to be erected;
2. Regulating and determining the area of front, rear and side yards and other open spaces about buildings;
3. Regulating and determining the use and intensity of use of land and lot areas;
4. Classifying, regulating and restricting the location of trades, industries, commercial enterprises and the location of buildings designed for specified uses;
5. Dividing the Village into districts of such kind, character, number, shape and area as may be deemed necessary to carry out the purposes of this ordinance;

AND FURTHERMORE PROVIDING FOR ITS ADMINISTRATION AND FOR PENALTIES FOR THE VIOLATION OF ITS PROVISIONS. CREATING A BOARD OF ZONING APPEALS, AND PROVIDING FOR REVIEW OF THE DECISIONS OF SUCH BOARD BY THE COURT.

Be it Ordained by the Council of the Village of Blanchester, Ohio:

See Pam

ARTICLE I. TITLE AND REPEAL

Sec. 100 Title

1. This Ordinance, and ordinances supplemental or amendatory thereto, shall be known, and may be cited hereafter, as the "Zoning Ordinance of Blanchester, Ohio"; and may be referred to as the "Zoning Ordinance".

Sec. 105 Repeal of Existing Zoning Ordinances

1. The Village of Blanchester Zoning Ordinance as previously adopted and as subsequently revised and amended, and the Village of Blanchester, Ohio Zoning District Map now in effect are hereby repealed, except for portions adopted as part of this Zoning Ordinance, and Zoning District Map made a part hereof.
2. However, all suits at law or in equity and prosecution resulting from violations of the Zoning Ordinance heretofore in effect, which are now pending in any of the courts of the State of Ohio or of the United States, shall not be abated or abandoned by reason of the adoption of this Zoning Ordinance and Zoning District Map but may be prosecuted to their finality the same as if this Zoning Ordinance and Map had not been adopted; and any and all violations of the existing Zoning Ordinance and Map, prosecutions for which have not yet been instituted, may hereafter be filed and prosecuted; and nothing in this Zoning Ordinance and Map shall be so construed as to abandon, abate or dismiss any litigation or prosecution now pending, and may heretofore been instituted or prosecuted.
3. This Zoning Ordinance and Zoning District Map shall become effective from and after the date of its approval and adoption, as provided by law.

ARTICLE II. GENERAL PROVISIONS

Sec. 200 Identification

1. Whenever the word "Village" appears in this Ordinance, it shall be deemed to refer to the Village of Blanchester, Ohio.

Sec. 205 Interpretation

1. In interpreting and applying the provisions of this Ordinance, they shall be held to be the minimum requirements for the promotion of the public health, safety, comfort, morals, convenience and general welfare.

Sec. 210 Nonconforming Uses

1. Any legal use of structure or land lawfully existing at the effective date of this Ordinance may be continued, even though such use does not conform to the provisions of the Ordinance. This nonconforming lawful use of a structure may be extended throughout those existing parts of the structure which were arranged or designed for such use. No nonconforming structure shall be moved, extended, enlarged, or structurally altered, except when authorized by the Board of Zoning Appeals in accordance with the provisions of this Zoning Ordinance as hereinafter provided. (Article XII Section 1220, #6).
2. Whenever the lawful use of a structure of land becomes nonconforming through a change in the Zoning Ordinance or in the district boundaries, such use may be continued subject to the same limitations and the same conditions set forth above.

3. A nonconforming lawful use which has been damaged by fire, explosion, act of God or the public enemy may be reconstructed and used as before the time of damage provided such repairs or reconstruction are completed within two years of the date of such damage, provided that the new building, use or structure shall not contain more than the original space of the replaced building, use, or structure and shall conform to all building regulations of the Village.

4. If a nonconforming use is abandoned for more than two (2) years, any subsequent use must conform with all provisions of the zoning district in which such use is located and all other provisions of this Zoning Ordinance.

Sec. 215 Restoring Unsafe Buildings

1. Nothing in this Zoning Ordinance shall prevent the strengthening or restoring to a safe condition of any part of any buildings or structure declared unsafe by any Building Inspector, Zoning Inspector, or Village Official; or from complying with lawful requirements.

Sec. 220 Pending Applications for Building Permits

1. Nothing herein contained shall require any change in the plans, construction, size, or designated use of any building, structure or part thereof, for which a building permit has been granted before the enactment of this Ordinance and the construction of which, from such plans, shall have been started within ninety days of the date of enactment of this Ordinance, or for any construction which was legally started without a building permit on or before the enactment of this Zoning Ordinance.

Sec. 225 Newly Annexed Areas

1. Upon annexation of township territory to the Village, any township zoning regulations then in effect shall remain in full force and shall be enforced by the township until the Village Council either adopts the existing regulations or new regulations for such territory. When no township regulations are in effect, the annexed area shall not be zoned until action is taken to zone such area in accordance with this Zoning Ordinance. (Article XII)

Sec. 230 Greater Restrictions Prevail

1. Where this Zoning Ordinance imposes greater restrictions than are imposed or required by other provisions of law or ordinance, the provisions of this Zoning Ordinance shall prevail.

Sec. 235 Compliance with Zoning Ordinance

1. A lot may be used and a structure altered, occupied, or used only as this Zoning Ordinance permits.

Sec. 240 Validity

1. If any article, section, clause, provision, or portion of this Zoning Ordinance shall be held to be invalid or unconstitutional by any court of competent jurisdiction, such holding shall not affect any other section, clause, provision, or portion of the Zoning Ordinance which is not in itself invalid or unconstitutional.

Sec. 245 Location of Districts

1. The boundaries for the districts listed in this Zoning Ordinance are indicated on the Blanchester Zoning District Map which is hereby adopted by reference. The Zoning District Map may also be referred to as the Zoning Map. The boundaries shall be modified in accordance with Zoning Map amendments which shall be adopted by reference.
2. Except when otherwise indicated by dimensions or fixed boundaries shown on the Zoning Map, Zoning Boundaries shall be determined by scaling. Scaling disputes shall be determined by the Board of Zoning Appeals.
3. When a district boundary divides a lot in a single ownership existing at the time of enactment of this Zoning Ordinance, the use authorized on, and the district requirements of, the least restricted portion of such lot shall be construed as extending to the entire lot, provided, that such extension shall not include any part of the lot which is more than fifty (50) feet from the district boundary line.

Sec. 250 Zoning Map

1. The Zoning Map or any Zoning Map amendment shall be prepared by authority of the Village Council. The map or amendment shall be dated with the effective date of the Ordinance that adopts the map or amendment.
2. A print of the adopted map or map amendment shall be maintained in the office of the Village Clerk and Zoning Inspector.

ARTICLE III. ESTABLISHMENT AND PURPOSE OF ZONING DISTRICTS

Sec. 300 Classification and Purpose of Districts

1. For the purpose of this Zoning Ordinance the following districts are hereby established and their purpose defined.

DISTRICT	PURPOSE
(R-1) RURAL	For agricultural and very low density resident(s) development and other appropriate uses in areas that are relatively undeveloped, and may or may not have access to Village Services.

- (R-2) SUBURBAN - I
RESIDENTIAL
For low density single-family residential development.
- (R-3) SUBURBAN - II
RESIDENTIAL
For medium-low density single-family residential development, and limited two-family dwellings by Conditional Permit.
- (R-4) URBAN
RESIDENTIAL
For medium density single-family residential areas of the Village which have existing small lots and are generally the older portions of the Village. Some limited apartment development and conversion of older residences to two-family units may be permitted by Conditional Permit.
- (R-5) MULTI-
FAMILY - I
RESIDENTIAL
For medium density garden, townhouse, condominium or similar type multi-family development which provides sufficient open space for ample parking and landscaping. Such districts must have satisfactory site conditions such as good street access and access to Village services.
- (R-6) MULTI-
FAMILY - II
RESIDENTIAL
For higher density apartments which permit a more economical and/or efficient housing complexes for senior citizens, group homes, and other types of residents as may be appropriate. Such districts must have satisfactory site conditions such as good street access and access to Village services.
- (PUB) PUBLIC USE
For areas owned and operated for public use including public parks, schools, administrative and cultural buildings and structures, not including public land or buildings devoted solely to the storage and maintenance of equipment and materials and public service facilities.
- (B-1) RESIDENTIAL,
OFFICE &
LIMITED
BUSINESS
For areas where limited mixed land uses exist and are not particularly harmful to each other. Only dwellings and those uses which are reasonably compatible with existing residential development are permitted.
- (B-2) SUBURBAN
OFFICE
For areas where office and institutions can locate independently or in clusters in one or more buildings that are surrounded by open landscaped areas and provided

with adequate parking facilities. The site(s) selected for these uses should be situated near residential neighborhoods or the rural countryside and separated from the traffic of retail, wholesale, and industrial areas in the Village.

(B-3)
**NEIGHBORHOOD
BUSINESS**

For establishment of areas for convenient business uses which tend to meet the daily needs of the residents in the general vicinity. These districts shall be located on streets providing safe and adequate access.

(B-4)
**COMMUNITY
BUSINESS**

For the concentration of a broad range of individual commercial establishments which together constitute an area of general commercial activity. Auto oriented uses such as service stations, automobile dealerships, as service stations, automobile dealerships, and heavy equipment services should be restricted in order to protect the compatibility of uses within the district and preserve the character and aesthetics of the district. The central business district and/or shopping centers are the preferred locations.

(B-5)
**COMMUNITY
SERVICE**

Intended primarily for service, repair and certain processing establishments that serve the entire community. Potential sites should generally be situated along major highways and located in areas where compatible uses can be developed with minimal adverse effects on each other, on surrounding land uses, and on local traffic flows.

(I-1)
**RESTRICTED
INDUSTRIAL**

For those industrial uses which can be compatibly operated within or in very close proximity to residential areas. These establishments should be clean; quiet, void of such nuisances as odor, dust and smoke; operate primarily within enclosed structures; and generate little industrial traffic.

(I-2)
**GENERAL
INDUSTRIAL**

For those industrial uses generally requiring large sites and an extensive range of services and facilities, including adequate access to highly developed and integrated transportation facilities. Industrial uses

in this classification typically operate from enclosed structures and often maintain large open storage and service areas where part of the production process may take place.

(PD)

**PLANNED
DEVELOPMENT**

For projects that may be unique or that would not normally be provided for in other districts. Such projects may include residential projects, recreational complexes, and commercial or industrial centers. Such projects would be built only in accord with plans approved by the Village Council after public hearings and extensive review.

(MH)

**MOBILE
HOME
PARKS**

For mobile home parks approved by the Village and designed in accordance with the rules of the Ohio Department of Health.

ARTICLE IV. USE REGULATIONS

Sec. 400 Permitted and Conditional Uses

1. The Permitted and Conditional Uses for each District are provided in the following paragraphs. Uses given in the following zoning districts shall be interpreted according to the definitions (when given) in this Zoning Ordinance. Uses which cannot be clearly and easily interpreted as permitted by the definition given shall be determined by the Board of Zoning Appeals. Uses not specifically listed or not interpreted to be included in the zoning districts shall not be permitted except by Amendment or Exception to this Zoning Ordinance. Conditional uses shall only be permitted after a public hearing and approval by the Board of Zoning Appeals as required by Article XII of this Zoning Ordinance.

R-1

RURAL RESIDENTIAL

Permitted Uses
Agriculture
Single-family dwellings
Non-commercial recreation facilities
Home occupations
Essential services
Accessory uses
Semi-public uses
Public uses

Conditional Uses Requiring Board of Zoning Appeals Approval

Two-family dwellings
Nurseries (Child Care)
Nursing homes
Cemeteries
Commercial recreation facilities
Mineral extraction, storage, and processing, including oil
and gas wells (See Special Provisions, Article VI, Sec.
620)

Farm vacation enterprises
Vacation or seasonal homes
Camps
Mortuaries
Airports
Kennels or animal hospitals
Television or radio stations, transmitters or towers
Institutions
Tourist homes
Public service facilities

R-2 SUBURBAN-I RESIDENTIAL (larger lots)

Permitted Uses

Single-family dwellings
Home occupations
Essential services
Accessory uses
Public uses

Conditional Uses Requiring Board of Zoning Appeals Approval

Non-commercial recreation facilities
Semi-public uses
Public service facilities

R-3 SUBURBAN-II RESIDENTIAL (smaller lots)

Permitted Uses

Single-family dwellings
Home occupation
Essential services
Accessory uses
Public uses

Conditional Uses Requiring Board of Zoning Appeals Approval

Two-family dwellings
Non-commercial recreation facilities
Semi-public uses
Public service facilities

R-4 URBAN RESIDENTIAL (older/in town lots)

Permitted Uses

Single-family dwellings
Home occupations
Essential services
Accessory uses
Public uses

Conditional Uses Requiring Board of Zoning Appeals Approval

Two-family dwellings
Multiple-family dwellings having not more than four
dwellings
Non-commercial recreation facilities
Semi-public uses
Public service facilities

R-5 MULTI-FAMILY I RESIDENTIAL (medium density)

Permitted Uses

Multi-family dwellings having not more than 12 dwellings in one structure
Home occupations
Essential services
Accessory uses
Public uses

Conditional Uses Requiring Board of Zoning Appeals Approval

Single-family dwellings
Two-family dwellings
Multi-family dwellings having not more than 24 dwellings in one structure
Non-commercial recreation facilities
Semi-public uses
Public service facilities

R-6 MULTI-FAMILY II RESIDENTIAL (higher density)

Permitted Uses

Multi-family dwellings having not more than 24 dwellings in one structure
Home occupations
Essential services
Accessory uses
Public uses

Conditional Uses Requiring Board of Zoning Appeals Approval

Single-family dwellings
Two-family dwellings
Multi-family dwellings having not more than 48 dwellings in one structure
Non-commercial recreation facilities
Semi-public uses
Public service facilities

PUB PUBLIC USE

Permitted Uses

Public uses
Essential services
Accessory uses

Conditional Uses Requiring Board of Zoning Appeals Approval

Semi-public uses
Public service facilities

B-1 RESIDENTIAL-OFFICE-LIMITED BUSINESS

Permitted Uses

Single-family dwellings
Two-family dwellings
Multi-family dwellings having not more than 4 dwellings in one structure
Health, legal, social, finance, insurance, real estate, architecture, engineering, clerical, stenographic, membership organizations, and similar professional and non-professional offices.

Nurseries (Child Care)

Tourist homes

Mortuaries

Non-commercial recreation facilities

Home occupations

Essential services

Accessory uses

Semi-public uses

Public uses

Conditional Uses Requiring Board of Zoning Appeals Approval
Multi-family dwellings having not more than eight dwellings
in one structure
Mixed-use dwellings
Nursing Homes
Commercial uses as determined appropriate and compatible by
Board of Zoning Appeals
Commercial recreation facilities
Public service facilities

B-2 SUBURBAN OFFICE

Permitted Uses
Health, legal, social, finance, insurance, real estate,
architecture, engineering, clerical, stenographic,
membership organizations, and similar professional and
non-professional offices.
Essential services
Accessory uses
Public uses
Semi-public uses
Non-commercial recreation facilities
Drug stores

Conditional Uses Requiring Board of Zoning Appeals Approval
Public service facility
Other uses determined by the Board to be appropriate and
compatible with Permitted Uses

B-3 NEIGHBORHOOD BUSINESS

Permitted Uses
Health, legal, social, finance, insurance, real estate,
architecture, engineering, clerical, stenographic,
membership organizations, and similar professional and
non-professional offices
Grocery stores and other food stores
Eating and drinking places, except drive-ins
Drug stores
Carry outs and liquor stores
Cigar stores, news stands, and florists
Garment pressing and laundry and dry cleaning agents
Self-service laundries
Barber and beauty shops
Shoe, watch and other small item repair shops
Essential services
Accessory uses
Semi-public uses
Public uses

Conditional Uses Requiring Board of Zoning Appeals Approval
Dwellings, including mixed use dwellings, as determined
appropriate and compatible by the Board
All other commercial uses determined appropriate and
compatible by the Board
Public service facilities

B-4 COMMUNITY BUSINESS

Permitted Uses
Health, legal, social, finance, insurance, real estate,
architecture, engineering, clerical, stenographic,
membership organizations, and similar professional and
non-professional offices
Radio and TV Broadcasting

Newspaper publishing and printing
Retail trade establishments, but limited to:
 paint, glass, and wallpaper stores
 hardware stores
 department stores
 variety stores
 miscellaneous general merchandise stores
 grocery stores
 meat and fish (sea food) markets, including freezer
 provisioners
 fruit stores and vegetable markets
 candy, nut, and confectionery stores
 dairy products stores
 retail bakeries
 miscellaneous food stores
 men's and boy's clothing and furnishing stores
 women's ready-to-wear stores
 women's accessory and specialty stores
 children's and infant's wear stores
 family clothing stores
 shoe stores
 furriers and fur shops
 miscellaneous apparel and accessory stores
 furniture, home furnishings, and equipment stores,
 except appliances
 household appliance stores
 radio, television, and music stores
 eating and drinking places including fast food
 restaurants
 drug stores and propriety stores
 liquor stores
 miscellaneous shopping goods stores
 nonstore retailers
 retail stores, not elsewhere classified

Services, but limited to:
 hotels, motels and tourist courts
 rooming and boarding houses
 organization hotels and lodging houses, on membership
 basis
 garment pressing and laundry and dry cleaning agents
 self-service laundries
 photographic studios, including commercial photography
 beauty shops
 barber shops
 shoe repair shops, shoe shine parlors, and hat cleaning
 shops
 miscellaneous personal services
 advertising
 consumer credit reporting agencies, mercantile report-
 ing agencies, and adjustment and collecting
 agencies
 duplicating, addressing, blueprinting, photocopying,
 mailing, mailing list and stenographic services
 new syndicates
 personnel supply services
 computer and data processing services
 miscellaneous business services (except research and
 development laboratories)
 repair shops and related services as follows:
 bicycle repair
 camera repair
 gunsmith shops
 key duplicating and locksmith shops
 lawn mower repair
 musical instrument repair
 office equipment repair
 picture framing shop
 watch clock and jewelry repair
 sewing machine repair
 bowling, billiard and pool establishments
 motion picture theaters (except drive-in)

Civic, social, and fraternal associations and clubs
Essential services
Accessory uses
Public uses
Semi-public uses
Non-commercial recreation facilities

Conditional Uses Requiring Board of Zoning Appeals Approval
Dwellings, including mixed use dwellings, as determined appropriate and compatible by the Board
Used merchandise stores with outdoor display
Motor vehicle dealers (new and used)
Auto and home supply stores
Gasoline service stations
Boat dealers
Automobile rental and leasing
Automobile parking lots and garages that are not an accessory use
Automotive repair shops
Automotive services, except repair
Dance halls, studios and dance schools
Construction establishments such as building, plumbing, heating or other special rate contractors
Manufacturing establishments
Trucking terminals and facilities
Wholesale and warehousing facilities
Commercial laundries and dry cleaning plants
Other uses as determined appropriate and compatible by the Board

B-5 COMMUNITY SERVICE BUSINESS

Permitted Uses

All Permitted uses of the B-4, Community Business District
Wholesale and warehousing facilities
Used merchandise stores with outdoor display
Motor vehicle dealers (new and used)
Mobile home dealers
Auto and home supply stores
Gasoline service stations
Tire, battery, and auto accessory dealers
Boat dealers
Motorcycle dealers
Automobile parking lot and garages that are not an accessory
Automotive repair shop
Car wash
Automotive services, except repair
Recreational and utility trailer dealers
Construction establishments such as building, plumbing heating, electrical, welding, or other special rate contractors
Commercial laundries and dry cleaning plants
Re-upholstery and furniture repair
Landscape services
Essential services
Accessory uses
Public service facility
Commercial recreation facility

Conditional Uses Requiring Board of Zoning Appeals Approval
Dwellings, including mixed use dwellings, as determined appropriate and compatible by the Board
Manufacturing establishments
Motor freight transportation and warehousing
Drive-in motion picture theater
Other uses, as determined appropriate and compatible by the Board

I-1 RESTRICTED INDUSTRIAL

Permitted Uses

Construction establishments
Offices and laboratories
Research and testing facilities
All manufacturing and industrial establishments meeting performance standards
Non-commercial recreational facilities
Essential services
Accessory uses
Public uses
Public service facilities

Conditional Uses Requiring Board of Zoning Appeals Approval

Airport or aircraft landing field
Dwellings and mixed use dwellings, as determined appropriate and compatible by the Board
Commercial Uses
Storage Buildings
Other uses, as determined appropriate and compatible by the Board

Prohibited Uses

Slaughtering and processing of animals
Grain elevators and feed mills
Manufacture, sale and storage of building material
Transport and trucking terminals
Equipment storage and sales
Junk storage and sales
Sanitary land fills

Performance Standards for Uses in I-1, Restricted Industrial District

(see Section 525 of this Zoning Ordinance)

I-2 GENERAL INDUSTRIAL

Permitted Uses

All B-4 and B-5 Permitted Uses
Construction establishments
Offices and Laboratories
Research and testing facilities
Manufacturing establishments meeting nuisance requirements except slaughtering and processing of animals
Grain elevators and feed mills
Manufacture, sale, and storage of building material
Wholesale and warehousing activities
Transport and trucking terminals
Equipment storage and sales
Restaurants
Non-commercial recreational facilities
Storage buildings
Essential services
Accessory uses
Public uses
Public service facilities

Conditional Uses Requiring Board of Zoning Appeals Approval

Junk storage and sales
Sanitary landfills
Slaughtering and Processing of animals
Mineral extraction, storage and processing, including oil and gas wells (see special provisions)
Dwellings and mixed use dwellings, as determined appropriate and compatible by the Board
Airport or aircraft landing
Commercial uses
Other uses, as determined appropriate and compatible by the Board

PD PLANNED DEVELOPMENT

Permitted Uses with an Approved Development Plan
Large recreational complexes having several types of recreational uses
Industrial parks
Housing projects over five (5) acres or twenty-five (25) dwelling units
Shopping centers
Combinations of the above uses
Facilities needed in support of any of the above such as shopping, schools, churches, clubs, parks, water and/or sewage treatment facilities, etc., when submitted as a part of the overall development plan.
Home occupations
Essential services
Accessory uses
Public uses
Public service facilities

MH MOBILE HOME PARKS

Mobile home parks are permitted only in Village approved Mobile Home Park Districts in accord with a plan approved by the Ohio Department of Health and the conditions as stated in Article VI, Section 610, of this Zoning Code. A mobile home park includes three or more mobile homes used for habitation and any roadway, building, structure, vehicle, or enclosure used or intended for use as a part of the facilities of such park.

ARTICLE V. LOT AND YARD REQUIREMENTS

Sec. 500 Yard, Area, and Height Requirements for Dwellings

1. Table I establishes the minimum yard, area and height requirements for dwellings and structures accessory to dwellings by district.

Sec. 505 Yard, Area, Height, and Lot Coverage Requirements for all Buildings other than Dwellings

1. Table II establishes the yard, area, lot coverage, and height requirements for all buildings except dwellings and structures accessory to dwellings by district.

Sec. 510 Existing Lots of Record

1. Any lot of record existing at the effective date of this Zoning Ordinance and held in separate ownership different from the ownership of adjoining lots may be used for the erection of permitted and conditional uses even though its area and width are less than the minimum requirements of this Zoning Ordinance, but only to the extent granted by the Board of Zoning Appeals. Conditional uses, however, must receive approval by the Board of Zoning Appeals, only after a public hearing.

Sec. 515 Lot Review by County Board of Health

1. Prior to issuance of any Zoning Permit for any residential, commercial, industrial, public, or semi-public structure when central water and/or sewage disposal facilities are not available or not used, the County Board of Health shall be requested to establish the minimum lot area for any permitted or conditional uses in all districts; but in no case shall the lot area be less than those specified in Table I or Table II for the various districts (Section 500 and 505).
2. If in the opinion of the County Board of Health the development of any such lot or lots, regardless of size, would lead to the creation of a serious health threat, then all Zoning Permits for such lot or lots shall be withheld and development not permitted until and unless an agreement for appropriate health safeguards can be reached between the owner or his agent, the Village Council, and the County Board of Health.

Sec. 520 Application of Yard Requirements

1. Lots which abut on more than one street shall provide the required front yards along every street.
2. Structures and accessory structures, whether open or closed, such as garages, carports, porches, balconies, or platforms above grade level, shall be considered a part of the structure to which they are attached and shall not project into any required front, side or rear yards except as permitted in this Zoning Ordinance.
3. When the rear lot line is adjacent to any alley, garages and other accessory structure may be constructed in the required rear yard but shall not be closer than 5' from the side lot line without the written permission of the adjacent neighborhood property owner.
4. Yard requirements shall not apply to steps, overhanging eaves, and cornices, however, these portions of buildings shall not project over any property line or street right-of-way.

Sec. 525 Performance Standards for Uses in I-1, Restricted Industrial District

1. Night Operation: No building customarily used for night operation shall have any opening, other than stationary windows or required fire exits, within 200 feet of any R-District, and any space used for loading or unloading of commercial vehicles in connection with any such operation shall not be within 150 feet of any R-District.
2. Offensive Uses Prohibited: No use shall be permitted or authorized to be established or maintained, which, when conducted under adequate conditions and safeguards in compliance with the provisions of this Zoning Ordinance and any additional conditions or requirements prescribed by the Council or Board of Zoning Appeals, is or may become hazardous, noxious, or offensive due to emission of odor, dust, smoke, cinders, gas fumes, noise, vibration, heat frequency, refuse, matter, or carried waste.

3. **Enclosure Required:** Any use permitted in the I-1 district shall be entirely enclosed for its primary operation except for open storage, service areas, and loading docks.
4. **Screening Required:** Open storage, service areas, and loading docks shall be screened by walls or fences at least six feet, but not more than eight feet in height. These walls or fences shall have an opaqueness of seventy-five percent (75%) or more, so as to effectively conceal open storage, service, and loading operations from adjoining streets and from any residential district.
5. **Nuisance Requirements:** In addition to the above any use or structure in the I-1, Restricted Industrial District shall meet all requirements of "Section 600, Public Nuisances Prohibited" of this Zoning Ordinance.

TABLE I

MINIMUM YARD, AREA, AND HEIGHT REQUIREMENTS FOR DWELLINGS

District	Minimum Lot Width at Building Line (in feet)	Minimum(1) Lot Area (per family)	Minimum Yard Depths (2) (in feet)		Minimum Yard Width(3) (in feet)			Maximum Height of Buildings Stories	Maximum Percent Lot (4) Coverage
			Front	Rear	Either Side	Sum of Side Yards	Feet		
R-1									
Single-family dwelling	100	20,000 sq.ft.	50	40	15	40	2 ½	35	20%
Two-family dwelling	150	15,000 sq.ft.	50	40	15	40	2 ½	35	20%
R-2									
Single-family dwelling	85	13,600 sq.ft.	30	30	8	20	2 ½	35	20%
R-3									
Single-family dwelling	60	7,200 sq.ft.	30	30	8	20	2 ½	35	20%
Two-family dwelling	90	5,400 sq. ft.	30	30	8	20	2 ½	35	20%
R-4									
Single-family dwelling	60	6,000 sq.ft.	10	25	5	10	2 ½	35	30%
Two-family dwelling	60	3,000 sq.ft.	10	25	5	10	2 ½	35	30%
Multiple-family dwelling	100	3,000 sq.ft.	10	25	10	25	3	45	30%
R-5									
Single-family dwelling	60	7,200 sq.ft.	30	25	8	20	2 ½	35	30%
Two-family dwelling	90	5,400 sq.ft.	30	25	8	20	2 ½	35	30%
Multiple-family dwelling	120	3,600 sq.ft.	30	25	20	40	3	45	30%
R-6									
Single-family dwelling	60	7,200 sq.ft.	30	25	8	20	2 ½	35	30%
Two-family dwelling	90	5,400 sq.ft.	30	25	8	20	2 ½	35	30%
Multiple-family dwelling	120	1,800 sq.ft.	30	25	20	40	3	45	40%
PUB, B-1,2,3,4,5, & I-1,2									
Single-family dwelling	60	6,000 sq.ft.	10	25	5	10	2 ½	35	30%
Two-family dwelling	60	3,000 sq.ft.	10	25	5	10	2 ½	35	30%
Multiple-family dwelling	100	3,000 sq.ft.	10	25	10	25	3	45	30%
Mixed use dwelling	none	3,000 sq.ft.	10	20	none	none	3	45	50%

- (1) See Lot Review by the County Board of Health if central water and/or sewage facilities are not available (Sec. 515).
- (2) Except when an adjacent building is closer to the front lot line, then that distance shall be the Minimum Front Yard Depth.
- (3) Except lots having less than 60' Lot Width shall have a Minimum Yard Width of 5' for either side and 10' for sum of side yards.
- (4) Percent of lot coverage shall mean the percentage of all building coverage (including all structures, garages, carports, etc.) on the total area of the lot on which such buildings are located.

TABLE II

BASIC YARD, AREA, HEIGHT AND LOT COVERAGE REQUIREMENTS FOR ALL BUILDINGS OTHER THAN DWELLINGS

District	Minimum Lot Width (in feet)	Minimum(1) Lot Area	Minimum Depth (in feet)		Minimum Width Each Side Yard (in feet)	Maximum Height of Buildings Stories Feet	Maximum Percentage Lot (3) Coverage
			Front Yard	Rear Yard(2)			
R-1	150	1 acre	50	40	30	3 40	20%
R-2	150	30,000 sq.ft.	30	30	20	3 40	20%
R-3	150	30,000 sq.ft.	30	30	20	3 40	20%
R-4	100	15,000 sq.ft.	10	25	10	3 40	40%
R-5	100	15,000 sq.ft.	30	25	20	3 40	30%
R-6	100	15,000 sq.ft.	30	25	20	3 40	40%
PUB	100	15,000 sq.ft.	30	25	20	3 40	40%
B-1	60	7,200 sq.ft.	10	25	5	3 40	30%
B-2	100	15,000 sq.ft.	30	25	20	3 40	30%
B-3	none	none	10	20	none ⁽⁴⁾	3 45	40%
B-4	none	none	10	20	none ⁽⁴⁾	3 60	no restriction
B-5	none	none	10	20	none ⁽⁴⁾	3 45	40%
I-1	none	none	20	20	none ⁽⁴⁾	3 60	no restriction
I-2	100	15,000 sq.ft.	30	30	20	3 60	30%

PD ----- See Planned Development Regulations (Article VII) -----

(1) See Lot Review by the County Board of Health if central water and/or sewage facilities are not available.

(2) Except when the existing or an adjacent building is closer to the front lot line, then that distance shall be the Minimum Front Yard Depth.

(3) Percent of lot coverage shall mean the percentage of all building coverage (including all structures, garages, carports, etc.) on the total area of the lot on which such buildings are located.

(4) No minimum width is required, except when adjacent to a R-1,2,3,4 or 5 District, then the minimum side yard shall be the same as required for the residential district.

ARTICLE VI. SPECIAL PROVISIONS

Sec. 600 Public Nuisances Prohibited

1. No land or building in any district shall be used or occupied in any manner creating dangerous, injurious, noxious or otherwise objectionable conditions which could adversely affect the surrounding areas or adjoining premises, except that any use permitted by this Zoning Ordinance may be undertaken and maintained if acceptable measures and safeguards to reduce dangerous and objectionable conditions to acceptable limits as established by the following performance requirements:
 2. Fire Hazards - Any activity involving the use or storage of flammable or explosive materials shall be protected by adequate fire-fighting and fire-prevention equipment and by such safety devices as are normally used in the handling of any such material. Such hazards shall be kept removed from adjacent activities to a distance which is compatible with the potential danger involved.
 3. Radioactivity or Electrical Disturbance - No activity shall emit dangerous radioactivity at any point, or electrical disturbance adversely affecting the operation of any equipment at any point other than that of the creator of such disturbance.
 4. Noise - Noise shall be so controlled that at the property line on which such noise is produced it will not be at a level above that normally perceptible from other development at the street right-of-way line on the lot, except occasional blast required in normal operation and produced in such manner as not to create a hazard. If such blast or other noise creates an objectionable noise as determined by the Village Council such noise shall be muffled or otherwise controlled. Sirens and related apparatus used solely for public purposes are exempt from this regulation.
 5. Vibration - No vibration shall be permitted which is discernible without instruments on any adjoining lot or property.
 6. Air Pollution - No pollution of air by fly-ash, dust, vapors, odors, smoke, or other substances shall be permitted which are harmful to health, animals, vegetation, or other property, or which can cause excessive soiling.
 7. Glare - No direct or reflected glare shall be permitted which is visible from any property outside an industrial district or from any street.
 8. Erosion - No erosion, by either wind or water, shall be permitted which will carry objectionable substances onto neighboring properties.
 9. Water Pollution - No pollution of any stream, reservoir, aquifer (underground water supply), or other water body within or surrounding the Village, shall be permitted which would create a serious threat to the health, safety or welfare of the residents of the Village.
 10. Litter - Litter constituting a detriment to public health which has been placed on any property shall be removed. Litter includes any garbage, waste, peelings of vegetables or fruit, rubbish, ashes, cans, bottles,

wire, paper, boxes, parts of automobiles, furniture, glass or oil of an unsightly or unsanitary nature, or anything else of an unsightly or unsanitary nature.

11. Junk - Junk such as abandoned vehicles, household appliances, farm equipment, or any other matter, for which no future use is contemplated or which has deteriorated to the point of creating a visual blight on the landscape shall be removed from the view from any public road or right-of-way.

12. Enforcement Provisions - The Zoning Inspector or Village Council, prior to the issuance of a Zoning Permit, may require the submission of statements and plans indicating the manner in which dangerous and objectionable elements involved in processing and in equipment operations are to be eliminated or reduced to acceptable limits and tolerance. The Zoning Inspector shall investigate all complaints, if the Inspector finds a property in violation of this Article, he shall give a written notice by registered mail or in person to the owner or person in charge of the property requiring him/her to remove the nuisance within 15 days (30 days for dilapidated structures) of receipt of the notice. If the nuisance is not removed within this period, the Inspector shall hire someone to remove the nuisance and bill the owner or person in charge of the property for the cost of the labor and any materials used. If the bill is not paid, it will be added to the tax duplicate of such property.

13. Measurement Procedures - Methods and procedures of the Village for the determination of the existence of any dangerous or objectionable elements which constitute a public nuisance may utilize any applicable and reliable measurement procedures or the Village may request the assistance of reputable consultants, government organizations, or other sources if authorized by the Village Council.

14. Existing Public Nuisances Subject to Discretion of Council - Any public nuisance as described in this Zoning Ordinance and existing at the time of its adoption shall be subject to the discretion of Village Council prior to any action on the part of the Village to abate or take any other action against such public nuisance. In the utilization of such discretion, the Council shall determine what reasonable action, if any, should be taken by the Village to bring about the partial or total abatement of such public nuisance in question.

Sec. 605 Mobile Home Parks

1. Mobile home parks shall only be permitted in Mobile Home Districts.
2. Mobile Home Parks are not permitted, except by approval of Council of the Zoning of such in a Mobile Home District.
3. All mobile home parks shall comply with rules of the Ohio Department of Health, Chapter 3701-27, as amended.
4. No construction of any street or part of any park shall be started prior to issuance of a Zoning Permit and no Zoning Permit shall be issued prior to State Health Department approval.

5. Mobile home parks shall not be subject to the Lot and Yard Requirements of this Zoning Ordinance since these matters shall be regulated by the Ohio Health Department Regulations.
6. Mobile homes prohibited - except: Except as provided in this Section, no person shall park or occupy any mobile home or double-wide mobile home, or any manufactured unit, on any premises in any district outside an approved mobile home park. The parking of an unoccupied mobile home in an accessory private garage building shall be permitted in any district, provided no living quarters shall be maintained or any business conducted in such mobile home while so parked or stored.

Sec. 610 Industrialized Unit Housing

Notwithstanding the provisions of Section 605, industrialized unit housing as defined under Article XIII of these regulations is permitted or conditionally permitted in residential and other zoning districts according to the particular requirements pertaining to each or any zoning district as stated elsewhere in the zoning code and as further required herein.

1. The building lot and the industrialized unit home must meet all of the other zoning, building and service requirements of the Village, similar to a site built dwelling unit.
2. The industrialized unit home shall not otherwise be classified or defined as either a mobile home or double wide mobile home (see Article XIII).
3. The industrialized unit home shall be permanently attached to a masonry foundation similar in both construction and appearance to a conventional site built dwelling unit.
4. The industrialized unit home shall require no additional skirting or underpinning of a style, or type customarily associated with or used on mobile homes.
5. The industrialized unit home shall be approved by the State of Ohio under the applicable State Building Code reference. State building approval must be demonstrated at the time of application for a Zoning Permit. Industrialized unit homes not approved by the State of Ohio will not be permitted.
6. A Zoning Permit must be obtained by the applicant as required elsewhere in these regulations before any construction is started and before any industrialized unit home is moved to the building site.
7. The industrialized unit homes shall be properly connected to approved Village and other public utilities the same as for any other residential dwelling structure.
8. The industrialized unit home shall not be occupied until the home is fully erected on a permanent foundation and otherwise fully assembled and permanently connected to approved utilities, and until such time as all other conditions of occupancy are met.
9. The industrialized unit home shall not be less than 20 feet wide and 30 feet long (exterior dimensions), and shall not be less than 850 square feet (by exterior dimensions).

Sec. 615 Temporary Structures

1. Temporary structures used in conjunction with construction work shall be permitted only during the period that the construction work is in progress and shall be approved by the Board of Zoning Appeals (Article XII, Section 1420.7). Portable toilets for construction workers and other such small structures shall not require a Temporary Use approval by the Board.

**Sec. 620 Mineral Extraction, Storage and Processing,
Including Oil and Gas Wells**

1. Extraction, storage and processing of minerals of all types shall be allowed only in those districts where expressly permitted, except the extraction and storage of sand or gravel on farms of five (5) acres or more shall be exempt when such sand or gravel is for use on such farm.
2. Mineral extraction, storage, or processing shall not be conducted closer than two hundred (200) feet from any structure used for human occupancy.
3. The operator shall file with the Zoning Inspector a location map which clearly shows areas to be mined and the location of adjacent properties, roads and natural features.
4. The operator shall submit information on the anticipated depth of excavations and on depth and probable effect on the existing water table unless exempted by Village Council.
5. The operator shall file with the Zoning Inspector, unless exempted by Village Council, a detailed plan for the restoration of the area to be mined which shall include the anticipated future use of the restored land, the proposed final topography indicated by contour lines of no greater interval than five (5) feet, the type and number per acre of trees or shrubs to be planted; and the location of future roads, drives, drainage courses, or other improvements contemplated.
6. The operator shall file, unless exempted by the Village Council, with the Village a bond, payable to the Village and conditioned on the faithful performance of all requirements contained in the approved restoration plan. The rate, per acre of property to be mined, of the required bond shall be fixed by the Council. The bond shall be released upon written certification of the Village's designated inspector that the restoration is complete and in compliance with the restoration plan. State bonding shall be acceptable in lieu of Village bonding when applicable as determined by Council or law.
7. No mineral extraction, storage, or processing shall be started prior to issuance of a Zoning Permit and no Zoning Permit shall be issued prior to posting of bond with the Village, unless such bond is exempted.

**Sec. 625 Fences, Walls, and Obstruction to Vision on
Corner Lots**

1. No fence or wall over 2 ½ feet shall be permitted in the front yard of any R-2, R-3, R-4, R-5 or R-6 District.

2. No fence or wall over 8 feet shall be permitted in any side or rear yard of any R-2, R-3, R-4, R-5 or R-6 District.
3. On any corner lot there shall be no planting, structures, fences, shrubbery or obstruction to vision more than 2 ½ feet higher than the curb level within 25 feet of the intersection of any two streets in all Districts.

ARTICLE VII. PLANNED DEVELOPMENT REGULATIONS

Sec. 700 Purpose

1. The Planned Development Regulations are intended to permit greater flexibility in land development than that permitted by strict interpretation of the Zoning Ordinance requirements. The Planned Development District should only be used for development projects of high quality development that would not normally be provided for in other districts or for projects where extensive review of plans is desirable. Planned development projects may include residential projects such as single-family homes or multiple-family homes; commercial or industrial centers; large recreational complexes, or other planned projects.

Sec. 705 Uses Permitted Upon Approval of Development Plan

1. No uses are permitted outright.
2. The following planned development may be permitted after extensive plan review and rezoning to Planned Development District:
 - a. Large recreational complexes having several types of recreational uses.
 - b. Industrial parks.
 - c. Housing projects over five (5) acres or twenty-five (25) dwelling units.
 - d. Shopping centers.
 - e. Facilities needed in support of any of the above, such as shopping, schools, churches, clubs, parks, water and/or sewage treatment facilities, etc., when submitted as a part of the overall Development Plan.
 - f. Combinations of the above uses.
 - g. Home occupations.
 - h. Essential services.
 - i. Accessory uses.
 - j. Public uses.
 - k. Public service facilities.

Sec. 711 Conformity to Village Plans

1. A Planned Development project shall generally conform to any adopted Village Land Use Plan and any development policies therein.

Sec. 715 Arrangement of Structures and Yards

1. The physical relation of structures and their yard space shall be determined in accordance with one or a combination of the following methods:
 - a. The Lot and Yard Requirements of the zoning district specified as most appropriate or similar to the type of structure shall apply.
 - b. Specific yard and lot requirements (made a part of the Development Plan text) prepared by the developer and approved by the Village Council.
 - c. Arrangement in accord with a detailed map plan of the site showing arrangement of site, structures and use of land and approved by the Village Council.

Sec. 720 Development Plan Required

1. A Development Plan is required for each proposed PD District. The Development Plan shall include the following:
 - a. The proposed location and size of areas (all land uses) indicating types of uses for each different type of land use area.
 - b. Square footages of building area and location of any uses other than residential.
 - c. The location of residential use, indicating dwelling unit densities, dwelling unit types, the total number of dwelling units in the Development Plan, and showing boundaries of all sites or lots.
 - d. The proposed provision of water, sewage disposal, and surface drainage facilities.
 - e. The proposed traffic circulation pattern, including public and private streets, parking areas, walks, and other accessways, indicating their relationship to topography, existing streets, or showing other evidence of reasonableness.
 - f. The proposed use of any required recreational land and any other land for recreational or leisure use.
 - g. The proposed schedule of site development, construction of structures, and associated facilities.
 - h. Sketches and other text or materials indicating design principles and concepts to be followed in site development, construction, landscaping, and other features.
 - i. Plans or text showing or describing the arrangement of structures and yards as required in the Arrangement of Structures and Yards above.
 - j. Any other information required to determine the appropriateness of the proposal.
2. Five (5) copies of the Development Plan shall be submitted to the Zoning Inspector at least 15 days prior to the preliminary discussion meeting at which it is to be considered. Prior to the discussion meeting the Zoning Inspector shall provide copies of the Development Plan to the Village Council and other appropriate agencies or persons for study and comment and request their attendance at the discussion meeting.
3. At the discussion meeting it shall be determined if the application is eligible for further consideration and if so the Village Council shall proceed to consider the requested zoning amendment in the same manner as other zoning amendments.

Sec. 725 Zoning Permit

1. No Zoning Permit shall be issued for any construction in a Planned Development District unless the proposed development is entirely in accord with the approved Development Plan and any additional conditions that may have been imposed by the Village Council at its time of approval.

Sec. 730 Uses Requiring Council Approval After Initial Construction

1. Once the Planned Development District is underway or completed, no change in use is permitted except by approval of the Village Council. The Council may after a public hearing as set forth in this Zoning Ordinance approve any proposed change or proposed use.

ARTICLE VIII. SIGN REGULATIONS

Sec. 800 Purpose

1. The purpose of these Sign Regulations is to promote and protect the public health by regulating existing and proposed outdoor signs of all types. It is intended to protect property values, create a more attractive economic and business climate, enhance and protect the physical appearance and preserve the scenic and natural beauty of the Village, reduce sign advertising distraction and obstructions that may contribute to traffic accidents, provide more open space, and generally curb the deterioration of the natural environment.

Sec. 805 Definition of Sign Types

1. Farm Sign - A sign or signs which is on a farm over five (5) acres denoting such messages as name and address of occupants, produce for sale and membership organization, or other information generally related to activities conducted on the farm.
2. Ground Sign - A sign which is supported by one or more columns, uprights, or braces in or upon the ground.
3. Outdoor Advertising Display and/or Billboard - Any outdoor sign, display, device, figure, painting, drawing, message placard, poster, billboard, or any other contrivance designed, intended, or used to advertise or to give information in the nature of advertising or to product or service not located on the premises for which the sign is located, which advertisement is visible by persons walking or riding in a motor vehicle. All other signs as permitted by this ordinance shall not be considered as outdoor advertising displays and/or billboards.
4. Projecting Sign - A sign which projects from and is supported by a wall of a building or structure.
5. Wall Sign - A sign which is affixed directly to the exterior wall and confined within the limits thereof and which projects from that surface not more than twelve (12) inches at all points.

1688
2031
1552

Sec. 810

Signs Permitted in All Districts - No Permit Required

1. The following types of signs shall be permitted in all districts within the Village according to the limits specified:
 - a. Signs advertising the sale, lease, or rental of the premises upon which the sign is located, not exceeding thirty (30) square feet in area.
 - b. Professional name plates or home occupation signs not exceeding six (6) square feet in area and not exceeding one sign per home or business.
 - c. Signs denoting the name and address of the occupants of the premises, not exceeding four (4) square feet in area; and not exceeding one sign per home.
 - d. Farm signs for farms or orchards over five (5) acres denoting the name and address of occupants, denoting advertising for produce or merchandise grown on such farms, and denoting membership organizations, not to exceed twenty-five (25) square feet of sign face area per farm or orchard.
 - e. Signs or bulletin boards customarily incidental to places of worship, libraries, museums, social clubs, or societies, which total area of signs or bulletin board shall not exceed forty (40) square feet and which shall be located on the premises of such institutions.
 - f. Entrance and exit signs containing only directional information.
 - g. Temporary signs announcing special public or institutional events, the erection of a building, or signs for similar uses. Such signs shall be removed within two (2) weeks of the completion of the event or project.
 - h. Signs advertising garage sales are only permitted on the property where the sale is taking place or on other private property when the owner or person in charge of the property grants permission. Such sign(s) shall not be placed on public rights-of-way, utility poles, traffic signs, nor street signs. Garage sale signs shall not exceed 4 square feet per side. Garage sale signs improperly placed on private property may be removed by the owner of such property. Such signs placed on public property may be removed by authorized personnel of the Village.
 - i. Political signs, provided such signs shall be removed within two (2) weeks of the completion of the event, project or election.
 - j. Existing signs which are in place or under construction at the time of adoption of this ordinance.
2. Existing signs, as defined above, are permitted to continue and to be maintained as they existed at the time of adoption of this ordinance; however, replacement signs shall meet all requirements of this ordinance.
3. A Zoning Permit is not required for the above defined signs.

1. The following shall be permitted for business and industrial use:
 - a. Each business or industry shall be permitted one on-premise wall or one projecting sign for each face of the building facing a street. Projecting signs shall not exceed four (4) feet measured from the face of the building nor more than twelve (12) square feet on any one face of the sign. Wall signs shall not exceed an area equivalent to one and one-half (1 1/2) square feet of sign area for each lineal foot of building frontage, but in no case shall exceed a maximum area of one hundred (100) square feet.
 - b. In addition to the above each business or industry shall be permitted one on-premise ground sign on the premises, provided all parts of the sign shall be set back five (5) feet from street right-of-way or thirty (30) feet from the street centerline, whichever is greater. The maximum area of such sign shall not exceed thirty (30) square feet on any face of the sign.
 - c. In addition to the above each business or industry shall be permitted two (2) small on-premise free standing or portable advertising signs not exceeding eight (8) feet in height or twelve (12) square feet on any face of the sign. Such signs shall not be located in any street right-of-way. In lieu of the permitted ground signs as permitted in item b, above, groups or establishments of four (4) or more businesses shall be permitted one (1) larger ground sign for all businesses. Such sign shall not exceed eighty (80) square feet on any face nor exceed thirty (30) feet in height and shall be set back at least ten (10) feet from the street right-of-way.
 - e. Larger signs or advertising devices for businesses or industries adjacent to the interstate and primary highways as regulated by the Ohio Revised Code Sections 5516.01 to 5531.07 as amended shall be permitted in accord with those State laws. Such signs shall not be subject to the above regulations but shall require a permit from the Village Zoning Inspector and the owner or agent of such sign and must show proof of having obtained the required State of Ohio approval.
2. A zoning Permit shall be required for all signs listed in this Ordinance as "Signs Permitted for Commercial and Industrial Uses - Permit Required" that are erected after the adoption of this Zoning Ordinance. The Zoning Permit may be included as part of the Zoning Permit approving the erection or alteration of a structure. However, any change in signs or additional signs constructed after issuance of the initial Zoning Permit shall require another permit before such changes or additions are made.
3. Any application for a Zoning Permit for which a sign is to be constructed or altered shall include a written application and a diagram showing the size of the sign, and location on the property, and the name and address of the owner and/or agent of the sign.

Sec. 820 Outdoor Advertising Display and/or Billboards

1. Existing Outdoor Advertising Displays and Billboards shall be permitted to continue as they existed at the time of adoption of this Zoning Ordinance unless voluntarily discontinued for at least two (2) years, however, any expansion of such displays or signs shall meet the following regulations.
2. Outdoor advertising displays or billboards shall not be located in the Village except by permission of Village Council, after a public hearing (unless determined unnecessary by Council), and when the following requirements are met:
 - a. Such display or sign must be in one of the following districts: R-1, B-1, B-2, B-3, B-4, B-5, I-1 or I-2.
 - b. Such displays or signs would not impose a nuisance or blighting effect on any residential, public or semi-public property.
 - c. Such displays or signs shall not be located within twenty (20) feet of any street right-of-way.
 - d. Such displays or signs shall not be located so as to interfere with the visibility and safe operation of vehicles entering or leaving the premises or intersecting street.
 - e. Such signs or structures shall not exceed one hundred (100) square feet on one face and/or two hundred (200) square feet for two or more faces, and in no case shall more than one hundred (100) square feet of display or sign area be visible from any one point. However, these size limitations may be increased by up to 100% in commercial and industrial areas upon approval by the Board of Zoning Appeals as a Variance.
 - f. Such signs or displays shall in no other way adversely affect the public health, safety, or welfare.
3. A Zoning Permit is required for all Advertising Displays and/or Billboards but shall not be granted by the Zoning Inspector until after approval by Council.
4. Larger advertising devices adjacent to the interstate and primary highways as regulated by the Ohio Revised Code Sections 5516.01 to 5516.13 and 5531.07 as amended, may be permitted in accord with those State laws, however, Board of Zoning Appeals approval as a Variance and a Zoning Permit is also required.

Sec. 825 Violation of Sign Regulations

1. Any violation of these Sign Regulations shall be deemed a violation of the Zoning Ordinance and shall be subject to the penalties as set forth herein.

Sec. 830 Signs Prohibited in All Districts

1. The following signs are prohibited in all districts.
 - a. Signs or advertising erected or maintained on trees, or painted or drawn upon rocks or other natural features.
 - b. Signs or advertising devices which, in the opinion of the Zoning Inspector, are traffic hazards or a danger to the safety of the traveling public.

- c. Signs or advertising devices which prevent the driver of a vehicle from having a clear and unobstructed view of official signs and approaching or merging traffic.
- d. Signs or advertising devices illuminated so as to interfere with the effectiveness, of or obscure, an official sign, signal, or device.
- e. Signs or advertising devices which attempt, or appear to attempt, to direct the movement of traffic, or which interfere with, imitate, or resemble an official sign, signal, or device.
- f. Signs or advertising, except public signs, in the right-of-way of any street or road.
- g. Signs not mentioned by these Sign Regulations unless determined by the Village Council to be permitted as an Exception.
- h. Trailer mounted signs or similar portable signs are prohibited, except by permission of the Board of Zoning Appeals as a Variance for a specified period of time.

ARTICLE IX. OFF-STREET PARKING REQUIREMENTS

Sec. 900 General Requirements

1. **Number of Spaces:** In all instances (excepting the downtown C-4 District) in connection with every business, institutional, recreational, residential or other use, there shall be provided, at any time any new structure is erected, any existing structure is enlarged or increased in capacity, off-street parking spaces for automobiles for the amount of new structure or increase in capacity in accordance with the Schedule for Off-Street Parking Spaces. Required parking in the downtown C-4 district shall be determined by the Village Council.
2. **Area:** Each off-street parking space shall have an area of not less than one hundred eighty (180) square feet unless marked for small cars.
3. **Location:** Location of off-street parking spaces shall be provided on the premises intended to be serviced, or on an adjoining or near-by property within three hundred (300) feet of any part of the premises. A distance further than this shall require approval by the Village Council.
4. **Surfacing:** Any off-street parking for more than five (5) vehicles shall be graded for proper drainage and surfaced so as to provide a durable and dustless surface.
5. **Lighting:** Any lighting used to illuminate any off-street parking area shall be so arranged as to reflect the light away from any adjoining residences.
6. **Setback from Streets:** No part of any parking area for more than five (5) vehicles shall be closer than five (5) feet to any established street right-of-way.

SCHEDULE FOR OFF-STREET PARKING SPACES

Use	Off-Street Parking Spaces Required
One-family dwellings	2 for each dwelling unit