

ZONING RESOLUTION FOR THE

TOWNSHIP OF SPRINGFIELD

RICHLAND COUNTY, OHIO

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ZONING RESOLUTION HISTORY

SPRINGFIELD TOWNSHIP, RICHLAND COUNTY, OHIO

WHEREAS, a petition was presented to the Board of Trustees of Springfield Township on July 16, 1955 requesting said Board to proceed with township zoning under Section 519.01-519.99 of the Ohio Revised Code, which petition was signed by a number of qualified voters residing in the unincorporated area of Springfield Township equal to not less than eight percent (8%) of the total vote cast at the last preceding general election at which a Governor was elected, and

WHEREAS, on said date the Board of Trustees of Springfield Township declared its intent to proceed with the adoption of a zoning Resolution, and did on said date pass a Resolution creating and establishing the Springfield Township Zoning Commission, composed of five members, to-wit: John Mabee, L. L. Rinehart, Cleo Taylor, John Leppo and Carl Sloan, all being residents of the unincorporated area of Springfield Township, and

WHEREAS, said Zoning Commission held numerous meetings open to the public; made studies of the entire area of Springfield Township, ascertained that no county or regional planning commission was in existence in Richland County; proposed a plan of zoning for the entire unincorporated area of Springfield Township; held a public hearing on September 9, 1955, after giving notice by publication on August 5, 1955, in the Mansfield News Journal of Mansfield, Ohio, such being a newspaper of general circulation in Springfield Township, Richland County, Ohio; and has submitted said zoning plan including both text and maps to the Township Trustees representing the recommendations of said Springfield Township Zoning Commission for the Zoning of the entire unincorporated area of Springfield Township, and

WHEREAS, said Board of Township Trustees held a Public Hearing on said zoning plan on the 14th day of October 1955 after giving notice of said hearing by publication on September 13, 1955 in the Mansfield News Journal of Mansfield, Ohio, such being a newspaper of general circulation in Springfield Township, Richland County, Ohio, and

WHEREAS, said Board of Township Trustees has fully and carefully considered said zoning plan as recommended by the Springfield Township Zoning Commission and approves said zoning plan, including both the text and maps:

NOW THEREFORE BE IT RESOLVED by the Board of Township Trustees of Springfield Township, Richland County, Ohio this in formal session convened, that the following Zoning Resolution for the entire unincorporated territory of Springfield Township, Richland County, Ohio be and the same is hereby adopted as the Zoning Resolution for the entire unincorporated territory of said Township.

ARTICLE I

TITLE, AUTHORIZATION, PURPOSE

SECTION 100 TITLE

A Resolution enacted pursuant to Chapter 519, Revised Code of Ohio, and governing the use of land within the unincorporated areas of Springfield Township, Richland County, and in accordance with a comprehensive plan to regulate the location, height, bulk, number of stories and size of buildings, and other structures, including tents, cabins and trailer coaches, percentages of lot areas which may be occupied, setback lines, size of yards, courts and other open spaces, the density of population, the uses of buildings and other structures including tents, cabins and trailer coaches and the uses of land for trade, industry, residences, recreation or other purposes.

SECTION 100.1 STATEMENT OF LEGISLATIVE PURPOSE

Springfield Township serves primarily as a rural and agricultural community in Richland County. However, the Township is now and will in the future experience the demand for urban development, including residential, commercial and industrial development. It is essential to the well-being of Springfield Township that such development shall take place in an orderly and coordinated manner.

To effectively cope with the existing conditions and problems, and those that will arise in the future, it is necessary to employ regulatory measures that are geared to the situation of today and can be effectively used to guide future decisions.

For the above stated reasons and in the interests of public health, safety and morals, this Zoning Resolution was developed.

SECTION 100.2 SHORT TITLE

This Resolution shall be known as the "Zoning Resolution of Springfield Township, Richland County, Ohio."

ARTICLE II

CONSTRUCTION OF LANGUAGE AND DEFINITIONS

SECTION 200 CONSTRUCTION OF LANGUAGE

The following rules of construction apply to the provisions of this Resolution:

1. The particular shall control the general.
2. In case of any difference of meaning or implication between the provisions of this Resolution and any caption or illustration, the provisions shall control.
3. The word "shall" is always mandatory and not discretionary. The word "may" or "should" is permissive.
4. Words used in the present tense shall include the future; and words used in the singular number shall include the plural, and the plural the singular, unless the context clearly indicates the contrary.
5. The phrase "used for" includes "arranged for", "designed for", "intended for", "maintained for", or "occupied for".
6. Unless the context clearly indicates the contrary, where a regulation involves two or more items, conditions, provisions, or events connected by the conjunction "and", "or", "either/or", the conjunction shall be interpreted as follows:
 - a. "And" indicates that all connected items, conditions, provisions or events shall apply.
 - b. "Or" indicates that the connected items, conditions, provisions or events may apply singly or in combination.
 - c. "Either/or" indicates that the connected items, conditions, provisions or events shall apply single but not in combination.
7. Terms not herein defined shall have the meaning customarily assigned to them.

SECTION 200.1 DEFINITIONS

1. Accessory Use:

Any activities carried on in a residential or agriculture district which are incidental, subordinate and customarily carried on in a residence in addition to the primary use of the premises as a dwelling.

This shall include activities which are in the nature of a hobby or recreation and not carried on with the intent to make a profit for the land occupant. It shall also include activities related to the occupant's employment off premises that are occasionally carried on in the premises. Such activities shall not be deemed a home occupation.

Accessory Uses shall include:

- a. Residential accommodations for servants, caretakers, or night watchmen in any use district.
- b. Swimming pools, tennis courts and other recreational facilities.
- c. Off-street loading and parking facilities and the storage of goods used, produced or offered for sale shall be deemed accessory uses in business or industrial districts only.
- d. Garage or other casual sales of personal property shall be considered an accessory use so long as they are held no more frequently than three times a year and for no longer than three days each time. The advertising restrictions contained in this section shall not apply to such sales.
- e. The storage of motor vehicles, trailers, recreational vehicles or boats owned by residents of the premises only. Storage of any such items for non-residents whether or not a fee is charged, shall be deemed a business use. All such storage shall be no closer to the road than the minimum front yard setback requirements of Section 406.
- f. Accessory uses shall include the keeping of dogs, cats, or farm animals, but shall not allow the keeping of dangerous exotic animals or other dangerous animals. Dangerous animals are those that are likely to inflict injury or harm, such as but not limited to lions, tigers, leopards, panthers, cougars, bobcats, bears, wolves, foxes, apes, gorillas, poisonous or constrictor snakes, crocodiles and alligators.
- g. Any activity which is the subject of any advertising including, but not limited to, newspaper, magazine, radio, television, poster, billboard, handbills, direct mailing, year books or other publications shall not be deemed to be an accessory use.

- h. Rooftop wind turbines intended to reduce consumption of electrical utility power are permitted uses in any district.
- i. Access/Egress: The way by which vehicles shall have ingress to and egress from a land parcel.

No zoning permit shall be required to engage in an accessory use.

2. Accessory Structure:

A structure, the use of which is customarily incidental and subordinate to that of the principal building, and is located on the same lot or premises as the principal building.

Accessory Structures shall include but are not limited to:

- a. Buildings must meet the requirements of Section 600.2
- b. Rooftop and ground-based solar panel collection systems for on-site power generation and consumption or heating uses in all zoning districts, subject to the requirements of Section 600.18

3. Agriculture:

Is the use of land for farming purposes including dairying, pasturage, apiculture, floriculture, horticulture, viticulture, animal and poultry husbandry, and the necessary accessory uses for packing, treating, or storing of produce, provided the operations of such accessory use shall be secondary to that of the normal agricultural activities. A use shall be classified as farming or agriculture only if it is the principal or main use of the land.

4. Alley:

Is a public right-of-way which affords only a secondary means of access to abutting property and not intended for general traffic circulation.

5. Alteration:

Any change, addition, alteration, or rearrangement in construction or type of occupancy, or change in the structural parts of a building such as walks, windows, partitions, columns, girders, or the moving from one location or position to another.

6. Apartment:

Same as a "Multiple Family Dwelling".

7. Basement:

Is that portion of a building which is entirely below or partially below and partially above ground level, and so located that the vertical distance from the grade to the floor below is more than the vertical distance from the grade to the ceiling above. When a basement floor is less than two (2) feet below the ground level, it will be rated as the first story.

7a. Bed and Breakfast Homestay: Is a private owner occupied dwelling unit that contains no more than three guest rooms, where short-term lodging and breakfast are provided for compensation. The use as a Bed and Breakfast Homestay shall be subordinate and incidental to the main residential use of the building.

8. Building:

Is any structure designed, built or occupied as a shelter which is permanently affixed to the land and has one or more floors and a roof. Building includes the area enclosed and unenclosed devoted to porches, stairways, fire escapes and fixed canopies. When a structure is separated by a fire wall, each such separated portion shall be deemed a separate building. A "building" shall not include such structures as billboards, fences, radio towers, water towers, smoke stacks, grain elevators, coal bunkers, or similar structures with interior spaces not normally accessible for human use.

9. Building Height:

Is the vertical distance measured from the established grade to the highest point of the roof surface for flat roofs; to the deck line of a mansard roof, and to the average height between eaves and the ridge line of a gable, hip, or gambrel roof. Where a building is located on sloping terrain or the side of a hill, the height may be measured from the average elevation of the finished grade at the building wall.

10. Building Line:

Is a line defining the minimum front, side and rear yard setback requirements in which no building or structure may be located, except as otherwise provided herein.

11. Building, Principal:

Is the building housing the principal activity performed on a lot.

11a. Centralized Sewer System:

Is where individual lots are connected to common sewerage collection system and treatment plant facilities whether publicly or privately owned.

12. Club:

Is an organization of persons for special purposes or for the promulgation of sports, arts, sciences, literature, politics, or the like, but not operated for profit.

13. Clinic:

Is an establishment where human patients who are not lodged overnight are admitted for examination or treatment by a group of physicians, dentists or similar professions.

14. Convalescent or Nursing Home:

Is a structure with sleeping rooms where persons are housed or lodged and are furnished with meals, nursing and medical care.

15. Density:

Is the number of dwelling units that can be developed on a given acre of land.

16. Development:

Is the construction of a new building or other structure on a lot, the relocation of an existing building on another lot, or the use of open land for a new use.

17. District:

Is a portion of the Township within which certain regulations and requirements or various combinations apply under the provisions of this Resolution.

18. Dwelling:

Is a building or portion thereof, designed for occupancy by only one (1) family for residential purposes and having cooking and sanitary facilities.

19. Dwelling, Industrialized:

Is a building designed exclusively for one or more families living independently of each other and when constructed includes the assembly of materials or products comprising all or part of a total structure, thereby making the structure self-sufficient, or substantially self-sufficient, which when installed constitutes a structure or part of a structure, providing such development complies with the procedures for acceptability of the Ohio Basic Building Code.

20. Dwelling, One Family:

Is a building designed exclusively for and occupied by one (1) family.

21. Dwelling, Two Family:

Is a building designed exclusively for or converted for occupancy by two (2) families, living independently of each other.

22. Dwelling, Multiple Family:

Is a building or portion thereof designed exclusively for or converted for occupancy by three (3) or more families living independently of each other.

The dwelling units in a multiple family dwelling are defined as follows:

- a. Efficiency Unit: Is a dwelling unit containing at least three hundred (300) square feet of floor area, and consisting of not more than one (1) room in addition to a kitchen, dining and necessary sanitary facilities, and for the purposes of computing density, shall be considered as a one (1) room unit.
- b. One Bedroom Unit: Is a dwelling unit containing a minimum floor area of at least four hundred fifty (450) square feet, consisting of not more than two (2) rooms in addition to kitchen, dining, and necessary sanitary facilities, and for the purpose of computing density, shall be considered as a two (2) room unit.
- c. Two Bedroom Unit: Is a dwelling unit containing a minimum floor area of six hundred fifty (650) square feet, consisting of not more than three (3) rooms in addition to kitchen, dining, and necessary sanitary facilities, and for the purposes of computing density, shall be considered as a three (3) room unit.
- d. Three Bedroom Unit: Is a dwelling unit wherein for each room in addition to the three (3) rooms permitted for a two bedroom unit, there shall be provided an additional area of two hundred (200) square feet to the minimum floor area of six hundred fifty (650) square feet. For the purpose of computing density, a three (3) bedroom unit shall be considered as a four (4) room unit.

23. Dwelling, Townhouse:

Is a one family dwelling designed and occupied exclusively by one family. A townhouse can be attached or detached in order to become a row, patio terrace house having one or more stories.

24. Erected:

Built, constructed, altered, reconstructed, moved upon, or any physical operations on the premises which are required for construction. Excavation, fill drainage, and the like, shall be considered a part of erection.

25. Excavation:

Includes any breaking of ground, except common household gardening and ground care.

26. Family:

One or more persons living together as a unit and related by blood, marriage or adoption including children under foster care.

27. Floor Area, Gross:

Is the sum of the gross horizontal areas of the several floors of a building or buildings measured from the exterior of walls or the center line of walls separating two (2) buildings. In particular, the floor area includes: basement space; elevator shafts or stairwells; floor space for mechanical equipment, penthouses, balconies, mezzanines, enclosed porches, attic floor space providing structural head room of seven feet six inches (7' 6"), open porches, terraces and breezeways, where more than fifty (50%) percent of the perimeter of such terrace, breezeway or open porch is enclosed.

28. Floor Area, Usable:

For the purposes of computing parking the "Usable Floor Area" is defined as that area used for or intended to be used for the sale of merchandise or services, or for use to serve patrons, clients, patients or customers. Such floor area which is used or intended to be used principally for the storage of processing of merchandise, hallways, or for utilities or sanitary facilities shall be excluded from the computation of "Usable Floor Area". Measurement of "Usable Floor Area" shall be the sum of the horizontal areas of the several floors of the building, measured from the exterior walls.

29. Garage, Private:

Is an accessory building or portion of a main building, enclosed on all sides and designed or used for the storage of motor driven vehicles, boats and similar vehicles owned and used by the occupants of the building.

30. Garage, Service Repair:

A place where the following services may be carried out: general repair, engine rebuilding, sale of engine fuels, rebuilding or reconditioning of motor vehicles, collision service, such as body, frame or fender straightening and repair; overall painting and undercoating of automobiles.

31. Gasoline Service Station:

Is any area of land, including any structure or structures thereon, that is used or designed to be used for the supply of gasoline or oil or other fuel for the propulsion of motor vehicles. For the purpose of this Resolution, there shall be deemed to be included within this term any area or structure used or designed to be used for greasing, polishing, washing, spraying or otherwise cleaning or servicing such motor vehicles.

32. Grade:

Is the ground elevation established for the purpose of regulating the number of stories and height of a building. The building grade shall be the level of the ground adjacent to the walls of the building if the finished grade is level. If the ground is not entirely level, the grade shall be determined by computing the average elevation of the ground for each face of the building, and taking the median of said total averages.

33. Greenbelt:

An open landscaped area free of buildings and structures and maintained with permanent plant materials.

34. Home Occupation:

Any activity carried on within a residential or agricultural district with the purpose and intent to make a profit through the sale of goods or services, whether or not a profit is, in fact, made. Such occupation must be incidental to and subordinate in importance to the use of the premises for residential purposes.

An activity which meets the definition of a Home Occupation shall be allowed as a permitted use in the agriculture or any residential district within this township provided each of the following criteria are present:

- a. The activity is carried on completely within a dwelling unit;
- b. It is incidental and subordinate to the primary use of the premises as a dwelling;
- c. It does not involve the employment of nonresidents of the dwelling;
- d. No materials or stock in trade are stored outside of the dwelling or accessory buildings;
- e. No modification of the external parts of the building shall be permitted;
- f. A single, unlit sign of no greater than six (6) square feet shall be permitted;

- g. Any garage on the premises may be used provided such use does not preclude the storage therein of the number of motor vehicles for which it was designed.

No zoning permit shall be required for a home occupation.

35. Junk Yard:

Is the use of any of the area of any lot, outside a building where waste, used or secondhand materials are bought and sold, exchanged, stored, baled, packed, disassembled, or handled including, but not limited to: scrap iron and other metals, paper, rags, rubber tires, bottles, and junked, dismantled or wrecked automobiles or parts thereof.

36. Kennel, Commercial:

Is any lot or premises on which three (3) or more dogs, cats or other household pets are either permanently or temporarily boarded. Kennel shall also include any lot or premises where household pets are bred and sold.

37. Loading Space:

An off-street space outside the street right-of-way and on the same lot with a building, or group of buildings, for the temporary parking of a commercial vehicle while loading and unloading merchandise, materials and goods.

38. Lot:

Is a parcel of land occupied or capable of being occupied by one or more buildings and the accessory buildings or uses customarily incidental to it, together with such yards, and open spaces as are required under the provisions of this Resolution. A lot may or may not be specifically designated as such on public records.

39. Lot Area:

The total horizontal area within the lot lines of the lot.

40. Lot, Corner:

Is a lot at the point of intersection of and abutting on two or more intersecting streets, the angle of intersection not being more than one hundred and thirty five (135) degrees.

41. Lot Coverage:

Is the part or percent of the lot occupied by buildings including accessory buildings.

42. Lot Depth:

Is the horizontal distance between the street right-of-way line and rear lot line measured along the median between the side lot lines. Where the right-of-way width is not established, it shall be assumed to be sixty (60) feet.

43. Lot, Interior:

Is a lot other than a corner lot.

44. Lot Lines:

Are the lines defining the limits of a lot as described below:

- a. Front Lot Line: In the case of an interior lot, it is that lot line separating said lot from the street. In the case of a corner lot, or double frontage lot, it is that line separating said lot from either street.
- b. Side Lot Line: Is any lot line other than the front or rear lot line.
- c. Rear Lot Line: Is that lot line opposite the front lot line. In the case of a lot pointed at the rear, the rear lot line shall be an imaginary line parallel to the front lot line, not less than thirty (30) feet long lying farthest from the front lot line and wholly within the lot.

45. Lot of Record:

Is a lot the dimensions of which are recorded in a document or shown on a map on file in the office of the Recorder of Richland County, or a lot described by metes and bounds, the deed to which has been recorded in a document or on a map in the office of the Recorder of Richland County, Ohio.

46. Lot Width:

Is the horizontal distance between the side lot lines, measured between two points where the minimum building setback line intersects the side lot lines.

47. Major Thoroughfare:

As used in this Resolution, they are U.S. Route 30, State Routes 39, 309 and 314, and Lexington-Springmill Road.

48. Minimum Building Setback Line:

Is a line between the front and rear lot line and parallel to the street right-of-way line as

required by the minimum front yard depth in the district in which it is stated.

49. Minimum Living Floor Area:

For the purposes of computing the minimum allowable floor area in a residential dwelling unit, the sum of the horizontal areas of each story of the building shall be measured from the exterior faces of the exterior walls or from the center line of walls separating two buildings. The floor area measurement is exclusive of areas devoted to basements, unfinished attics, attached garages, breezeways, and enclosed and unenclosed porches.

50. Mobile Home, Independent:

A transportable dwelling unit suitable for year-round occupancy and containing the same water supply, waste disposal and electrical conveniences as in immobile housing. The removal of wheels, frame, and/or other equipment used in transporting said mobile home, and/or placement on a permanent foundation such as blocks, poured concrete or other materials used in permanent foundations shall not be cause for reclassification to that of a permanent or immobile home.

In no event shall a mobile home, also referred to as a trailer, trailer coach, travel trailer, motor home or trailer house be considered as a permanent, immobile home, nor shall said use be permitted in any zone as a permanent dwelling unit.

51. Motel:

Is a series of attached, semi-attached or detached rental units containing a bedroom, bathroom and closet space. The units shall provide for overnight lodging and are offered to the public for compensation and shall cater primarily to the public traveling by motor vehicle.

52. Nonconforming Lot:

Is a lot lawfully existing at the effective date of this Resolution, or amendments thereto that does not conform to the lot area or width regulations of the district in which it is located.

53. Nonconforming Structure:

Is a structure or portion thereof lawfully existing at the effective date of this Resolution, or amendments thereto that does not conform to the area and height regulations of the district in which it is located.

54. Nonconforming Use:

Is a use lawfully existing at the time of the enactment of this Resolution and which does not conform to the use provisions of the district in which it is located.

55. Nursery:

A space, building or structure, or combination thereof, for the storage of live trees, shrubs, or plants offered for retail sale on the premises including products used for gardening or landscaping. The definition of nursery within the meaning of this Resolution does not include any space, building or structure used for the sale of fruits, vegetables or Christmas trees.

56. Nursery, Day:

Is a building, structure, place, or location, or any combination thereof, and other physical property therewith included, that shall be used for the purpose of housing and caring for children unaccompanied by parents during daylight hours.

56a. Occupied Structure:

Is, for the purposes of regulating Wind Turbine/Electrical Generation Towers (Wind Turbine Towers), any dwelling, public building, school, church, community or institutional building that is maintained for permanent or temporary human occupancy, even if it is temporarily unoccupied.

57. Off-Street Parking Lot:

Is a facility providing vehicular parking spaces along with adequate drives and aisles, off the street and outside the right-of-way line, for maneuvering and providing entrances and exits so as to provide parking for more than two (2) vehicles.

58. Open Space:

Is any part of a lot, including courts and yards, which is open and unobstructed from its lowest level to the sky, and is accessible to all residents upon the lot.

59. Parking Space:

Is an area of definite length and width, exclusive of aisles and drives or entrances giving access thereto, and fully accessible for the storage of permitted motor vehicles.

59a. Participating Property:

Is, for the purposes of regulating Wind Turbine/Electrical Generation Towers (Wind Turbine Towers), the property under single ownership on which a Wind Turbine Tower is

located and adjacent property owners participating through legal and/or financial instruments in the project.

60. Public Utilities:

The activities of any person, firm or corporation within the scope of the exemption from township zoning as provided in Section 519.21, Revised Code.

61. Recreational Vehicle:

A portable, self-propelled or non-self-propelled, self-contained vehicle designed or intended to be used as temporary sleeping or living quarters. Recreational vehicles shall include travel trailers, tent campers, truck campers and motor homes.

61a. Seasonal:

Occurring during a specific period of the year, normally coinciding with the approximate 90 day periods of summer, winter, spring, and autumn. A season is not limited to the 4 seasons listed, but if different, the dates shall be detailed in any application submitted under these regulations.

61b. Seasonal Event:

A temporary commercial or festive activity, sale or promotion at a specific location that is open to the public, including events whose primary purpose is to entertain patrons of the event through on-site activities, games, displays, or performances. Seasonal Events include but are not limited to haunted houses, mazes, Christmas fairs.

62. Sign:

Is any card, cloth, paper, metal, painted glass, wood, plaster, stone, or other sign of any kind or character whatsoever which shall be used to attract attention to any object, product, place, activity, person, institution, organization, or business. The term "place" shall include erecting, constructing, posting, painting, printing, tacking, nailing, gluing, stacking, carrying, or fastening or making visible in any manner whatsoever. For the purpose of this Resolution, the word "sign" shall not include the flag, pennant, lodge, or insignia of any government, religious, educational or similar organization.

62a. Solar Panel Collection System:

That part or portion of a solar panel collection system containing one or more receptive cells or modules, the purpose of which is to convert solar energy for use in space heating or cooling, for water heating and/or for electrical power generation. Items may include a solar photovoltaic cell, module, panel, or array, or solar hot air or water collector device panels, lines, wiring, control equipment, pumps, batteries, mounting brackets, framing

and possibly foundations or other structures used for or intended to be used for collection of solar energy.

63. Story:

Is that part of a building included between the surface of one floor and the surface of the next floor above, or if there is not floor above, then the ceiling next above. A basement is not considered to be a story if the basement floor is at least two feet below ground level.

64. Street:

Is a right-of-way which affords the principal means of access to abutting property and which has been dedicated or deeded to the public use and accepted by the City of Mansfield and/or Richland County and the Township of Springfield.

65. Structure:

Is anything constructed or erected which requires location on or below the ground, or attachment to something having a location on or below the ground.

65a. Swimming Pool (recessed or elevated):

An artificial body of water with a controlled water supply, over twenty-four (24) inches in depth or over two hundred (200) square feet of surface water or sixteen (16) feet in diameter, used or intended to be used by the owner thereof, his lessees or invitees.

66. Temporary Building or Use:

Is a building or use permitted to exist during periods of construction of the principal building or use, or for special events.

67. Travel Trailer:

See "Recreational Vehicle."

68. Use:

Is the principal purpose for which land, or a building is arranged, designed, or intended, or for which land or a building is or may be occupied.

68a. Utility Scale Wind Turbine Tower:

Is a Wind Turbine/Electrical Generation Tower (Wind Turbine Tower) of with a tower height over 175 feet. Installations with a total generating capacity over 5 megawatts are subject to certification by the Ohio Power Siting Board.

68b. Wind Farm:

Is the property under a single ownership entity on which a utility scale Wind Turbine/Electrical Generation Tower (Wind Turbine Tower) is located.

68c. Wind Turbine/Electrical Generation Towers:

Is a system referred to herein as a “Wind Turbine Tower” consisting of a wind turbine tower and associated control or conversion electronics.

68d. Wind Turbine/Electrical Generation Tower Height:

Referred to herein as the “Tower Height” is the height above grade of the fixed portion of the tower and the maximum extent of the turbine blades.

69. Yards:

The open spaces on the same lot as the principal building, unoccupied and unobstructed from the ground upward and further defined as follows:

- a. Front Yard: Is an open space extending the full width of the lot, the depth of which is the minimum horizontal distance between the street right-of-way line and the nearest point of the principal building.
- b. Side Yard: Is an open space between the side lot line and the principal building, extending from the front yard to the rear yard, the width of which is the minimum horizontal distance from the nearest point on the side lot line to the nearest point of the principal building.
- c. Rear Yard: Is an open space extending the full width of the lot, the depth of which is the minimum horizontal distance between the rear lot line and the nearest point of the principal building.

70. Zoning Variance:

A modification of the literal provisions of the Zoning Resolution granted when strict enforcement of the Resolution would cause undue hardship owing to circumstances unique to the individual property for which the variance is granted. The crucial factors of a variance are undue hardships and unique circumstances applying to the property. A variance is not justified unless both elements are present in the case.

ARTICLE III

ESTABLISHMENT OF ZONING DISTRICTS AND MAP

SECTION 300 ESTABLISHMENT OF DISTRICTS

1. Standard Zoning Districts

The intended use of standard zoning districts is to delineate areas of existing land use and development character so as to afford such areas the regulations necessary to maintain their essential qualities and to assure that any additional development will be in keeping with that which has already been established. For the purpose of this Resolution, the Township of Springfield is hereby divided into the following Standard Zoning Districts:

- RR Rural Residential
- R-1 Residential
- R-2 Residential
- B-1 Business
- I-1 Industrial

SECTION 300.1 OFFICIAL ZONING DISTRICTS MAP

All land in the Township of Springfield within the scope of this Zoning Resolution is placed into Zoning Districts as is shown on the Zoning Districts Map of the Township of Springfield, County of Richland, State of Ohio, which accompanies this Resolution, and said map with all notations, references, and other pertinent material shown thereon, is hereby made a part of this Resolution as if fully described herein.

The Zoning Districts Map shall be identified by the signatures of the Township Trustees, attested by the Township Clerk, under the following words:

"This is to certify that this is the official Zoning Districts Map referred to in Section 300.1 of the Zoning Resolution of the Township of Springfield, County of Richland, Ohio." (include date of adoption)

Wherever changes are made in the district boundaries or other matter portrayed on the official Zoning Districts Map, such changes shall be made on the official Zoning Districts Map after the amendment has been approved by Township Trustees together with an entry on the official Zoning Districts Map as follows:

"On (date), by official action of Township Trustees, the following changes were made (reference number to Township Trustees Proceedings)."

Three (3) copies of the official Zoning District Map are to be maintained and kept up-to-date: One (1) in the Township Trustees office, one (1) in the office of the Regional Planning

Commission and one (1) by the Zoning Inspector accessible to the public and shall be final authority as to the current zoning status of lands, buildings and other structures in the Township of Springfield.

SECTION 300.2 INTERPRETATION OF ZONING DISTRICT BOUNDARIES

Where uncertainty exists with respect to the boundaries of any of the aforesaid districts as shown on the official Zoning Districts Map, the following rules shall apply:

1. Boundaries indicated as approximately following the center lines of streets, highways, or alleys, shall be construed to follow such center lines.
2. Boundaries indicated as approximately platted lot lines shall be construed as following such lot lines.
3. Boundaries indicated as approximately following the corporation boundary line shall be construed as following the corporation boundary line.
4. Boundaries indicated as following railroad tracks shall be construed to be midway between the main tracks.
5. Boundaries indicated as approximately following the center line of streams, rivers or other bodies of water shall be construed to follow such center lines.
6. Boundaries indicated as parallel to or extensions of features indicated in subsections 1 through 5 above shall be so construed. Distances not specifically indicated on the official Zoning Districts Map shall be determined by the use of a scale shown on the Map.

SECTION 300.3 DISTRICT REQUIREMENTS

All buildings and uses in any district shall be subject to the provisions of Article VI, GENERAL PROVISIONS, and Article VII, GENERAL EXCEPTIONS.

ARTICLE IV

STANDARD DISTRICT REGULATIONS

SECTION 400 REGULATION OF USE AND DEVELOPMENT

Regulations pertaining to the use of land and/or structures and physical development within each of the Zoning Districts, as adopted as a Standard Zoning District in Article III, and as shown on the Zoning Districts Map, are hereby established and adopted.

SECTION 400.1 PERMITTED USES

Only a use designated as a PERMITTED USE shall be allowed as a matter of right within a Zoning District and any use not so designated shall be prohibited.

SECTION 400.2 CONDITIONALLY PERMITTED USES

A use designated as a CONDITIONAL USE shall be allowed in a Zoning District when such CONDITIONAL USE, its location, extent and method of development will not substantially alter the character of the vicinity or unduly interfere with the use of adjacent lots in the manner prescribed for the Zoning District. The Board of Zoning Appeals shall grant Conditional Zoning Permits when it finds, based upon the evidence presented to it, that each condition contained in the Resolution as to the proposed use as well as the provisions of ARTICLE IX of this Resolution has been met.

SECTION 400.3 DEVELOPMENT STANDARDS

The development standards set forth shall be the minimum allowed for development in a Zoning District. If the development standards are in conflict with the requirements of any other lawfully adopted rules, regulations or laws, the more restrictive or higher standards shall govern.

SECTION 401 RR - RURAL RESIDENTIAL DISTRICT

SECTION 401.1 PURPOSE

The District is established to preserve and protect the decreasing supply of agricultural land.

SECTION 401.2 PERMITTED USES

1. One-Family Dwellings
2. Agriculture

3. Temporary buildings and structures, accessory buildings and uses and automobile parking spaces as regulated in Article VI, GENERAL PROVISIONS of this Resolution.
4. Home occupations.

SECTION 401.3 CONDITIONALLY PERMITTED USES

The following uses shall be permitted, subject to the conditions hereinafter imposed for each use, the provisions of Article VI and subject further to the review and approval of the Township Zoning Board of Appeals in accordance with Article IX of this Resolution.

1. Government or nonprofit water conservation uses including water supply works, flood control and water protection works, fish and game hatcheries and preserves, and other uses similar in character with the above specified uses.
2. Recreational uses other than those governmentally owned and/or operated for archery, boating, fishing, golfing, swimming and hunting, including public and private country clubs, riding stables, gun clubs and similar uses consistent with the rural character of the area subject to the following conditions:
 - a. The proposed site for any of the uses stated above shall have at least one (1) property line abutting a major thoroughfare, and the site shall be so planned as to provide all ingress and egress directly onto or from such thoroughfare.
 - b. Front, side and rear yard setback shall be at least thirty (30) feet wide and shall be landscaped in trees, shrubs and grass.
 - c. Whenever the intended use includes a swimming pool, said pool shall be provided with a protective fence six (6) feet in height measured above the level of the adjoining ground. The entry to and from the pool shall be by means of a controlled gate.
 - d. Lighting used to illuminate the intended uses of the property shall be shielded and arranged as to reflect light away from adjoining properties and public streets.
 - e. Off-street parking shall be provided as regulated in Article VI, GENERAL PROVISIONS.
3. Public, parochial and other private schools offering courses in general education, public parks or other public non-profit recreational facilities, churches and other buildings for the purpose of religious worship, subject to the following conditions:
 - a. Building of greater than the maximum height allowed in Section 406, SCHEDULE OF REGULATIONS, may be allowed provided front, rear and side yards are increased above the minimum required yard setback by one (1) foot for each one (1) foot the building exceeds the maximum height allowed.

- b. A fifteen (15) foot wide greenbelt with an obscuring fence or shrubbery six (6) feet high shall be provided wherever a parking lot abuts onto adjoining property.
 - c. Each site shall have at least one (1) property line abutting a major thoroughfare. Access to the site shall be only from the major thoroughfare.
4. Gas and oil wells subject to the following conditions:
- a. All permitted installations shall be maintained in a neat orderly condition so as to prevent injury to any single property, individual or part of the community as a whole.
5. Bed and Breakfast Homestay subject to the following conditions:
- a. The facility shall contain no more than three (3) sleeping rooms for guests.
 - b. No more than ten (10) guests shall occupy the facility at one time. All applicable provisions of the fire code and building code shall be met and certification of such compliance by the appropriate official shall accompany the application.
 - c. The facility shall be operated so that the guest at the home for no longer than one continuous month (30 days).
 - d. The only meal to be provided to the guest shall be breakfast, and it shall only be served to guest taking lodging in the facility.
 - e. The facility shall provide one (1) off-street parking space for each guest room in addition to the normal parking requirement for the dwelling. The guest room parking spaces shall be located in the side or rear yards and shall be screened from an adjoining residential development with an obscuring greenbelt six (6) feet in height.

SECTION 401.4 AREA AND BULK REQUIREMENTS

See Section 406, "SCHEDULE OF REGULATIONS", limiting the height and bulk of buildings, the minimum lot size, the maximum density permitted and establishing minimum yard setback requirements.

SECTION 402 R-1 RESIDENTIAL DISTRICT

SECTION 402.1 PURPOSE

The R-1 Residential Districts are established in recognition that sections of the township include low to moderate density residential developments and tracts of agricultural land.

SECTION 402.2 PERMITTED USES

1. One Family Dwellings
2. Two Family Dwellings
3. Agriculture
4. Accessory buildings and uses, automobile parking spaces, and temporary buildings and structures as regulated in Article VI, GENERAL PROVISIONS, of this Resolution.
5. Home Occupations

SECTION 402.3 CONDITIONALLY PERMITTED USES

The following use shall be permitted, subject to the conditions hereinafter imposed for each use, the provision of Article VI, and subject further to the review and approval of the Zoning Board of Appeals in accordance with Article IX of this Resolution.

1. Public, parochial and other private schools offering courses in general education, public parks or other public non-profit recreational facilities, churches and other buildings for the purpose of religious worship, subject to the following conditions:
 - a. Building of greater than the maximum height allowed in Section 406, SCHEDULE OF REGULATIONS, may be allowed provided front, rear and side yards are increased above the minimum required yard setback by one (1) foot for each one (1) foot the building exceeds the maximum height allowed.
 - b. A fifteen (15) foot wide greenbelt with an obscuring fence or shrubbery six (6) feet high shall be provided wherever a parking lot abuts onto adjoining property.
 - c. Each site shall have at least one (1) property line abutting a major thoroughfare. Access to the site shall be only from the major thoroughfare
2. Bed and Breakfast Homestay subject to the following conditions:

The facility shall contain no more than three (3) sleeping rooms for guests.

- a. No more than ten (10) guests shall occupy the facility at one time.

- b. All applicable provisions of the fire code and building code shall be met and certification of such compliance by the appropriate official shall accompany the application.
 - c. The facility shall be operated so that the guest at the home for no longer than one continuous month (30 days).
 - d. The only meal to be provided to the guest shall be breakfast, and it shall only be served to guest taking lodging in the facility.
 - e. The facility shall provide one (1) off-street parking space for each guest room in addition to the normal parking requirement for the dwelling. The guest room parking spaces shall be located in the side or rear yards and shall be screened from an adjoining residential development with an obscuring greenbelt six (6) feet in height.
3. Ground-based solar panel collection systems designed as commercial power generation for primarily off-site consumption on properties in agricultural usage, subject to the requirements of Section 600.18.

SECTION 402.4 AREA AND BULK REQUIREMENTS

See Section 406, SCHEDULE OF REGULATIONS, limiting the height and bulk of buildings, the minimum lot size, the maximum density permitted, and establishing minimum yard setback requirements.

SECTION 403 R-2 RESIDENTIAL DISTRICT

SECTION 403.1 PURPOSE

The R-2 Residential Districts are established in recognition that some sections of the township may be suitable for higher density, multiple family residential dwellings.

SECTION 403.2 PERMITTED USES

- 1. One family dwellings
- 2. Two family dwellings
- 3. Agriculture
- 4. Multiple family dwellings and townhouses, not to exceed two stories in height, provided a fifteen (15) foot wide green belt with an obscuring fence or shrubbery six (6) feet high shall be provided wherever a parking lot abuts onto adjoining property.

5. Accessory buildings and uses, automobile parking spaces, and temporary buildings and structures as regulated in Article VI, GENERAL PROVISIONS, of this Resolution.
6. Home Occupations.

SECTION 403.3 CONDITIONALLY PERMITTED USES

1. All uses conditionally permitted in R-1 Districts shall be conditionally permitted in R-2 Districts, and subject to review and approval of the Zoning Board of Appeals.
2. Convalescent homes, nursing homes, homes for the elderly, hospitals, day care centers, day nurseries subject to review and approval of the Zoning Board of Appeals.
3. Bed and Breakfast Homestay subject to the following conditions:
 - a. The facility shall contain no more than three (3) sleeping rooms for guests.
 - b. No more than ten (10) guests shall occupy the facility at one time.
 - c. All applicable provisions of the fire code and building code shall be met and certification of such compliance by the appropriate official shall accompany the application.
 - d. The facility shall be operated so that the guest at the home for no longer than one continuous month (30 days).
 - e. The only meal to be provided to the guest shall be breakfast, and it shall only be served to guest taking lodging in the facility.
 - f. The facility shall provide one (1) off-street parking space for each guest room in addition to the normal parking requirement for the dwelling. The guest room parking spaces shall be located in the side or rear yards and shall be screened from an adjoining residential development with an obscuring greenbelt six (6) feet in height.
4. Ground-based solar panel collection systems designed as commercial power generation for primarily off-site consumption on properties in agricultural usage, subject to the requirements of Section 600.18.

SECTION 403.4 AREA AND BULK REQUIREMENTS

See Section 406, SCHEDULE OF REGULATIONS, limiting the height and bulk of buildings, the minimum lot size, the maximum density permitted, and establishing minimum yard setback requirements.

SECTION 404 B-1 BUSINESS DISTRICT

SECTION 404.1 PURPOSE

The B-1 Business District is intended to encourage the grouping of small individual retail establishments to promote convenience in serving the daily needs of persons living in adjoining areas. These groups of establishments generally occupy sites that are in proximity to the residential population to be served.

SECTION 404.2 PERMITTED USES

The following uses shall be permitted provided:

All points of ingress and egress shall be located no closer than two-hundred (200) feet from an intersection, measured from the street right-of-way lines. If the lot will not accommodate this required distance, the point of ingress and egress shall be as far away from the intersection as possible, but in no case shall it be closer than eighty (80) feet.

A six (6) foot high obscuring fence or six (6) foot high planting screen and a greenbelt at least twenty-five (25) feet in width are provided on those side and rear yards abutting a R-Residential District.

1. Retail stores primarily engaged in selling merchandise for personal or household consumption and rendering services incidental to the sale of the goods including but not limited to:

- Hardware Stores
- Grocery Stores
- Meat and Fish Markets
- Dairy Products Stores
- Drug and Proprietary Stores
- Candy, Nut and Confectionery Stores
- Florists
- Toy and Gift Stores
- Nurseries
- Retail Bakeries
- Other retail stores selling merchandise to the public

2. Personal Service Establishments including but not limited to:

- Self-service Laundries
- Beauty Shops
- Barber Shops
- Shoe Repair Shops, Shoe Shine Shops

Radio and Television Repair Shops
Pressing, Alteration and Garment Repair
Other similar personal service establishments

3. Business and Professional Offices including but not limited to:

Savings and Loan Associations
Commercial Banks
Credit Agencies
Credit Unions
Insurance Agents, Brokers and Service
Real Estate Agents and Brokers
Offices of Physicians and Surgeons
Offices of Chiropractors
Legal Services
Other similar professional service offices

4. Restaurants

Provided that all lighting shall be shielded from adjacent residential districts.

5. Hotels and motels

6. Public Services Facilities including but not limited to:

Churches
Schools
Libraries

7. Gasoline service & repair stations provided the zoning inspector finds: and auto (new and/or used) sales lots:

- a. Such stations shall be used for the sale of gasoline, oil, minor accessories and repairs. No repair work will be done where the external effect such as smoke, dust, fumes or loud noises of the activity could extend beyond the property line;
- b. Curb cuts for ingress and egress shall not be permitted at such locations that will tend to create traffic hazards in the streets immediately adjacent thereto. Entrances shall be not less than twenty (20) feet from a street intersection (measured from the intersection of the right-of-way lines) or from the adjacent residential districts;
- c. The minimum lot area shall be twenty thousand (20,000) square feet, with access drives so arranged that ample space is available for motor vehicles which are

required to wait;

- d. The minimum lot width shall be at least one hundred (100) feet and pump islands shall be set back at least fifteen (15) feet (measured from the street right-of-way line). All buildings and other structures shall have a front yard setback of fifty (50) feet from the street right-of-way line;
- e. Underground storage gasoline tanks shall be located not less than fifty (50) feet from any R-Residential District;
- f. All lighting shall be shielded from all adjacent properties;
- g. If rental trucks and trailers are stored on the premises, a minimum lot area of twenty thousand (20,000) square feet shall be devoted exclusively to service station use. The storage of rental trailers on such premises shall be provided in addition to the minimum lot area devoted to the gasoline service station and such storage space shall be provided behind the setback line of the main building.

8. Sexually Oriented Businesses subject to the following:

- a. The parcel of land upon which the sexually oriented business is located shall be a minimum of one thousand (1,000) feet from the nearest parcel of land containing a school, church, residence or public park.
- b. The parcel of land upon which the sexually oriented business is located shall be a minimum of one thousand (1,000) feet from any other parcel of land containing a sexually oriented business.
- c. nothing in this Section shall be deemed to amend Chapter 2907, Sex Related Offenses of the Ohio Revised Code or otherwise make any conduct legal which is illegal under the Ohio Revised Code.
- d. As used in this section the following definitions shall apply:
 - (1) Sexually Oriented Business: An adult arcade, adult bookstore or adult video store, adult cabaret, adult motel, adult motion picture theater, adult theater, escort agency, nude model studio or sexual encounter center.
 - (2) Adult Arcade: Any place to which the public is permitted or invited wherein coin-operated or slug-operated or electronically, electrically, or mechanically controlled still or motion picture machines, projectors, or other image-producing devices are maintained to show images to five or fewer persons per machine at any one time, and where the images so displayed are distinguished or characterized by the depicting or describing of “specified sexual activities” or “specified anatomical areas.”

- (3) Adult Bookstore or Adult Video Store: A commercial establishment which utilizes twenty-five percent (25%) or more of its retail selling area for the purpose of sale or rental for any form of consideration of any one or more of the following:
- (a) books, magazines, periodicals or other printed matter, or photographs, films, motion pictures, video cassettes or video reproductions, slides, or other visual representations which depict or describe “specified sexual activities” or “specified anatomical areas;” or
 - (b) instruments, devices, or paraphernalia which are designed for use in connection with “specified sexual activities.”
- (4) Adult Cabaret: A nightclub, bar, restaurant, or similar commercial establishment which regularly features:
- (a) persons who appear in a state of nudity; or
 - (b) live performances which are characterized by the exposure of “specified anatomical areas” or by “specified sexual activities;” or
 - (c) film, 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.”
- (5) Adult Motion Picture Theater: A commercial establishment where, for any form of consideration, films, motion pictures, video cassettes, slides, or similar photographic reproductions are regularly shown which are characterized by the depiction or description of “specified sexual activities” or “specified anatomical areas.”
- (6) Adult Motel: A hotel, motel or similar commercial establishment which:
- (a) offers accommodations to the public for any form of consideration; provides patrons with closed circuit television transmissions, films, motion pictures, video cassettes, slides, or other photographic reproduction which are characterized by the depiction or description of “specified sexual activities” or “specified anatomical areas”; and has a sign visible from the public right-of-way which advertises the availability of this adult type of photographic productions; or

- (b) offers a sleeping room for rent for a period of time that is less than 10 hours; or
 - (c) allows a tenant or occupant of a sleeping room to sub-rent the room for a period of time that is less than 10 hours.
- (7) Adult Theater: A theater, concert hall, auditorium, or similar commercial establishment which regularly features persons who appear in a state of nudity or live performances which are characterized by the exposure of “specified sexual activities” or “specified anatomical areas.”
- (8) Escort Agency: A person or business association who furnishes, offers to furnish, or advertises to furnish escorts as one of its primary business purposes, for a fee, tip, or other consideration.
- (9) Nude Model Studio: Any place where a person who appears in a state of nudity or displays “specified anatomical areas” is provided to be observed, sketched, drawn, painted, sculptured, photographed, or similarly depicted by other persons who pay money or any form of consideration.
- (10) Sexual Encounter Center: A business or commercial enterprise that, as one of its primary business purposes, offers for any form of consideration:
- (a) physical contact in the form of wrestling or tumbling between persons of the opposite sex; or
 - (b) activities between male and female persons and/or persons of the same sex when one or more of the persons is in a state of nudity or semi-nude.
- (11) Specified Anatomical Areas: Human genitals in a state of sexual arousal.
- (12) Specified Sexual Activities: Includes any of the following:
- (a) the fondling or other erotic touching of human genitals, pubic region, buttocks, anus or female breasts; or
 - (b) sex acts, normal or perverted, actual or simulated, including intercourse, oral copulation, or sodomy; or
 - (c) masturbation, actual or simulated; or
 - (d) excretory functions as part of or in connection with any of the activities set forth in (a) through (c).

9. Ground-based solar panel collection systems designed as commercial power generation for primarily off-site consumption, subject to the requirements of Section 600.18.

SECTION 404.21 CONDITIONALLY PERMITTED USES

The following use shall be permitted, subject to the conditions herein after imposed for each use, the provision of Article VI, (General Provisions), and subject further to the review and approval of the Zoning Board of Appeals in accordance with Article IX (Board of Zoning Appeals) of this Resolution.

1. Seasonal Events, subject to the following conditions;
 - a. All Seasonal Events must file an application to the Zoning Inspector for a Seasonal Event Permit for each event along with the required filing fee;
 - b. Shall occur either once during each season for not more than 7 consecutive days or coincides with one season per year and is held for not more than 30 consecutive or 45 non-consecutive days in that season and with beginning and end dates for each event specified on the permit;
 - c. All activities and temporary structures conducted outside the building will be 70 feet from an adjoining residential property line and 200 feet from any occupied residential dwelling structure;
 - d. Any signs will be erected in compliance with section 600.6.1 thru 606.6.15;
 - e. Temporary signs to promote or identify an approved seasonal event are subject to the following restrictions:
 - I. All seasonal event signs must be located on the lot that is the site of the seasonal event.
 - II. The maximum sign size is 32 square feet.
 - III. Each approved seasonal event is limited to one sign per street frontage of the lot that is the site of the special event.
 - IV. Banners are permitted as long as the total square footage of all banners does not exceed 100 square feet; and
 - V. Signs and banners promoting or identifying a special event are not subject to a separate permitting requirement but all such signs and banners must be removed from the site within 24 hours of the end of the approved special event.
 - f. All noise/sounds generated on the subject property shall be no louder at the subject property lines than the ordinary ambient noise level and the established Township noise levels, including the restricted use of “Engine” brakes;

- g. If the seasonal event is to occur during hours of darkness, illumination sufficient to light the areas of activity will be provided. Lighting shall in no way impair safe movement of traffic on any street or thoroughfare. Lighting shall not shine directly onto adjacent properties;
- h. 200 sq. ft. of space shall be provided for every 4 patrons up to the maximum occupancy permit limit. An additional 200 sq.f.t per employee on shift shall also be provided. No on street parking is permitted;
- i. Parking areas must meet the following conditions:
 - I. All entrance and exits must be clearly identified.
 - II. Sufficient traffic circulation to allow safe and efficient traffic and pedestrian circulation for the maximum number of patron allowed at any given time.
 - III. Lot must be lit to a safe and suitable condition.
- j. Traffic to and from the event shall not impose an undue burden on the surrounding property owners or to thru traffic. The event permittee may be required to provide a police officer or other competent traffic control authority to ensure the smooth flow of traffic;
- k. The issuance of a conditional use permit does not negate the necessity for any other permits or licenses required by Richland County, The State of Ohio or any other governmental agency or department.
 - I. All applicable provisions of the fire code and building code shall be met and certification of such compliance by the appropriate official shall accompany the application.
 - II. Appropriate sanitation facilities will be provided for the anticipated crowd size with approval from the applicable health or sanitation department.
 - III. If a permit or license that is required above will expire during the upcoming season an updated copy of said license or permit shall be submitted to the township no later than 10 days before the first day of operation of the season.
- l. Required Information to be submitted with a Seasonal Events Permit Application:
 - I. Complete applicant and owner information including name, contact and address.
 - II. A copy of the contract with the property owner if the property owner did not sign the permit application.
 - III. A written description indicating: the type of event, present use of property, the duration of the event, the hours of operation, the number of employees/volunteers, the maximum number of persons that will be

permitted to attend at any single time, food or alcoholic beverages to be served (if alcohol is served a liquor license is required), temporary structures or fences proposed, the anticipated parking needs and how the need is to be addressed, a statement of expected impacts to the subject land and surrounding properties, traffic control planned to mitigate any impact, and a statement describing how impacts on surrounding properties will be minimized.

- IV. A site plan or plat at 1" = 100' that shows
1. Location of property, boundaries of property, abutting streets or roads, known septic and well locations
 2. Parking area and number of parking spaces. Identify ingress/egress to a public street for attendees and emergency vehicles and traffic circulation within the lot.
 3. Location of all existing and proposed structures on property to include tents, tables, inflatables, etc. and provide all distances to the property lines.
 4. Identify the number of sanitary facilities available to guests. If portable toilets are to be used, provide a copy of the contract which specifies the number of units to be on-site.
 5. A copy of liability insurance, any other permit and licenses applicable.

SECTION 404.3 AREA AND BULK REQUIREMENTS

All land uses in this district shall comply with the parking requirements of Section 600.3, the accessory building and uses provisions of 600.2 and the area and bulk requirements of Section 406.

SECTION 405 I-1 INDUSTRIAL DISTRICT

SECTION 405.1 PURPOSE

The I-1 Industrial Districts are designed to accommodate uses which provide manufacturing, processing, wholesaling, distribution, storage or repair facilities and whose external, physical effects are restricted to the area of the district. The uses permitted are such that they will not have an undesirable or detrimental effect on adjacent residential and business districts. This district is restricted to light industrial products manufactured such as finished products or parts of products but does not allow the processing of raw materials such as steel, aluminum or petrol chemicals. Non-industrial uses which support or are adjuncts to industrial uses and are compatible with such uses are permitted within the district, particularly sales and service uses requiring storage and assembly capabilities.

SECTION 405.2 PERMITTED USES

The following uses shall be permitted provided:

All points of ingress and egress shall be located no closer than two-hundred (200) feet from an intersection, measured from the street right-of-way lines. If the lot will not accommodate this required distance, the point of ingress and egress shall be as far away from the intersection as possible, but in no case shall it be closer than eighty (80) feet.

A six (6) foot high obscuring fence or six (6) foot high planting screen and a greenbelt at least twenty-five (25) feet in width are provided on those side and rear yards abutting a R-Residential District.

1. The following basic research, design, and experimental firms when conducted within a completely enclosed building such as but not limited to:
 - a. Pharmaceuticals, electrical instruments and devices.
 - b. Processing of experimental film or testing, providing no operations shall be conducted or equipment used which would create hazards, noxious or offensive conditions beyond the premises.
2. The manufacturing, compounding, processing and assembly of the following products when conducted wholly within a completely enclosed building. A six (6) foot fence or wall shall be completely obscuring on those sides of the lot that abut onto a Residential District.
 - a. Bakery goods, candy, domestics, toiletries, and other food products, but excluding the refining or rendering of fats and oils.
 - b. Products from the following previously prepared materials: bone, canvas, cloth, cellophane, cork, feathers, fur, glass, hair, horn, leather, plastics, precious or semi-precious metals or stones, silicon, sheet metal, shell, textiles, tobacco, wood and yarns.
 - c. Musical instruments, toys, novelties, rubber or metal stamps and other small rubber or plastic molded products.
 - d. Electrical appliances, television sets, radios, phonographs, household appliances.
 - e. Tool, die, garage and machine shops.
3. Wholesaling establishments, warehouse, storage and transfer facilities.
4. Public Services Facilities including but not limited to:

Churches
Schools
Libraries

5. Building materials, sales yards, lumber yards provided all materials are located within a building or within an area enclosed on all sides by an obscuring fence or wall six (6) feet in height.
6. Accessory buildings and uses as regulated in Article VI, GENERAL PROVISIONS of this Resolution.
7. Parking and loading as regulated in Article VI, GENERAL PROVISIONS of this Resolution.
8. Sexually Oriented Businesses subject to the following:
 - a. The parcel of land upon which the sexually oriented business is located shall be a minimum of one thousand (1,000) feet from the nearest parcel of land containing a school, church, residence or public park.
 - b. The parcel of land upon which the sexually oriented business is located shall be a minimum of one thousand (1,000) feet from any other parcel of land containing a sexually oriented business.
 - c. Nothing in this Section shall be deemed to amend Chapter 2907, Sex Related Offenses of the Ohio Revised Code or otherwise make any conduct legal which is illegal under the Ohio Revised Code.
 - d. As used in this section the following definitions shall apply:
 - (1) Sexually Oriented Business: An adult arcade, adult bookstore or adult video store, adult cabaret, adult motel, adult motion picture theater, adult theater, escort agency, nude model studio or sexual encounter center.
 - (2) Adult Arcade: Any place to which the public is permitted or invited wherein coin-operated or slug-operated or electronically, electrically, or mechanically controlled still or motion picture machines, projectors, or other image-producing devices are maintained to show images to five or fewer persons per machine at any one time, and where the images so displayed are distinguished or characterized by the depicting or describing of “specified sexual activities” or “specified anatomical areas.”
 - (3) Adult Bookstore or Adult Video Store: A commercial establishment which utilizes twenty-five percent (25%) or more of its retail selling area for the purpose of sale or rental for any form of consideration of any one or more of the following:

- (a) books, magazines, periodicals or other printed matter, or photographs, films, motion pictures, video cassettes or video reproductions, slides, or other visual representations which depict or describe “specified sexual activities” or “specified anatomical areas;” or
 - (b) instruments, devices, or paraphernalia which are designed for use in connection with “specified sexual activities.”
- (4) Adult Cabaret: A nightclub, bar, restaurant, or similar commercial establishment which regularly features:
- (a) persons who appear in a state of nudity; or
 - (b) live performances which are characterized by the exposure of “specified anatomical areas” or by “specified sexual activities;” or
 - (c) film, 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.”
- (5) Adult Motion Picture Theater: A commercial establishment where, for any form of consideration, films, motion pictures, video cassettes, slides, or similar photographic reproductions are regularly shown which are characterized by the depiction or description of “specified sexual activities” or “specified anatomical areas.”
- (6) Adult Motel: A hotel, motel or similar commercial establishment which:
- a. offers accommodations to the public for any form of consideration; provides patrons with closed circuit television transmissions, films, motion pictures, video cassettes, slides, or other photographic reproduction which are characterized by the depiction or description of “specified sexual activities” or “specified anatomical areas”; and has a sign visible from the public right-of-way which advertises the availability of this adult type of photographic productions; or
 - b. offers a sleeping room for rent for a period of time that is less than 10 hours; or
 - c. allows a tenant or occupant of a sleeping room to sub-rent the room for a period of time that is less than 10 hours.
- (7) Adult Theater: A theater, concert hall, auditorium, or similar commercial establishment which regularly features persons who appear in a state of nudity or live performances which are characterized by the exposure of “specified sexual activities” or “specified anatomical areas.”

- (8) Escort Agency: A person or business association who furnishes, offers to furnish, or advertises to furnish escorts as one of its primary business purposes, for a fee, tip, or other consideration.
- (9) Nude Model Studio: Any place where a person who appears in a state of nudity or displays “specified anatomical areas” is provided to be observed, sketched, drawn, painted, sculptured, photographed, or similarly depicted by other persons who pay money or any form of consideration.
- (10) Sexual Encounter Center: A business or commercial enterprise that, as one of its primary business purposes, offers for any form of consideration:
- a. physical contact in the form of wrestling or tumbling between persons of the opposite sex; or
 - b. activities between male and female persons and/or persons of the same sex when one or more of the persons is in a state of nudity or semi-nude.
- (11) Specified Anatomical Areas: Human genitals in a state of sexual arousal.
- (12) Specified Sexual Activities: Includes any of the following:
- c. the fondling or other erotic touching of human genitals, pubic region, buttocks, anus or female breasts; or
 - d. sex acts, normal or perverted, actual or simulated, including intercourse, oral copulation, or sodomy; or
 - e. masturbation, actual or simulated; or excretory functions as part of or in connection with any of the activities set forth in (a) through (c).
9. Sales, service and rental facilities for industrial equipment, business equipment, agriculture equipment, construction equipment, trucks, motorcycles, all terrain vehicles (ATVs), snowmobiles, watercraft subject to the following:
- a. All repair or refinishing shall be conducted within a completely enclosed building.
 - b. All equipment shall be stored within an enclosed building or within an area enclosed on all sides by an obscuring fence or wall six (6) feet in height.
 - c. If an accessory use outdoor testing facility is involved, use of the facility shall be intermittent and limited to the normal hours of sales and service operation. The facility shall be located no closer than 250 feet from any residence or street right-of-way line.

- d. Lighting shall in no way impair safe movement of traffic on any street or thoroughfare. Lighting shall not shine directly onto adjacent properties.
10. Ground-based solar panel collection systems designed as commercial power generation for primarily off-site consumption, subject to the requirements of Section 600.18.

SECTION 405.21 CONDITIONALLY PERMITTED USES

The following use shall be permitted, subject to the conditions herein after imposed for each use, the provision of Article VI, (General Provisions), and subject further to the review and approval of the Zoning Board of Appeals in accordance with Article IX (Board of Zoning Appeals) of this Resolution.

- 1. Seasonal Events, subject to the following conditions;
 - a. All Seasonal Events must file an application to the Zoning Inspector for a Seasonal Event Permit for each event along with the required filing fee;
 - b. Shall occur either once during each season for not more than 7 consecutive days or coincides with one season per year and is held for not more than 30 consecutive or 45 non-consecutive days in that season and with beginning and end dates for each event specified on the permit;
 - c. All activities and temporary structures conducted outside the building will be 70 feet from an adjoining residential property line and 200 feet from any occupied residential dwelling structure;
 - d. Any signs will be erected in compliance with section 600.6.1 thru 606.6.15;
 - e. Temporary signs to promote or identify an approved seasonal event are subject to the following restrictions:
 - VI. All seasonal event signs must be located on the lot that is the site of the seasonal event.
 - VII. The maximum sign size is 32 square feet.
 - VIII. Each approved seasonal event is limited to one sign per street frontage of the lot that is the site of the special event.
 - IX. Banners are permitted as long as the total square footage of all banners does not exceed 100 square feet; and
 - X. Signs and banners promoting or identifying a special event are not subject to a separate permitting requirement but all such signs and banners must be removed from the site within 24 hours of the end of the approved special event.

- f. All noise/sounds generated on the subject property shall be no louder at the subject property lines than the ordinary ambient noise level and the established Township noise levels, including the restricted use of “Engine” brakes;
- g. If the seasonal event is to occur during hours of darkness, illumination sufficient to light the areas of activity will be provided. Lighting shall in no way impair safe movement of traffic on any street or thoroughfare. Lighting shall not shine directly onto adjacent properties;
- h. 200 sq. ft. of space shall be provided for every 4 patrons up to the maximum occupancy permit limit. An additional 200 sq.f.t per employee on shift shall also be provided. No on street parking is permitted;
- i. Parking areas must meet the following conditions:
 - IV. All entrance and exits must be clearly identified.
 - V. Sufficient traffic circulation to allow safe and efficient traffic and pedestrian circulation for the maximum number of patron allowed at any given time.
 - VI. Lot must be lit to a safe and suitable condition.
- j. Traffic to and from the event shall not impose an undue burden on the surrounding property owners or to thru traffic. The event permittee may be required to provide a police officer or other competent traffic control authority to ensure the smooth flow of traffic;
- k. The issuance of a conditional use permit does not negate the necessity for any other permits or licenses required by Richland County, The State of Ohio or any other governmental agency or department.
 - IV. All applicable provisions of the fire code and building code shall be met and certification of such compliance by the appropriate official shall accompany the application.
 - V. Appropriate sanitation facilities will be provided for the anticipated crowd size with approval from the applicable health or sanitation department.
 - VI. If a permit or license that is required above will expire during the upcoming season an updated copy of said license or permit shall be submitted to the township no later than 10 days before the first day of operation of the season.
- l. Required Information to be submitted with a Seasonal Events Permit Application:
 - V. Complete applicant and owner information including name, contact and address.

- VI. A copy of the contract with the property owner if the property owner did not sign the permit application.
- VII. A written description indicating: the type of event, present use of property, the duration of the event, the hours of operation, the number of employees/volunteers, the maximum number of persons that will be permitted to attend at any single time, food or alcoholic beverages to be served (if alcohol is served a liquor license is required), temporary structures or fences proposed, the anticipated parking needs and how the need is to be addressed, a statement of expected impacts to the subject land and surrounding properties, traffic control planned to mitigate any impact, and a statement describing how impacts on surrounding properties will be minimized.
- VIII. A site plan or plat at 1" = 100' that shows
 1. Location of property, boundaries of property, abutting streets or roads, known septic and well locations
 2. Parking area and number of parking spaces. Identify ingress/egress to a public street for attendees and emergency vehicles and traffic circulation within the lot.
 3. Location of all existing and proposed structures on property to include tents, tables, inflatables, etc. and provide all distances to the property lines.
 4. Identify the number of sanitary facilities available to guests. If portable toilets are to be used, provide a copy of the contract which specifies the number of units to be on-site.
 5. A copy of liability insurance, any other permit and licenses applicable.

SECTION 405.3 AREA AND BULK REQUIREMENTS

All land uses within this district shall comply with the parking requirements of Section 600.3, the Accessory Building and Use Provisions of Section 600.2 and the Area and Bulk Requirements of Section 406.

SECTION 406

SCHEDULE OF REGULATIONS

SCHEDULE LIMITING HEIGHT, BULK, DENSITY AND AREA BY ZONING DISTRICT

<u>Use Districts</u>	D. U. Per <u>Acre</u>	Minimum Lot Area Requirements		Maximum Height of Building		Minimum Yard Setback (Per Lot in Feet)				Minimum Floor Area
		Area in <u>Sq. Ft.</u>	Width <u>in Ft.</u>	In <u>Feet</u>	In <u>Stories</u>	Front <u>Yard</u>	Each Side <u>Yard</u>	Sum of the <u>Widths</u>	Rear <u>Yard</u>	Per Unit <u>(Sq. Ft.)</u>
RR Rural Residential	2	20,000	100	40	2	40	10	40	25	1,000
R-1 Residential	2	20,000 (h)	100 (h)	40	2	40	10	20	25	1,000
R-2 Residential One & Two Family	2	20,000 (i)	100 (i)	40	2	40	10	20	25	1,000
B-1 Business	-	-	-	40	2	30 (a)	(b,f)	-	25(c,f)	-
-1 Industrial	-	87,120	-	50	-	50 (a,d)	(e,f)	-	(c,e,f)	-

See Notes next page

NOTES TO SECTION:

- a. Off-street parking shall be permitted to occupy part of the required front yard only upon approval of a variance by the Board of Zoning Appeals.
- b. No side yards are required along the interior side lot lines of the district. On an exterior side yard abutting a residential district, there shall be provided a minimum side yard setback of thirty (30) feet.
- c. Off-street loading space shall be provided in the rear yard in accordance with the provisions of Section 600.3 of this Resolution and shall be provided in addition to any required off-street parking facilities.
- d. Where there is a front-to-front industrial relationship, or a front-to-side industrial relationship, the minimum front yard setback shall be reduced to twenty-five (25) feet. All front yards shall be landscaped in accordance with the provisions of Article VI, Sections 600.6 and 600.9.
- e. Side and rear yards shall be equal to at least the height of the average of the various heights of the building masses, excluding towers and other appurtenances. All side and rear yards abutting a Residential District shall provide open space equal to at least one hundred (100) feet in width.
- f. A six (6) foot high obscuring fence or six (6) foot high planting screen shall be provided along those side and rear lot lines abutting a Residential District.
- g. Minimum floor area per unit shall be in accordance with the type of multi-family unit as listed in the definition of dwelling, multiple family Section 200.1
- h. In the R-1 Residential District where lots are served by a centralized sewer system, the minimum lot area shall be twelve thousand (12,000) sq. ft. with a minimum lot width of eighty (80) feet.
- i. In the R-2 Residential district where lots are served by a centralized sewer system, the minimum lot area shall be nine thousand one hundred (9,100) sq. ft. with a minimum lot width seventy (70) feet.
- j. Required road frontage must be contiguous.
- k. Limit access, egress to 60 foot minimum width.

ARTICLE V
RESERVED FOR FUTURE USE

ARTICLE VI

GENERAL PROVISIONS

SECTION 600 SCOPE OF THE ZONING RESOLUTION

The provisions of this Zoning Resolution shall apply to all land in the unincorporated part of Springfield Township, Richland County, Ohio, and no building or structure or part thereof, shall be erected, converted, reconstructed or structurally altered, nor shall any building or land be used, designed, or arranged for any purpose, except in conformity with the provision of this Resolution. Only uses specifically authorized by this Resolution shall be permitted. Any use not so authorized shall not be allowed except as hereinafter expressly provided.

SECTION 600.1 NONCONFORMING LOTS, NONCONFORMING USES OF LAND AND NONCONFORMING STRUCTURES

1. Purpose:

The purpose of this Section is to provide for the eventual and equitable elimination of nonconforming lots, nonconforming uses of land and nonconforming structures which do not conform to the provisions of this Resolution, but which were in operation prior to the enactment of this Resolution. Nonconforming lots, uses and structures are declared to be incompatible with the permitted uses in the district involved.

2. Nonconforming Uses Intent:

Within the districts established by this Resolution or amendments that may later be adopted, there exist lots, uses of land, structures, and uses of structures and land in combination which were lawful before this Resolution was passed or its present amendments adopted, but which would be prohibited, regulated, or restricted under the terms of this Resolution or amendments. It is the intent of this Resolution to permit these nonconformities to continue until they are removed, but not to encourage their survival.

3. Incompatibility of Nonconformities:

Nonconformities are declared by this Resolution to be incompatible with permitted uses in the districts in which such use is located. A nonconforming use of land, or a nonconforming use of a structure and land in combination shall not be extended or enlarged more than ten (10) percent. However, a nonconforming use which is more consistent with the current zoning may be substituted for an existing use.

4. Avoidance of Undue Hardship:

To avoid undue hardship, nothing in this Resolution shall be deemed to require a change in the plans, construction, or designated use of any building on which actual construction

was lawfully begun prior to the effective date of adoption or amendment of this Resolution and upon which actual building construction has been carried on diligently. Actual construction is hereby defined to include the placing of construction materials in permanent position and fastened in a permanent manner. Where demolition or removal of an existing building has been substantially begun preparatory to rebuilding, such demolition or removal shall be deemed to be actual construction, providing that work shall be carried out diligently.

5. Single Nonconforming Lots of Record:

In any district in which single family dwellings are permitted, a single family dwelling and customary accessory buildings may be erected on a single lot of record at the effective date of adoption or amendment of this Resolution. This provision shall apply even though such lot fails to meet the requirements for area or width, or both, that are generally applicable within the district, provided that yard dimensions and requirements other than those applying to area or width, or both, of the lot shall conform to the regulations for the district in which such lot is located. Variances of requirements of this Resolution other than lot area or lot width shall be obtained only through action of the Board of Zoning Appeals as provided in Article IX. No portion of any lot shall be used or sold in a manner which diminishes compliance with lot width and area requirements established by this Resolution.

6. Nonconforming Uses of Land:

Where, at the time of adoption of this Resolution, lawful uses of land exist which would not be permitted by this Resolution, the uses may be continued so long as they remain otherwise lawful, provided:

- a. No such nonconforming uses shall be enlarged or increased, nor extended, to occupy more than ten (10) percent more of the area of land that was occupied at the effective date of the adoption or amendment of this Resolution;
- b. No such nonconforming uses shall be moved in whole or in part to any portion of the lot or parcel other than that occupied by such uses at the effective date of the adoption or amendment of this Resolution;
- c. If any nonconforming uses of land are discontinued or abandoned for more than two (2) years, any subsequent use of such land shall conform to the regulations specified by this Resolution for the district in which such land is located;
- d. No additional structure not conforming to the requirements of this Resolution shall be erected in connection with such nonconforming use of land.

7. Nonconforming Structures:

Where a lawful structure exists at the effective date of the adoption or amendment of this Resolution that could not be built under the terms of this Resolution by reason of restrictions on area, lot coverage, height, yards, its location on the lot, bulk, or other requirements concerning the structure, such structure may be continued so long as it remains otherwise lawful, subject to the following provisions:

- a. No such nonconforming structure may be enlarged or altered in a way which increases its nonconformity, but any structure or portion thereof may be altered to decrease its nonconformity;
- b. Should such nonconforming structure or nonconforming portion of a structure be destroyed by any means, it may be reconstructed;
- c. Should any structure be moved for any reason for any distance whatever, it shall thereafter conform to the regulations for the district in which it is located after it is moved.

8. Non-conforming Uses of Structures and Land in Combination:

If a lawful use involving individual structures, or a structure and land in combination, exists at the effective date of adoption or amendment of this Resolution that would not be allowed in the district under the terms of this Resolution, the lawful use may be continued so long as it remains otherwise lawful, subject to the following provisions:

- a. No existing structure devoted to a use not permitted by this Resolution in the district in which it is located shall be enlarged or extended by more than ten (10) percent, moved, or structurally altered except in changing the use of the structure to a use permitted in the district in which it is located;
- b. Any nonconforming use may be extended throughout any parts of a building which were manifestly arranged or designed for such a use at the time of adoption or amendment of this Resolution, but no such use shall be extended to occupy any land outside such building;
- c. Any structure, or structure and land in combination, in or on which a nonconforming use is superseded by a permitted use for a period of two years, shall thereafter conform to the regulations for the district, and the nonconforming use may not thereafter be resumed;
- d. When a nonconforming use of structure, or structure and land in combination, is discontinued or abandoned for more than two (2) years, the structure or structure and land in combination, shall not thereafter be used except in conformity with the regulations of the district in which it is located;

- e. Where nonconforming use status applies to a structure and land in combination, removal or destruction of the structure shall eliminate the nonconforming status of the land.

9. Repairs and Maintenance:

On any nonconforming structure or portion of a structure containing a nonconforming use, work may be done on ordinary repairs, or on repair or replacement of non-bearing walls, fixtures, wiring, or plumbing, provided that the cubic content existing when it became nonconforming shall not be increased except as hereabove provided. Nothing in this section shall be deemed to prevent the strengthening or restoring to a safe condition of any building or part thereof declared to be unsafe by any official charged with protecting the public safety, upon order of such official.

- 10. To the extent that this Resolution as amended has made any preexisting use of land which was lawful at the time it was established a nonconforming use, the Board of Zoning Appeals is hereby authorized to grant a variance as to the use of adjoining land insofar as they determine it necessary to carry out the long range development plans of the nonconforming use owner and the failure to grant such a variance will result in unusual hardship and in accordance with the requirements of Article IX of this Resolution.

SECTION 600.2 ACCESSORY BUILDINGS AND USES

Accessory buildings and uses as permitted in this Resolution shall be subject to the following conditions:

- 1. An accessory building attached to the principal building, shall comply with the requirements of this Resolution applicable to the main building.
- 2. Detached accessory buildings shall be permitted in any required side or rear yard provided that:
 - a. Within an R-1 and R-2 District no accessory building shall exceed one (1) story in height.
 - b. Accessory buildings located on a corner or double frontage lot shall not be permitted to project beyond the minimum front yard depth facing adjacent streets.
 - c. Any accessory building, 200 square feet or less in size and not on a permanent foundation will not require a zoning permit.
 - d. Truck trailers and box cars shall not be permitted as an accessory use.
 - e. Accessory buildings in R-1 and R-2 Districts shall not exceed the following square feet maximums.

- (1) On lots of one acre or less, the total ground floor area of all accessory buildings shall not exceed 2% of the lot area.
- (2) On lots greater than one acre and less than five acres, the total ground floor area of all accessory buildings shall not exceed 3% of the lot area.

SECTION 600.3 OFF-STREET PARKING REGULATIONS

1. All single and multiple family dwellings shall be provided with parking space off the road or street and outside of the public right-of-way, together with a means of ingress and egress thereto, for not less than one and one-half (1½) vehicles per dwelling unit. Each such vehicle shall be provided with at least two hundred (200) square feet of space for parking.
2. All B Business uses shall provide parking space off the road or street, outside of the public right-of-way and within three hundred (300) feet of the entrance to said establishment. At least two hundred (200) square feet of parking area shall be provided for every one hundred (100) square feet of area of the first floor of said establishment which it serves.
3. Every church, theater, auditorium, stadium, arena, building or ground used for the assembling of persons to attend performances, shows, exhibitions, contests, concerts, lectures, entertainment and similar activities shall provide parking space off the street or road, and outside of the public right-of-way, of at least two hundred (200) square feet for every four (4) persons to be accommodated. Such parking area shall be within four hundred (400) feet of the main entrance to such use, and adequate means of ingress and egress shall be provided.
4. All I-Industrial uses shall provide at least two hundred (200) square feet of parking area per employee on the largest working shift. Wholesale establishments shall provide five (5) parking spaces in addition to the above requirement.
5. All B-Business and I-Industrial uses shall provide adequate space off the street or road, and outside of the public right-of-way for vehicles delivering to, unloading, loading or taking away from said user goods, materials, supplies, or waste in connection with said use.
6. The Board of Zoning Appeals shall have the authority to grant variances from these parking requirements in accordance with Section 900.5.

SECTION 600.4 TEMPORARY FACILITIES

1. Temporary buildings for uses incidental to construction work shall be permitted for a period not to exceed 18 months provided the occupant obtains a temporary building

certificate.

2. Not more than one (1) recreational vehicle may be used as a temporary residence by a visitor on a lot with a permanent residence, provided that:
 - a. Such temporary residence shall not exceed thirty (30) days in any twelve (12) month period.
 - b. Application for A "Temporary Visitor's Zoning Permit" is filed with the Zoning Inspector within 10 days after arrival on the property.

SECTION 600.5 PLANT MATERIALS

Whenever, in this Resolution, a greenbelt or planting strip is required, it shall be planted within six (6) months from the date of issuance of the Zoning or Conditional Zoning Permit and shall thereafter be reasonably maintained with permanent plant material to provide a screen to abutting properties.

SECTION 600.6 SIGN REGULATION

Outdoor advertising shall be classified as a business use and shall be permitted in “RR”, “R-1”, “R-2”, “B” and “I” districts and on all lands used for agricultural purposes, subject to regulations contained herein:

SECTION 600.6.1 GENERAL

The purpose of this Article is 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. It is intended to protect property values, create a more visually attractive economic and business climate, enhance and protect the physical appearance of the community, and preserve the scenic and natural beauty of designated areas. It is further intended to reduce sign and advertising clutter, distractions, and obstructions that may contribute to traffic accidents, reduce hazards that may be caused by signs overhanging or projecting over public right-of-way, provide more open space, curb the deterioration of the natural environment, and enhance the community development by permitting signs which are compatible with their surroundings.

SECTION 600.6.2 GOVERNMENTAL SIGNS

For the purpose of this Resolution “sign” does not include signs erected and maintained pursuant to and in discharge of any governmental function, or required by any law, ordinance, or governmental regulation.

SECTION 600.6.3 GENERAL REQUIREMENTS FOR ALL SIGNS AND DISTRICTS

The regulations contained in this section shall apply to all signs in all use districts.

1. Any sign located in a Residential District (RR,R-1 or R-2) may not exceed six (6) square feet
2. No sign shall employ any parts or elements which revolve, rotate, whirl, spin or otherwise make use of motion to attract attention. Subsections (1) and (2) of this section shall not apply to any sign performing a public service function indicating time, temperature, stock market quotations or similar services;
3. No projecting sign shall be erected or maintained from the front or face of a building a distance of more than two (2) feet, including those projecting from the face of any theater, hotel, or motel marquee;
4. No sign shall be placed on the roof of any building. Except those signs whose supporting structure is screened so the sign appears to be a continuation of the face of the building;
5. No portable or temporary sign shall be placed on the front or face of a building or any premise, except as provided in section 600.6.7 herein;
6. No sign erected or maintained in a window of a building, visible from any public or private street or highway shall occupy more than twenty (20) percent of the window surface;
7. No sign of any classification shall be installed, erected, or attached in any form, shape, or manor to a fire escape or any door or window giving access to any fire escape;
8. 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 inspector, proceed at once to put such sign in a safe and secure area or remove the sign;
9. No sign shall be placed in any public right-of-way except publicly-owned signs, such as traffic control signs and directional signs. Signs directing and guiding traffic and parking on private property but bearing no advertising matter shall be permitted on any property;
10. All signs shall be secured in such a manor as to prevent significant movement due to wind;
11. No sign shall contain words, images, or graphic illustrations of an obscene or indecent nature;
12. No sign shall be located nearer than eight (8) feet vertically or four (4) feet horizontally from any overhead electrical wires, conductors, or guy wires.

13. Any illuminated signs and/or electronic message displays shall be shaded as not to interfere with the vision on the highway or to annoy the neighbors. Each message must display for a minimum of two (2) seconds.

SECTION 600.6.4 PERMIT REQUIRED

Before erecting, converting, enlarging, reconstructing, structurally altering or rearranging any sign, application shall be made on a form furnished by the Township Zoning Inspector of the Township of Springfield. The application shall include the following information. (See Appendix)

1. Name and address of the property owner and the sign erector;
2. The location by street and number, height and design of the sign;
3. Plans showing the definite dimension, method of construction, installation and support.

SECTION 600.6.5 SIGNS PERMITTED IN ALL DISTRICT NOT REQUIRING A PERMIT

1. Signs advertising the sale, lease, or rental of the premise upon which the sign is located, shall not exceed twelve (12) square feet in area, except in all residential districts where the area of the sign shall be no more than six (6) square feet; (as noted 600.6.3 paragraph 1.)
2. Professional name plates not to exceed four (4) square feet;
3. Signs denoting the name and address of the occupants of the premises, not to exceed (4) square feet.

SECTION 600.6.6 SIGNS PERMITTED IN ANY DISTRICT REQUIRING A PERMIT.

1. Signs or bulletin boards customarily incidental to places of worship, libraries, museums, social clubs, or societies, which signs or bulletin boards shall not exceed thirty two (32) square feet in area and which shall be located on the premises of such institution;
2. Any sign advertising a commercial enterprise, including real estate developers or subdividers, in a district zoned residential shall not exceed twelve (12) square feet in area and shall advertise only the names of the owners, trade names, products sold and/or the business or activity conducted on the premises where such sign is located.

SECTION 600.6.7 SIGNS PERMITTED IN BUSINESS AND INDUSTRIAL DISTRICTS (B-1, B-2 AND I)

The regulations set forth in this section shall apply to signs in all commercial and manufacturing districts and such signs shall require a permit.

1. In a commercial or manufacturing district, each business shall be permitted one flat or wall on-premises sign. Projection of wall signs shall not exceed two (2) feet measured from the face of the main building. The area of all permanent on-premises signs for any single business enterprise may be an area equivalent to one and one half (1 ½) square feet of sign area for each lineal foot of building width, or part of a building, occupied by such enterprise but shall not exceed a maximum area of one hundred (100) square feet.

SECTION 600.6.8 TEMPORARY SIGNS

Temporary signs shall not exceed thirty two (32) square feet in area, announcing special public or institutional events, the erection of a building, the architect, the builders, or contractors may be erected for a period of sixty (60) days plus the construction period. Such temporary signs shall conform to the general requirements listed in Section 600.6.3

SECTION 600.6.9 FREE STANDING SIGNS

Free-standing on-premises signs not over twenty (20) feet in height, having a maximum total sign area of fifty (50) sq. ft. per display area and located not closer than ten (10) feet to any street right-of-way line and not closer than thirty (30) feet to any adjoining lot line may be erected to serve a group of business establishments. There shall be only one free-standing sign for each building, regardless of the number of businesses conducted in said building.

SECTION 600.6.10 POLITICAL SIGNS

No political sign shall be posted in any place or in any manner that is destructive to public property upon posting or removal. No political sign shall be posted in a public right-of-way nor shall any such sign be posted on a utility pole. No political sign shall be posted more than sixty (60) days before an election. All candidates for public office, their campaign committees, or other persons responsible for the posting on public property of campaign material shall remove such material within one week following the Election Day.

SECTION 600.6.11 SETBACKS FOR OFF-PREMISE SIGNS

If a setback line is not established for the appropriate zoning district, off-premises signs shall be set back a minimum of twenty (20) feet from the right-of-way line.

SECTION 600.6.12 SETBACKS FOR PUBLIC AND QUASIPUBLIC SIGNS

Real estate signs and bulletin boards for a church, school or any other public, religious or educational institution may be erected not less than ten (10) feet from the established right-of-way line of any street or highway provided such sign or bulletin board does not obstruct traffic visibility at street or highway intersections.

SECTION 600.6.13 SPECIAL YARD PROVISIONS

On-premises signs where permitted shall be erected or placed in conformity with the side and rear yard requirements of the district in which located, except that in any residential district, on-premises signs shall not be erected or placed within ten (10) feet of a side or rear lot line. If the requirement for a single side yard in the appropriate zoning district is more than ten (10) feet, the latter shall apply.

SECTION 600.6.14 MAINTENANCE

All signs shall be maintained in safe and sound structural condition at all times and shall be presentable. The Zoning Inspector shall remove any off-premises advertising signs or structure found to be unsafe or structurally unsound within thirty (30) days of issuing a notification. The Zoning Inspector shall remove any on-premises sign which is determined to be unsafe or structurally unsound within ten (10) days of issuance of notification.

SECTION 600.6.15 VIOLATIONS

In case any sign shall be installed, erected, constructed, or maintained in violation of any of the terms of this Resolution, the Zoning Inspector shall notify in writing the owner or lessee thereof to alter such sign to comply with this Resolution.

SECTION 600.7 LANDFILL AND DUMPING OPERATIONS

The use of land for filling or dumping of earth, sand, gravel or waste materials, not in connection with general farming, agriculture, horticulture or landscape activities shall comply with the provisions of all other Resolutions of the Township of Springfield relevant thereto.

SECTION 600.8 SCREENING DEVICES

1. Fences are permitted within any R-Residential District subject to the following conditions:
 - a. Fences shall not exceed six (6) feet in height measured from the surface of the ground. Swimming pools shall be completely enclosed by a fence of no less than four (4) feet six (6) inches in height.
 - b. All fences shall comply with the requirements of the Richland County Building Code as it applies to fence installation and materials, but in no instance shall a fence contain barbed wire or electric current except as provided in Section 971.03 Revised Code.
 - c. Fences on recorded lots having a total area in excess of two (2) acres and a minimum lot width of at least one hundred (100) feet and acreage or parcels not included within the boundaries of a recorded plat are excluded from these regulations.

2. Masonry walls or fences shall be provided and maintained for multiple family developments or uses within any "B" or "I" District on those sides abutting residential districts. Walls and fences shall be provided in conformance with the following regulations:
- a. Obscuring fence or wall which meets the following minimum height requirements shall be required for those uses permitted in the districts listed below where the side and/or rear yard or such uses abut onto any R-Residential District:

b.

<u>Minimum Height District Requirement (In Feet)*</u>	
B Business	5
I Industrial	6

* The minimum height requirements shall be measured from the surface of the ground.

- b. No fence or wall shall be extended toward the front lot line beyond the front of the principal building or structure or the required minimum front yard setback, whichever is greater.
- c. Required fences and walls shall be located within one foot of the property line except where such fence or wall interferes with underground utilities or surface water drainage conditions.
- d. Such walls or fences may be constructed with openings which do not in any square section (i.e. height and width) exceed twenty (20) percent of the total surface. Where walls or fences are pierced, the openings shall be so spaced as to maintain the obscuring character required.

SECTION 600.9 CORNER CLEARANCE

No fence, wall, greenbelt, planting strip, or any other obstruction to vision above a height of two and one-half (2½) feet from the established street grade shall be permitted within the triangular area at the intersection of any street right-of-way lines formed by a straight line drawn between said right-of-way lines at a distance along each line of thirty (30) feet measured from their point of intersection. No fence, wall, greenbelt, planting strip, or other obstruction shall be permitted to exist in such a way as to constitute a safety hazard.

SECTION 600.10 PRINCIPAL BUILDING

Within any R-1 Residential District only one (1) principal building shall be permitted on any one lot.

SECTION 600.11 CORNER LOTS

Corner lots in all districts are required to meet the minimum front yard setbacks, facing both streets as indicated in that district.

SECTION 600.12 INCONSISTENCIES

In the event any of the requirements or regulatory provisions of this Resolution are found to be inconsistent with one another, the more restrictive or greater requirements shall be deemed in each case to be applicable.

SECTION 600.13 CONDITIONAL ZONING PERMITS

1. Purpose

Provision is made in this Resolution for a more detailed consideration of each of certain specified uses or activities as it may relate to proposed conditions of location, design, size, operation, intensity or use, generation of traffic, and traffic movement, concentration of population, processes and equipment employed, amount and kind of public facilities and services required together with any other public facilities and services required, together with any other factors. Land and structural uses possessing these particularly unique characteristics are designated as Conditionally Permitted Uses and are permitted through the issuance of a Conditional Zoning Permit with such conditions and safeguards attached as the Board of Zoning Appeals shall deem necessary to carry out the provisions of Article IX of this Resolution.

2. Procedure

Any application for a Conditional Zoning Permit for any land use or structure permitted under this Resolution shall be submitted in accordance with the following procedures:

a. Application to Board of Zoning Appeals:

An application for a Conditional Zoning Permit shall be submitted to the Board of Zoning Appeals on a special form provided for that purpose.

b. Data Required with Application:

- (1) Form supplied by the Zoning Inspector and completed by the applicant.
- (2) Site plan, plot plan or development plan of the entire property being considered, drawn at a scale of 1" = 100' and showing the location of all abutting streets, the location of all existing and proposed structures, the types of buildings and their intended use.

c. Review by Board of Zoning Appeals

The Board of Zoning Appeals shall review the proposed development, as presented, on the submitted plans and specifications in terms of the conditions established for the specified use. Such review shall be completed and made public within sixty (60) days following the date the application was submitted.

d. Issuance and Revocation of Conditional Zoning Permits

Only upon conclusion of review procedures, relative to a particular application, may the Commission issue a Conditional Zoning Permit. The breach of any safeguard, condition, or requirement shall automatically invalidate the permit granted, and shall constitute a violation of this Resolution. Such violation shall be declared as a nuisance per se as per Article VIII of this Resolution.

SECTION 600.14 SITE PLAN REVIEW

1. A site plan shall be submitted to the Board of Zoning Appeals for approval of:

- a. Any use or development for which the submission of a development plan is required by any provision of this Resolution.
- b. Any conditionally permitted use within any District in this Resolution.
- c. All applications for variances.

2. Every site plan submitted to the Board of Zoning Appeals shall contain such information and be submitted in such form as the Board of Zoning Appeals may prescribe in its rules. Supporting evidence in the form of a map chart, table or drawing shall be declared as an exact or accurate representation of the development proposal shown on the site plan.

3. Approval of the site plan by the Board of Zoning Appeals shall constitute approval of the development. The breach of any requirement or the misrepresentation of facts, figures or other supporting evidence by the applicant shall constitute a violation of this Resolution. Such violations shall be declared as a penalty as prescribed in Article XIII of this Resolution, and shall automatically invalidate the zoning permit granted.

SECTION 600.15 PUBLIC AND PRIVATE ACCESS REQUIREMENTS

Every dwelling shall be located on a lot having access to a public or private street. Public Streets shall be designated in accordance with the minimum improvement standards of the City of Mansfield and/or Richland County Subdivision Regulations as they apply to various sections of Springfield Township.

SECTION 600.16 REGULATION OF JUNK AND JUNK YARDS

Junk yards and the storage of junk shall be a prohibited land use in Springfield Township.

SECTION 600.17 WIND TURBINE/ELECTRICAL GENERATION TOWERS

Wind Turbine Towers shall be permitted in any zoning district in Springfield Township and shall be subject to the following:

1. SITE PLAN

- a. A site plan shall be provided showing the design and painted color of the Wind Turbine Tower and its location on the property and shall include documentation demonstrating compliance with the requirements set forth in this section.

2. SETBACKS

- a. Tower Height of 175 feet or less
 - (1) The center of the tower base shall be set back from any non-participating property line, above ground utility line or road right-of-way a minimum distance of 1.5 times the tower height and 500 (five-hundred) feet from any occupied structure on a non-participating property.
- b. Tower Height of More than 175 feet
 - (1) The distance from a wind turbine tower base to the property line of the wind farm property shall be at least 1.1 (one and one-tenth) the tower height as measured from its base to the tip of its highest blade.
 - (1) The wind turbine tower base shall be at least 750 (seven hundred fifty) feet in horizontal distance from the tip of the turbine's nearest blade at ninety degrees to the exterior of the nearest occupied structure, if any, located on a non-participating property at the time of the application for the zoning permit.
 - (2) Minimum setbacks may be waived in the event that all owners of property adjacent to the turbine agree to such waiver, pursuant to rule 4906-1-03 of the Ohio Administrative Code.

3. NOISE

- a. Wind Turbine Tower systems shall not exceed 60 dBA, as measured at the property boundary of parcels owned by individuals or entities other than the

system owner. The level, however, may be exceeded during short-term events such as utility outages and/or severe wind storms. Measurements can be supplied by the system manufacturer.

4. MINIMUM BLADE HEIGHT

- a. The minimum distance between the ground and any part of the rotor or blade assembly shall be thirty (30) feet.

5. COMPLIANCE WITH FAA REGULATIONS

- a. Wind Turbine Tower systems must comply with applicable Federal Aviation Administration (FAA) regulations, including any necessary approvals for installations close to airports.

No Wind Turbine Tower system shall be constructed with lights or be painted in red/white or other bright colors except when specifically required by a Federal law or regulation. When lights are specifically required, strobe lights shall not be used unless specifically required by Federal law or regulation.

6. VISUAL IMPACT

- a. Wind Turbine Tower systems shall be of a design and color(s) that would incorporate the characteristics of the immediate surrounding area so as to provide a natural blending of the tower into its surrounding environment and aesthetically soften its intrusion into a residential area. Further, no advertising shall be permitted on the tower.

No Wind Turbine Tower system shall be installed in any location that would substantially detract for or block view of a portion of a recognized nature preserve designated by the Ohio Dept. of Natural Resources or the Richland County Parks District.

7. UTILITY NOTIFICATION

No wind Turbine Tower system shall be installed until evidence has been supplied that the utility company servicing the site has been informed of the customer's intent to install an interconnected customer-owned generator. Off-grid systems shall be exempt from this requirement.

8. INTERFERENCE WITH MICROWAVE COMMUNICATION SYSTEMS

- a. No wind Turbine Tower system shall be installed in any location along the major

axis of an existing microwave communications link where its operation is likely to produce electromagnetic interference in the link's operation.

9. INTERFERENCE WITH ANTENNA-BASED COMMUNICATIONS SYSTEMS

- a. No Wind Turbine Tower system shall be installed in any location where its proximity with existing fixed broadcast, retransmission or reception antenna (including residential reception antenna) is likely to produce electromagnetic interference with its operation.

10. TOWER ACCESS

- a. Wind Turbine Towers should have either:
 - (1) Tower-climbing apparatus located no closer than twelve (12) feet from the ground, or
 - (2) A locked anti-climb device installed, or
 - (3) The tower shall be completely enclosed by a locked, protective fence at least 6 feet high. For multiple system installations, a fence enclosing the entire site may be considered.

11. DECOMMISSIONING

- a. Decommissioning of Utility Scale Wind Turbine Towers:

The applicant, or successors, shall continuously maintain a fund or bond payable to the township for the removal of non-functional towers in an amount to be determined by the township for the life of the facility. This fund shall consist of a letter of credit from a State of Ohio-licensed financial institution or other secure instrument as approved by the township. All costs of the financial security shall be borne by the applicant.

- b. Decommissioning of Wind Turbine Towers:

A Wind Turbine Tower which is not used for (12) twelve successive months shall be deemed abandoned and shall be dismantled and removed from the property at the expense of the property owner. Failure to abide by and faithfully comply with this section or with any and all conditions that may be attached to the granting of any zoning permit shall constitute grounds for the revocation of the permit by the township.

12. TRANSPORT OF UTILITY SCALE WIND TURBINE TOWERS

- a. Any person or firm proposing to transport any portion of a Utility Scale Wind Turbine Tower shall submit a proposed route to the Richland County Engineer and attend a conference with that office to ascertain if legal loading and size limitations for county and township roads will be exceeded.
- b. If it is determined in consultation with the Richland County Engineer that the transport of any portion of a Utility Scale Wind Turbine Tower will exceed legal loading or size according to law, the person or firm proposing the transport shall submit detailed plans, specifications and estimates for upgrading highways and/or bridges to the Richland County Engineer for approval at least 60 days prior to any such use.
- c. After the plans, specifications and estimates for the required improvements have been approved by the Richland County Engineer, the person or firm shall provide a surety bond naming the Richland County Commissioners for (100) one-hundred percent of the value of the improvement to be constructed on county and township highways and bridges.
- d. The person or firm constructing required improvements to county or township highways or bridges shall pay to the Richland County Engineer (2) two percent of the approved estimate to be used for the inspection of the work to be performed.
- e. The work to be performed shall be completed according to a schedule to be approved by the Richland County Engineer. Failure to complete the work according to the approved schedule will result in a payment of liquidated damages by the person or firm to the Richland County Engineer in the amount of (0.10) one tenth of one percent of the approved estimate per calendar day for each day the work remains uncompleted according to the previously approved schedule.

SECTION 600.18 SOLAR PANEL COLLECTION SYSTEMS

1. Solar panel collections systems shall be designed and installed to prevent reflective glare toward any inhabited buildings on adjacent properties as well as adjacent street rights-of-way.
2. Solar panel collections system utilized for power generation shall receive the appropriate approval for connection to the power grid from the utility company prior to placing the system into service. Any solar panel collection system shall also meet all local, state, federal and industry requirements for design, installation, maintenance and operation.
3. Solar panel collection systems shall not cause any radio, television, microwave or navigation interference. If a disturbance problem is identified, the owner of the solar panel collection system shall correct the problem within 30 days of being notified of the problem by a representative of the Township.

4. Accessory Rooftop solar panel collection systems shall also meet the following requirements:
 - a. Shall not extend beyond the perimeter (or edge of roof) of the structure on which it is located
 - b. May be mounted to a principal or accessory structure
 - c. Combined height of solar energy system and structure to which it is mounted may not exceed the maximum building height allowed in that zoning district for the type of structure to which it is attached.

5. Accessory ground-based solar panel collection systems shall also meet the following requirements:
 - a. Are only allowed on properties 2 acres or greater.
 - b. Shall not exceed 12' maximum height as measured from the ground to the top of the highest panel
 - c. Shall not be located within the required front yard setback.
 - d. The surface area of a ground mounted system, regardless of the mounted angle, shall be calculated as part of the overall lot coverage.
 - i. The minimum setback distance from property lines for solar energy systems and related equipment shall be 10' from rear and side lot property line.
 - e. Shall meet the isolation distance of underground utilities such as septic systems (in-service or planned), sewers, etc. Any modifications to existing underground utilities will be the responsibility of the solar panel collection system owner after receiving appropriate approvals.
 - f. Shall be screened from adjacent residential properties and public rights-of-way:
 - i. Vegetative screening which requires the installation of trees, shrubs or bushes that will be a minimum of at least eight (8) feet in height at the time of installation, and be located on all sides which abut public rights-of-way or are adjacent to residential properties
 - g. A scaled site plan no smaller than 1" = 100' shall be submitted at the time of application and shall include:
 - i. Property lines and physical dimensions of the site.
 - ii. Location of system(s) and all related equipment, setbacks from property

- lines, easements, underground utilities/sewage and any structures on the property.
 - iii. Location of any required signage.
 - iv. Elevation of proposed system(s) at its maximum tilt
 - v. Design specifications of the proposed equipment in sufficient detail to demonstrate compliance with the requirements of this section, which shall be updated prior to the final issuance of the zoning permit.
 - vi. Manufacturer's specifications, including make, model and picture

- 6. Ground-based solar panel collection systems designed as commercial power generation for primarily off-site consumption
 - a. Are only allowed on properties 5 acres or greater
 - b. Shall not exceed 12' maximum height as measured from the ground to the top of the highest panel
 - c. Shall not be placed within 100' from all property lines
 - d. The surface area of a ground mounted system, regardless of the mounted angle, shall be calculated as part of the overall lot coverage.
 - e. Shall meet the isolation distance of underground utilities such as septic systems (in-service or planned), sewers, etc. Any modifications to existing underground utilities will be the responsibility of the solar panel collection system owner after receiving appropriate approvals.
 - f. Shall be screened from adjacent residential properties and public rights-of-way:
 - i. Vegetative screening which requires the installation of trees, shrubs or bushes that will be a minimum of at least eight (8) feet in height at the time of installation, and be located on all sides which abut public rights-of-way or are adjacent to residential properties
 - g. A scaled site plan no smaller than 1" = 100' shall be submitted at the time of application and shall include:
 - i. Property lines and physical dimensions of the site.
 - ii. Location of system(s) and all related equipment, setbacks from property lines, easements, underground utilities/sewage and any structures on the property.
 - iii. Location of any required signage.
 - iv. Elevation of proposed system(s) at its maximum tilt
 - v. Design specifications of the proposed equipment in sufficient detail to demonstrate compliance with the requirements of this section, which shall

- vi. be updated prior to the final issuance of the zoning permit.
Manufacturer's specifications, including make, model and picture
- 7. Solar panel collection systems and all solar energy equipment shall be completely removed from the property within 12 months from the date they are not producing electricity, damaged, discontinued or abandoned. Any earth disturbance shall be graded and reseeded. The solar panel collection system shall be presumed to be discontinued or abandoned if no electricity is generated by such solar collector for a period of twelve (12) continuous months.

SECTION 600.19 HIGH GRASS, NOXIOUS WEEDS & RANK VEGETATION

1. CUTTING REQUIRED

- a. Whoever owns or has charge of a parcel of land of three acres or less or any contiguous parcels which compromise three acres or less within the Township shall keep such property clear from high grass, all noxious weeds, and rank vegetation and shall cut all such grass, weeds and vegetation to a height of no greater than eight inches above the ground, except in case of unimproved property used for meadow or conservation it shall be kept clear 100 feet from the property line.
- b. Noxious weeds and rank vegetation shall include but not be limited to:
 - i. Any weeds such as jimson, burdock, ragweed, thistle, cocklebur, or other weeds of a like kind, listed in Ohio Revised Code 901:5-37;
 - ii. Bushes of the species of tall, common, or European barberry, further known as berberis vulgaris or its horticultural varieties;
 - iii. Any weeds, grass, or plants, other than trees, bushes, flowers, or other ornamental plants, to a height exceeding eight (8) inches

ARTICLE VII

GENERAL EXCEPTIONS

SECTION 700 EXEMPT FROM REGULATIONS

The provisions of this Zoning Resolution shall apply to all land, every structure and every use of land or structure except agriculture, public utilities and railroads, and area and height requirements as specifically exempt by law in accordance with the provisions of this Article.

SECTION 700.1 AGRICULTURE

Agriculture is the use of land for farming purpose including dairying, pasturage, apiculture, floriculture, horticulture, viticulture, animal and poultry husbandry and the necessary uses for packing, treating or storing of produce provided the operations of such accessory use shall be secondary to the normal agricultural activities.

Nothing contained in this resolution shall prohibit the use of any land for agriculture purposes or the construction or use of buildings or structures incident to the use for agriculture 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, except:

1. In any platted subdivision approved under Section 711.05, 711.09 or 711.10 of the Ohio Revised Code or any area consisting of fifteen or more lots approved under Section 711.131 of the Ohio Revised Code that are contiguous to one another, or some of which are contiguous to one another and adjacent to one side of a dedicated public road, and the balance of which are contiguous to one another and adjacent to the opposite side of the same dedicated public road, agriculture shall be regulated as follows:
 - a. For purpose of this resolution, no agriculture use shall be permitted on any tract of land of one (1) acre or less.
 - b. No animals, except household pets, shall be kept on any parcel greater than one (1) acre and less than five (5) acres unless the building housing said animals is at least fifty (50) feet from any lot line.
2. For any farm market located in any residential, commercial or industrial zoned district wherein less than fifty percent (50%) of the gross income received from market is derived from produce raised on farms owned or operated by the market operator in a normal crop year, then in such case the farm market shall comply with those zoning requirements applicable to the district in which it is located in accordance with Section 519.21 of the Ohio Revised Code.

SECTION 700.2 PUBLIC UTILITIES

The zoning regulations shall not apply to public utilities except where express authority has been conferred by the Ohio Revised Code on the Board of Township Trustees or Board of Zoning Appeals in which case the entire zoning resolution shall be applied where applicable.

1. This Zoning Resolution shall apply where authority is granted by the Ohio Revised Code for Township Trustees or Board of Zoning Appeals with respect to any telecommunications tower defined by O.R.C. 519.211 and is proposed to be located in an area of the township zoned for residential use. When a telecommunications tower is proposed to be located in any area zoned for residential use it shall be and is as a conditional use. Telecommunication towers shall be permitted provided the Board of Zoning Appeals determines that each of the following conditions have been met:
 - a. For purpose of regulating such telecommunications towers in areas of the township zoned for residential use, any proposed free-standing tower shall not be erected to exceed sixty-four (64) feet in height. For attached towers, the maximum height shall not top at a height greater than twelve (12) feet above the building or other structure to which it is to be attached.
 - b. No tower shall be constructed with lights except those specifically required by federal law or regulation.
 - c. The site shall be a minimum of five hundred (500) feet from the nearest parcel of land used for residential purposes.
 - d. The minimum set back line between the base of the tower and all adjacent properties shall be the height of the tower.
 - e. The tower shall be sited and be of a design that would incorporate the characteristics of the immediate surrounding area so as to provide a natural blending of the tower into its surrounding environment and aesthetically soften its intrusion into a residential area.
 - f. If the tower is abandoned, it shall be removed within ninety (90) days of its last date of operation.
2. In the event an existing tower is to be constructed, changed, altered or enlarged, then it shall be permitted by the Board of Zoning Appeals subject to the conditions of this section and the provisions of Section 900.5 (5). In no event shall any changes or alteration be permitted that would substantially increase the tower's height.

SECTION 700.3 RAILROAD RIGHTS-OF-WAY

For the purposes of this Resolution, railroad rights-of-way and other railroad facilities shall be

permitted as authorized and regulated by State and Federal Laws, it being the intent of this subsection to exempt railroads from the application of this Resolution.

SECTION 700.4 PERMITTED HEIGHT EXCEPTIONS

The height limitations contained in Section 406, Schedule of Regulations, of this resolution do not apply to spires, belfries, cupolas, antennas, rooftop wind turbines, solar power generation systems, water tanks, ventilators, chimneys, or other appurtenances usually required to be placed above the roof level and not intended for human occupancy except where the height of such structures will constitute a hazard to the safe landing and take-off of aircraft at an established airport. Such exceptions shall not be erected at a height greater than twelve (12) feet above the height limit established for the district in which the structure is located.

SECTION 700.5 VOTING PLACE

The provisions of this Resolution shall not be so construed as to interfere with the temporary use of any property as a voting place in connection with public election.

SECTION 700.6 ACCESSWAYS

For the purpose of this Resolution, any walk, terrace or other pavement surfacing providing access to rear yards and/or accessory structures, and not in excess of ten (10) inches above the finished grade, shall not be considered to be a structure, and shall be permitted in any required yard.

SECTION 700.7 PROJECTIONS INTO YARDS

Open, unenclosed, and uncovered porches or paved terraces may project not more than ten (10) feet within the minimum front yard setback, but this shall not be interpreted to include or permit fixed canopies.

In Residential zoned districts, basketball poles, flagpoles and other singular designed poles used for any accessory use may be erected within the minimum setback.

SECTION 700.8 LOTS ADJOINING ALLEYS

In calculating the area of a lot that adjoins an alley, for the purposes of applying lot area requirements of this Resolution, one-half (½) the width of such alley abutting the lot shall be considered as part of such lot.

SECTION 700.9 CONSTRUCTION

Nothing in this Resolution shall be deemed to require any change in the plans, construction or designated use of any building upon which actual construction was lawfully begun prior to the adoption of this Resolution and upon which actual construction has been diligently carried on

and provided further that such building shall be completed within one (1) year from the date of passage of this Resolution.

SECTION 700.10 YARD REGULATIONS

When yard regulations cannot reasonably be determined on lots of peculiar shape, topography or due to architectural or site arrangement, such regulations may be modified as determined by the Board of Zoning Appeals.

SECTION 700.11 RURAL MAILBOXES

Rural mailboxes located in Township road right-of-way shall be and are permitted and no zoning certificate shall be required provided either the mailbox is located on a wood post having a width no larger than four (4") inches by four (4") inches or four and one half (4½") inches in diameter or a post composed of material other than wood having a width no larger than two (2") inches by two (2") inches or two and one half (2½") inches in diameter or on anything constructed or erected twenty-four (24") inches above the ground and having a width no larger than thirty (30") inches by thirty (30") inches and is anchored by nothing larger than the above described post/posts. Anything larger than thirty (30") inches by thirty (30") inches shall be considered a structure and shall be prohibited as a land use within any Township road right-of-way.

ARTICLE VIII

TOWNSHIP ZONING COMMISSION

SECTION 800 AUTHORITY, COMPOSITION, AND APPOINTMENT

There is hereby created a Township Zoning Commission consisting of five (5) residents of the unincorporated area of the Township with records of civic, business, or professional leadership, and who shall not be members of the Board of Zoning Appeals. Each member shall be appointed for a period of five (5) years, except that one of the initial members shall be appointed for one (1) year and one of the initial members shall be appointed for two (2) years, and one of the initial members shall be appointed for three (3) years, and one of the initial members shall be appointed for four (4) years, and one of the initial members shall be appointed for five (5) years. In the event of the death or resignation of a member, the Township Trustees shall make the appointment for the duration of the unexpired portion of the term of the member.

SECTION 800.1 ORGANIZATION

The Zoning Commission shall elect a chairman, vice chairman, and secretary from its membership, and shall prescribe rules for the conduct of its affairs.

SECTION 800.2 QUORUM

The Zoning Commission shall require a quorum of three (3) of its members at all of its meetings, and a concurring vote of three members shall be necessary to effect an order.

SECTION 800.3 MEETINGS

The Zoning Commission shall meet quarterly or at the call of its Chairman or the Vice Chairman acting in the capacity of the chairman, or by the call of two other members of the Zoning Commission.

SECTION 800.4 POWERS AND DUTIES

1. The Zoning Commission shall act on all rezone requests to the Official Township Zoning Map submitted to said Zoning Commission by the Township Clerk in conformance with Article X of this Resolution. The Zoning Commission shall recommend approval, disapproval or modification of the original request to the Township Trustees following the procedures set forth in Article X of this Resolution.
2. The Zoning Commission shall review from time to time, any provision or provisions of this Resolution and shall recommend such changes as it deems necessary in order to promote the intent of this Resolution to the Township Trustees following the procedures set forth in Article X of this Resolution.

SECTION 800.5 ADMINISTRATION AND ENFORCEMENT

The provisions of this Resolution shall be administered and enforced by the Zoning Inspector, or his assistants.

SECTION 800.6 DUTIES OF THE ZONING INSPECTOR

A Zoning Inspector shall be employed for the purpose of granting zoning permits and to make inspections of premises or buildings necessary in carrying out his duties in compliance with the provisions of this Resolution. It shall be unlawful for the Zoning Inspector to issue permits or approve any plans until he has inspected such plans in detail and found them to conform with the provisions of this Resolution. The Zoning Inspector shall also be responsible for submitting to the Zoning Board of Appeals all applications and appeals. The Zoning Inspector shall not refuse to issue a zoning permit when the provisions or conditions of this Resolution are complied with by the applicant. The Zoning Inspector shall post a bond of not less than \$1,000 nor more than \$5,000 as fixed by the Township Trustees in accordance with the provisions of Section 519.161 Revised Code of Ohio.

SECTION 800.7 APPLICATION PROCEDURE -- ZONING PERMIT

1. Before constructing, changing the use of, or altering any building, including accessory buildings, or changing the use of any premises, application shall be made to the Zoning Inspector for a zoning permit. The application shall include the following information:
 - a. A plot plan drawn to a scale of not less than ten (10) feet to the inch showing the actual shape, location and exact dimensions of the property to be built upon.
 - b. The shape, size and location of all buildings and other structures to be erected, altered or moved and of any building or other structures already on the property.
 - c. The existing and intended use of the property, including residential areas, the total number of dwelling units to be accommodated in the building.
 - d. Any other pertinent data as may be required to determine whether the provisions of this Resolution are being observed properly except for Sexually Oriented Businesses.
2. Within twenty (20) days after the receipt of the application, the Zoning Inspector shall issue a zoning permit if the application complies with the requirements of this Resolution and the application is accompanied by a proper fee as indicated in Section 800.8 below. If such permit is refused for cause, the applicant shall be notified of such refusal and cause within the twenty (20) day period.
3. Each application shall clearly state that unless construction is started within one (1) year from the date of issuance, or substantially completed within two and one half (2½) years, the zoning permit shall be void.

ARTICLE IX

BOARD OF ZONING APPEALS

SECTION 900 AUTHORITY, COMPOSITION, AND APPOINTMENT

There is hereby created a Board of Zoning Appeals consisting of five members appointed by the Township Trustees. The Board shall include five (5) residents of the unincorporated area of the Township with records of civic, business, or professional leadership, and who shall not be members of the Zoning Commission. Each member shall be appointed for a period of five years, except that one of the initial members shall be appointed for one (1) year, and one of the initial members shall be appointed for two (2) years, and one of the initial members shall be appointed for three (3) years, and one of the initial members shall be appointed for four (4) years, and one of the initial members shall be appointed for five (5) years. In the event of death or resignation of a member, the Township Trustees shall make the appointment for the duration of the unexpired portion of the term of the member.

SECTION 900.1 ORGANIZATION

The Board of Zoning Appeals shall elect a chairman from its membership, shall appoint a Recording Secretary, and shall prescribe rules for the conduct of its affairs.

SECTION 900.2 QUORUM

The Board of Zoning Appeals shall require a quorum of three members at all its meetings, and a concurring vote of three members shall be necessary to effect an order.

SECTION 900.3 MEETINGS

The Board of Zoning Appeals shall meet at the call of its chairman or two other members, and at such other regular times as it may, by Resolution, determine.

SECTION 900.4 WITNESSES

The Board of Zoning Appeals chairman or acting chairman may administer oaths and compel the attendance of witnesses in all matters coming within the review of this Resolution.

SECTION 900.5 POWERS AND DUTIES

The Board of Zoning Appeals shall have the following powers and duties:

1. To hear and decide appeals where it is alleged there is an error in any order, requirement, decision, or determination made by the Zoning Inspector in the enforcement of this Resolution.

2. To authorize, upon appeal, such variance from the terms of the Zoning Resolution as will not be contrary to the public interest, where due to special conditions, literal enforcement of the Resolution will result in unnecessary hardship and so that the spirit of the Resolution shall be observed and substantial justice done.
3. To grant conditional zoning permits for the use of land, buildings, or other structures as specifically provided for elsewhere in this Resolution.
4. The Board of Zoning Appeals shall not have the power to permit a use not normally permitted in a given zoning district except as otherwise permitted herein.
5. The Board of Zoning Appeals shall review the particular facts and circumstances of each proposed conditional use in terms of the following standards and shall find adequate evidence showing that such use on the proposed location:
 - a. Will be harmonious with and in accordance with the general objectives or with any specific objective of this Resolution;
 - b. Will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area;
 - c. Will not be hazardous or disturbing to existing or future neighboring uses;
 - d. Will not be detrimental to property in the immediate vicinity or to the community as a whole;
 - e. Will have vehicular approaches to the property which shall be so designed as not to create an interference with traffic on surrounding public streets or roads.

SECTION 900.6 PROCEDURES

The Board of Zoning Appeals shall act in accordance with the procedure specified by law including this Resolution. All appeals and applications made to the Board of Zoning Appeals shall be in writing and on the forms prescribed therefore. Every appeal or application shall refer to the specified provision of the Resolution involved, and shall exactly set forth the interpretation that is claimed, the details of the variance that is applied for and the grounds on which it is claimed that the variance should be granted, as the case may be. Every decision of the Board of Zoning Appeals shall be by Resolution, each of which shall contain a full record of the findings of one or another of the following headings: Interpretation; Exceptions; Variances, together with all documents pertaining thereto. In the event that the Board of Zoning Appeals will find it necessary to draw upon any planning, legal, engineering, or any other expert testimony, such fee shall be raised in order to cover all expenses of such expert testimony. The applicant shall bear all direct and related costs.

SECTION 900.7 APPEALS AND NOTICE OF HEARINGS

Appeals to the Board of Zoning Appeals may be taken by any person aggrieved or by any officer of the Township affected by any decision of the administrative officer. Such appeal shall be taken within twenty days after the decision by filing with the officer from whom the appeal is taken and with the Board of Zoning Appeals, a notice of appeal in accordance with the procedures in Section 900.6. The officer from whom the appeal is taken shall transmit to the Board of Appeals all the papers constituting the record upon which the appeal is being taken.

The Board of Zoning Appeals shall fix a reasonable time for the public hearing of the appeal, give at least ten days notice in writing to the parties in interest, give notice of such public hearing by one publication in one or more newspapers of general circulation in the township at least ten (10) days before the date of such hearing, and decide the appeal within a reasonable time after it is submitted.

SECTION 900.8 FEES

The Township Trustees may from time to time prescribe and amend by Resolution, a reasonable schedule of fees to be charged to applicants for all applications, permits, conditional permits, variances and appeals.

All fees shall be paid to the Township Clerk at the time the application or other permit is requested.

ARTICLE X
AMENDMENTS

SECTION 1000

Amendments to the Zoning Resolution or map may be initiated by motion of the Zoning Commission, by passage of a Resolution by the Board of Trustees, or by the filing or an application by one or more of the owners or lessees of property within the area proposed to be changed. The Board of Trustees shall upon passage of such Resolution, certify it to the Zoning Commission.

Upon such certification, adoption of such motion, or the filing of such application, the Zoning Commission shall set a date for public hearing thereon, not less than twenty nor more than forty days hence. Notice of such hearing shall be given by the Zoning Commission by one publication in one or more newspapers of general circulation in the Township at least fifteen days before the date of such hearing.

The notice shall include the name of the township zoning commission conducting the hearing, a statement that the action is an amendment to the zoning resolution, the time and place where the text and maps of the proposed amendment will be available for examination at least ten (10) days prior to the hearing, name of person responsible for giving notice, a statement that after the conclusion of the meeting (within thirty (30)days) the matter will be submitted to the board of township trustees for further action, and any other relevant information. In the event the amendment proposes to rezone ten or fewer parcels of land, the notice shall include a list of all properties to be rezoned along with the current zoning classification and proposed zoning classification.

If the proposed amendment intends to rezone ten or less parcels of land, written notice of the hearing shall be mailed by the Zoning Commission, by first class mail, at least twenty 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 rezoned.

Within five days after the adoption of such motion, certification of such Resolution, or filing of such application, the Township Zoning Commission shall transmit a copy thereof, together with text and map pertaining thereto, to the Richland County Regional Planning Commission. The Richland County Regional Planning Commission shall recommend the approval, denial, or modification of the proposed amendment 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 the proposed amendment.

The Township Zoning Commission shall, within thirty days after such hearing, recommend the approval, denial, or modification of the amendment, and submit such recommendation with the application or Resolution, text and map pertaining thereto, and the recommendation of the Richland County Regional Planning Commission to the Board of Township Trustees.

The Township Trustees, upon receipt of the recommendation, shall set a time for a public hearing on the amendment, which shall be held not more than thirty days from receipt of the recommendation of the Zoning Commission. Notice of such public hearing shall be given by the Board of Trustees by one publication in one or more newspapers of general circulation in the Township, at least fifteen days before the date of such hearing, and a summary of the proposed amendment.

Within twenty days after the hearing, the Board shall either adopt, deny or modify the Zoning Commission's recommendation. In the event the Board denies or modifies the recommendation of the Zoning Commission, the unanimous vote of the Board shall be required.

Such amendment adopted by the Board of Trustees shall become effective in thirty days after the date of adoption unless within thirty days of adoption, there is presented to the Trustees a petition, signed by a number of qualified voters residing in the unincorporated area of the Township equal to not less than eight percent of the total vote cast for all candidates for governor in the Township in the last preceding general election at which a governor was elected, requesting the Trustees to submit the amendment to the voters in the Township for approval or rejection at the next primary or general election.

No amendment for which such a referendum vote has been requested shall be put into effect unless a majority of those voting favors the amendment. Upon certification by the Board of Elections that the voters have approved the amendment, it shall take immediate effect. Within five (5) working days after the amendment's effective date, the board of township trustees shall file the text and maps of the amendment in the office of the county recorder and the county or regional planning commission, if one exists.

The failure to file any amendment, or any text and maps, or duplicates of any of these documents, with the office of the county recorder or the county or regional planning commission as required by this section does not invalidate the amendment and is not grounds for an appeal of any decision of the board of zoning appeals.

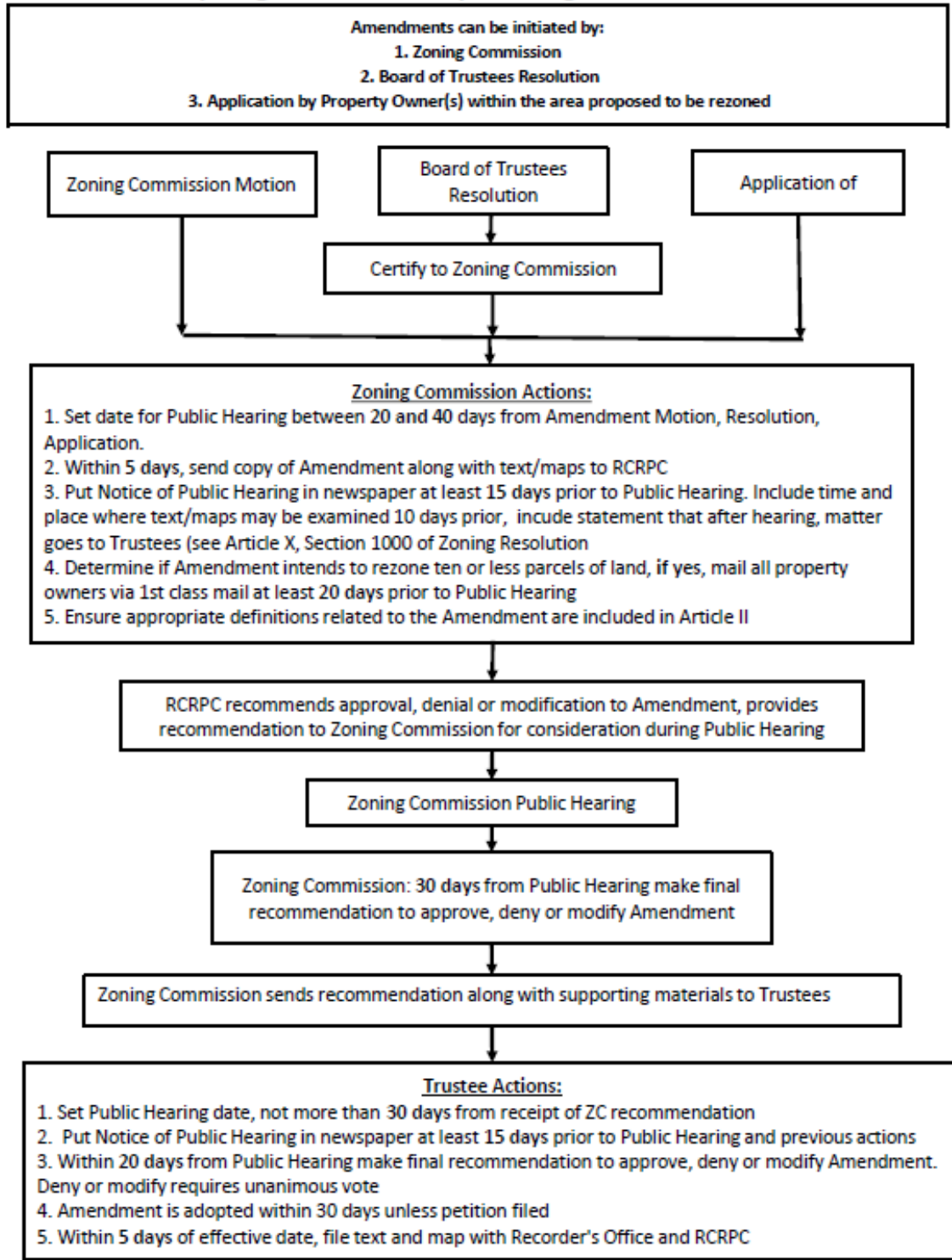
All applications for a zoning amendment shall include:

1. Evidence that the existing Zoning Resolution is unreasonable with respect to the particular property, and it deprives the property owner of his lawful and reasonable use of the land. For the purposes of this Zoning Resolution, a limitation upon the financial gain from the land in question shall not constitute unreasonable zoning.
2. Evidence that the proposed amendment would materialize in an equal or better Zoning Resolution than that existing.

Whenever an amendment is made to the text of the Zoning Resolution, the appropriate definitions pertinent to such amendment shall be included in Article II.

Any application for an amendment to this Zoning Resolution shall include a fee as established by the Trustees. This fee shall not apply to any amendment introduced by the Township Trustees or the Township Zoning Commission.

Springfield Township Zoning Amendments



ARTICLE XI

REPEALER

SECTION 1100

The Zoning Resolution previously adopted by Springfield Township, and all amendments, are hereby repealed. The repeal of the above Resolution and its amendments does not affect or impair any act done, offense committed or right accruing, liability or penalty incurred prior to the enactment of this Resolution.

ARTICLE XII

INTERPRETATION

SECTION 1200

In the interpretation and application, the provisions of this Resolution shall be held to be the minimum requirements adopted for the promotion of the public health, safety, comfort, convenience or general welfare. It is not intended by this Resolution to repeal, abrogate, annul, or in any way to impair or interfere with any existing provision, law or Resolution, or with any rules, regulations or permits previously adopted or issued or which shall be adopted or issued pursuant to the law and regulations governing the use of buildings or premises; provided, however, that where this Resolution imposes greater restriction than is required by existing Resolution or by rules, regulations or permits; the provisions of this Resolution shall control.

ARTICLE XIII

VIOLATIONS AND PENALTIES

SECTION 1300 PUBLIC NUISANCE

Buildings erected, altered, moved, razed or converted, or any use of land or premises carried on in violation of any provision of this Resolution are declared to be a nuisance per se. Any building or land use activities considered possible violations of the provisions of this Resolution, which are observed by any Township Official, shall be reported to the Zoning Inspector.

SECTION 1300.1 INSPECTION

The Zoning Inspector shall inspect each alleged violation and shall in writing, order correction of all conditions which are found to be in violation of this Resolution.

SECTION 1300.2 CORRECTION PERIOD

All violations shall be corrected within a period of ten (10) days after the written order is issued or for a longer period of time as indicated by the Zoning Inspector in the written order. Any violations not corrected within the specified period of time shall be reported to the Trustees who shall initiate prosecution, injunction or other appropriate proceedings.

SECTION 1300.3 PENALTIES

The owner or owners of any building or premises or part thereof, where anything in violation of this Resolution shall be placed or shall exist, any tenant or occupant of such building or premises, and any architect, builder or contractor who shall assist in the commission of any such violation, and any persons who shall violate any of the provisions of this Resolution or fail to comply therewith shall, for each violation or non-compliance, be deemed guilty of a misdemeanor and upon conviction be assessed the fine of not more than one hundred (100) dollars. Each day such violation or failure to comply shall exist, it shall constitute a separate offense.

ARTICLE XIV

VALIDITY AND SEPARABILITY

SECTION 1400

It is hereby declared to be the legislative intent of this Resolution that if any provisions of this Resolution, or the application thereof to any zoned lot, building or other structure, or tract of land, are declared by a court of competent jurisdiction to be invalid or ineffective in whole or in part, or to be inapplicable to any person, firm, corporation or situation, the effect of such decision shall be limited to the provision or provisions which are expressly stated in the decision to be invalid or ineffective to the zoning, lot, building or other structure, or tract of land immediately involved in the controversy. All other provisions of this Resolution shall continue to be separate and fully effective, and the application of any such provision to other persons or situations shall not be affected.

ARTICLE XV
EFFECTIVE DATE

SECTION 1500

This Resolution shall take effect and be in full force and effect from and after the earliest period allowed by law.

Adopted by the Springfield Township
(Richland County) Trustees

Date: _____

Attest by Township Clerk:

Clerk

APPENDIX

SPRINGFIELD TOWNSHIP, RICHLAND COUNTY, OHIO

APPLICATION FOR ZONING PERMIT

(File in Duplicate)

NO. _____

THIS APPLICATION WHEN PROPERLY APPROVED SHALL CONSTITUTE A ZONING PERMIT.

NAME _____

ADDRESS _____

PHONE NUMBER _____

LOCATION OF PROPERTY _____

SIZE OF PROPERTY _____

RESIDENTIAL

NUMBER OF DWELLING UNITS _____ NUMBER OF STORIES _____

HEIGHT _____ FLOOR AREA PER UNIT _____

FRONT YARD SETBACK _____ REAR YARD SETBACK _____

SIDE YARD SETBACKS _____ AND _____

LOT WIDTH _____

BUSINESS

PROPOSED USE _____

FRONT YARD SETBACK _____ REAR YARD SETBACK _____

OFF-STREET PARKING SPACES (Number) _____

NUMBER OF STORIES _____ HEIGHT _____

INDUSTRIAL

PROPOSED USE _____

FRONT YARD SETBACK _____ REAR YARD SETBACK _____

SIZE OF PROPERTY _____

SIDE YARD SET BACK _____ AND _____

HEIGHT _____

OFF-STREET PARKING SPACES (Number)

ACCESSORY BUILDING OR USE (Describe)

SETBACKS: FRONT _____ REAR _____ SIDE _____ SIDE _____

OTHER STRUCTURE (Describe)

SETBACKS: FRONT _____ REAR _____ SIDE _____ SIDE _____

ATTACH A SITE PLAN SHOWING:

- BOUNDARIES OF PROPERTY
- ABUTTING STREETS AND ROADS
- ALL EXISTING STRUCTURES
- PROPOSED STRUCTURE FOR WHICH PERMIT IS SOUGHT

SPRINGFIELD TOWNSHIP, RICHLAND COUNTY, OHIO

APPLICATION No. _____

APPLICATION FOR A CONDITIONAL ZONING PERMIT

(File in Duplicate)

THIS APPLICATION WHEN PROPERLY APPROVED SHALL CONSTITUTE A
CONDITIONAL ZONING PERMIT.

NAME OF APPLICANT _____

ADDRESS _____

PHONE NUMBER _____

LOCATION OF LAND FOR WHICH CONDITIONAL PERMIT IS SOUGHT _____

ZONING DISTRICT _____

SECTION OF RESOLUTION INVOLVED _____

_____ Date

_____ Applicant Signature

ATTACH A SITE PLAN SHOWING:

BOUNDARIES OF PROPERTY
ABUTTING STREETS OR ROADS

EXISTING STRUCTURES
PROPOSED STRUCTURES

ACTION OF BOARD OF ZONING APPEALS

CONDITIONAL ZONING PERMIT IS GRANTED/DENIED.
CONDITIONS (IF ANY) UPON WHICH PERMIT IS GRANTED:

_____ Date

_____ Chairman, Board of Zoning Appeals
Springfield Township

SPRINGFIELD TOWNSHIP, RICHLAND COUNTY, OHIO

APPLICATION FOR A TEMPORARY VISITORS ZONING PERMIT

The undersigned hereby applies for a Temporary Visitors Zoning Permit in accordance with Section 600.4 of this Resolution.

1. NAME OF LANDOWNER _____ ADDRESS _____

2. LOCATION (IF OTHER THAN ABOVE) _____

3. DATE TEMPORARY RESIDENCE ESTABLISHED _____

(Signature)

A Temporary Visitors Zoning Permit is hereby issued in accordance with this Application.

Valid until _____

Fee \$ _____

Zoning Inspector

SPRINGFIELD TOWNSHIP, RICHLAND COUNTY, OHIO

APPLICATION NO. _____

APPLICATION FOR A VARIANCE

(File in Duplicate)

THIS APPLICATION WHEN PROPERLY APPROVED SHALL CONSTITUTE A VARIANCE PERMIT.

NAME OF APPLICANT _____

ADDRESS _____

PHONE NUMBER _____

LOCATION OF LAND FOR WHICH VARIANCE SOUGHT _____

ZONING DISTRICT

NATURE OF VARIANCE REQUESTED

SECTION OF RESOLUTION INVOLVED

GROUND UPON WHICH VARIANCE SHOULD BE GRANTED _____

Date

Applicant Signature Date

ATTACH A SITE PLAN SHOWING:

BOUNDARIES OF PROPERTY

EXISTING STRUCTURES

ABUTTING STREETS AND ROADS

PROPOSED STRUCTURES

ACTION OF BOARD OF ZONING APPEALS

VARIANCE IS GRANTED/DENIED.

Date

Chairman, Board of Zoning Appeals
Springfield Township

SPRINGFIELD TOWNSHIP, RICHLAND COUNTY, OHIO

APPLICATION FOR AMENDMENT TO THE SPRINGFIELD TOWNSHIP ZONING RESOLUTION

ALL APPLICATIONS MUST BE SIGNED BY AN OWNER OR LESSEE.

NAME OF APPLICANT _____

ADDRESS _____

PHONE NUMBER _____

LOCATION OF PROPERTY TO BE REZONED _____

CURRENT _____

PROPOSED DISTRICT _____

IF THE AMENDMENT SOUGHT INVOLVES A CHANGE IN THE TEXT RATHER THAN THE USE DISTRICT, ATTACH PROPOSED LANGUAGE AND SPECIFY SECTION TO BE AMENDED.

ATTACH A SITE PLAN SHOWING BOUNDARIES OF PROPERTY, ABUTTING STREETS AND ROADS.

ATTACH A LIST OF THE NAME AND ADDRESS OF ALL PROPERTY OWNERS WITHIN, CONTIGUOUS TO AND DIRECTLY ACROSS THE STREET FROM THE PROPERTY TO BE REZONED.

Date

Applicant Signature

Listed below is a fee schedule that may change from time to time as voted by the Township Trustees.

SCHEDULE OF FEES

ZONING PERMITS

Residential Use:

Addition	\$25.00 _____
One Family Dwelling Unit	\$50.00 _____
Two Family Dwelling Unit	\$50.00 + \$15.00 for each additional unit
Multi-Family Dwelling Unit	\$50.00 + \$10.00 for each additional unit
Temporary Building	\$10.00 _____
Accessory Bldg. - Residential	\$25.00 _____
Accessory Bldg. – Commercial	\$50.00 + \$2.00 per thousand maximum \$300.00 _____
Accessory Bldg. - Industrial	\$50.00 + \$2.00 per thousand maximum \$300.00 _____
Business Use	\$100.00 + \$2.00 per thousand maximum \$300.00 _____
Industrial Use	\$100.00 + \$2.00 per thousand maximum \$300.00 _____
Temporary Visitors Permit	\$5.00 _____
Sign Permit	\$10.00 _____
Zoning Book	\$5.00 _____

CONDITIONAL ZONING PERMIT

Residential	\$100.00 _____
Business	\$100.00 _____
Industrial	\$100.00 _____

VARIANCE \$100.00 _____

APPEAL TO BOARD OF ZONING \$100.00 _____

APPEALS OF ZONING INSPECTOR'S DECISION \$100.00 _____

APPLICATION FOR AMENDMENT TO RESOLUTION \$100.00 _____