

ZONING RESOLUTION
OF
JEFFERSON TOWNSHIP

Crawford County, Ohio



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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 Jefferson Township, Crawford 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

Jefferson Township serves primarily as a rural and agricultural community in Crawford 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 Jefferson 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.

This resolution is intended to exercise to the maximum extent permitted by law all of the authority conferred upon this township by law so as to promote orderly development of residential, commercial and industrial areas, public facilities and infra structure to provide for adequate light and air the convenient and safe access to public streets and the compatibility of adjoining land uses and the most appropriate available uses for all land in the township consistent with the best interests of all residents.

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 Jefferson Township, Crawford County, Ohio".

ARTICLE II

CONSTRUCTION OF LANGUAGE AND DEFINITION

SECTION 200 CONSTRUCTION OF LANGUAGE

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

The word "person" includes a corporation, association, partnership, firm, or trust, as well as an individual. The word "structure" includes the word "building".

The word "shall" is mandatory and not directory.

The present tense includes the future tense.

The singular number includes the plural, and the plural, the singular.

SECTION 200.1 DEFINITIONS

1. Accessory

A use or activity which is incidental and subordinate to and is customarily carried on in addition to the principal use of the building, structure or premises. When accessory and principal uses are conducted under a continuous (solid) roof, the entire building or structure shall meet setbacks required for the principal structure, building or use.

Accessory Uses shall include:

- a. Residential accommodations for servants, caretakers, or night watchmen in any use district.

- b. Private swimming pools or tennis courts and other personal recreational facilities which do not involve the use of motorized equipment.
- 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. Offering for sale no more than one motor vehicle at any one time.
- f. The storage of motor vehicles, trailers, recreational vehicles or boats owned by residents of the premises only. Storage of any such items for nonresidents 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.
- g. Accessory use shall include the keeping of dogs, cats, or farm animals, but shall not allow the keeping of exotic or dangerous animals such as, but not limited to lions, tigers, leopards, panthers, cougars, bobcats, bears, wolves, foxes, apes, gorillas, poisonous or constrictor snakes, crocodiles or alligators.

Any activity which is the subject of any advertising including, but not limited to, newspaper, magazine, radio, television, poster, billboard, handbills, direct mailing, E-Mail, year books or other publications shall not be deemed to be an accessory use.

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

2. Accessory Building

A building located on property under common ownership which is secondary in importance to the main building, including, but not limited to detached garages, storage buildings, sheds and barns. Accessory buildings shall comply with the requirements of section 406.

3. Agriculture

"Agriculture" includes farming; ranching; aquaculture; apiculture; horticulture; viticulture; animal husbandry, including, but not limited to, the care and raising of livestock, equine, and fur-bearing animals; poultry husbandry and the production of poultry and poultry products; dairy production; the production of field crops, tobacco, fruits, vegetables, nursery stock, ornamental shrubs, ornamental

trees, flowers, sod or mushrooms; timber; pasturage; any combination of the foregoing; the processing drying, storage, and marketing of agricultural products when those activities are conducted in conjunction with, but are secondary to, such husbandry or production.

4. Alley

Is a public right-of-way which affords only a secondary means or access to abutting property and not intended for general traffic circulation, having a right-of-way of twenty feet (20') or less regardless of how named.

5. Alteration of Building

Any change in supporting members of a building except such a change as may be required for its safety, any addition to a building, any change in use from one district classification to another, or removal of a building from one location to another.

6. Apartment

Same as a "Multiple Family Dwelling".

7. Auto Service Stations

A building or buildings, structures and adjoining space used for the sale and dispensing of motor fuel from fixed equipment into the fuel supply tanks of motor vehicles for the sale and dispensing into or installation on motor vehicles of lubricants and operating supplies and where automotive tires, batteries, parts and accessories may be sold, installed, serviced and adjusted and where, if within a building such services as tire repairing, battery recharging, cleaning and polishing of vehicles, chassis lubrication, motor repairs and adjustments may be rendered.

8. 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.

9. Bed and Breakfast Operations

A facility offering overnight accommodations for guests and limited meal service to those guests with a maximum of six guest rooms. The building and premises may also contain permanent accommodations for the owners or managers and limited accessory uses.

10. 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, benches, radio towers, water towers, smoke stacks, grain elevators, coal bunkers, or similar structures with interior spaces not normally accessible for human use.

11. 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.

12. 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 therein.

13. Building, Principal

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

14. Building, Accessory

A subordinate building detracted from, but located on the same lot as the principal building, the use of which is incidental and accessory to the principal building or use.

15. Center Line of street

A line midway between and parallel to the two (2) street or property lines.

16. Child Day-Care Center

Any place in which child day-care is provided, with or without compensation, for 13 or more children at any one time, or any place that is not the permanent residence of the licensee or administrator in which child day-care is provided, with or without compensation for 7 to 12 children at any one time. In counting children for the purposes of this definition, any children under 6 years of age who are related to a licensee, administrator, or employee and who are on the premises shall be counted.

17. Child Day-Care Center - Type B

A permanent residence of the provider in which child day-care or child day-care services are provided for 1 to 6 children at one time and in which no more than 3 children may be under 2 years of age at any one time. In counting children for the purposes of this definition, any children under 6 years of age who are related to the provider and are on the premises of the Type B home shall be counted. The term "Type B family day-care home" does not include a residence in which the needs of children are administered to, if all such children are siblings of the same immediate family and the residence is their home.

18. 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 and primarily operated for the benefit of members and their guests.

19. 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.

20. Convalescent or Nursing Home

Is a structure with sleeping rooms where persons who because of age or physical condition require assistance in living are housed or lodged and are furnished with meals, nursing and medical care.

21. Corner Lot

A lot fronting on two (2) roads at their intersection.

22. Density

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

23. 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.

24. District

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

25. Dwelling

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

26. Dwelling, Industrialized (Pre-Fab)

Is a building constructed off-premises by 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 structure complies with the minimum standards of the Ohio Basic Building Code.

27. Dwelling, One Family

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

28. Dwelling, Two Family

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

29. 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 purpose 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.

30. Dwelling, Townhouse

Is a one family dwelling designed and occupied exclusively by one family which may be attached to other such units in order to become a row house having one or more stories.

31. 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.

32. Excavation

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

33. Family

One or more persons living together as a unit including children under foster care.

34. 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 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.

35. Floor Area Useable

For the purposes of computing parking the "Useable 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 or processing of merchandise, hallways, or for utilities or sanitary facilities shall be excluded from the computation of "Useable Floor Area". Measurement of "Useable Floor Area" shall be the sum of the horizontal areas of the several floors of the building, measured from the exterior walls.

36. 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.

37. 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 motor vehicles.

38. 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.

39. Greenbelt

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

40. 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. No materials or stock in trade are stored outside of the dwelling or accessory buildings;
- d. No modification of the external parts of the building shall be permitted;
- e. A single, unlit sign of professional quality and no greater than nine (9) square feet shall be permitted;
- f. 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.
- g. The operator of the Business must be the occupant of the home.

No zoning permit shall be required for a home occupation.

41. 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, demolition debris, and junked, dismantled or wrecked automobiles or parts thereof, or more than one used motor vehicles not displaying a current motor vehicle license.

42. Kennel, Commercial

Is any lot or premises on which three (3) or more dogs, cats or other household pets not owned by the resident of the premises are either permanently or temporarily boarded. Kennel shall also include any lot or premises where household pets are bred and sold.

43. 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.

44. 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, in accordance with the minimum standards of this resolution together with such yards, and open spaces are required under the provisions of this Resolution. A lot may be specifically designated as such on public records or may be composed of a part of one or more lots.

45. Lot Area

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

46. 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.

47. Lot Coverage

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

48. 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.

49. Lot, Interior

Is a lot other than a corner lot.

50. 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. 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.
- c. Side Lot Line: Is any lot line other than the front or rear lot line.
- d. Rear Lot Line: 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.

51. 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 Crawford 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 Crawford County, Ohio.

52. Lot Width

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

53. Major Thoroughfare

U.S. Route 30, State Routes 598 and 602.

54. 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.

55. 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.

56. Mobile Home, Independent

A transportable dwelling unit suitable for year-around 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.

57. 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.

58. 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.

59. 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.

60. 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.

61. Nursery Day

Is a building, structure, place, or location, or any combination thereof, and physical property therewith included, that shall be used for the purpose of housing and caring for children unaccompanied by parents 24 hours a day.

62. 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.

63. 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.

64. 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.

65. Public utilities

The activities of any person, firm or corporation within the scope of the exemption from township zoning as provided in section 519.211, Revised Code.

66. 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.

67. Sign

- a. "Off premises activities sign" means a sign denoting the name of a business, its products, services, logo, slogans or other information relating to goods or services which are not sold on the premises where the sign is located.
- b. "On premises sign" means a sign denoting the name of a business or its' products, services, logo, slogans or other information relating to goods or services sold on the premises where the sign is located.
- c. "Pole sign" means a sign wholly supported by a structure placed on or into the ground.
- d. "Projecting sign" means a sign, which is affixed to a wall or other structure in such manner as to form a ninety-degree angle therewith.
- e. "Pylon sign" means a sign with an enclosed base, which appears to be an integral part of the sign.
- f. "Sign" means any visual communication display, object, device, graphic, structure, or part, situated indoors or outdoors or attached to, painted on, or displayed from a building or

structure, in order to direct or attract attention to, or to announce or promote an object, person, service, product, event, location, organization or the like, by means of letters, words, designs, colors, symbols, fixtures, images or illuminations.

- g. "Temporary signs" means a sign which is not permanently affixed to the ground or building and is capable of being moved with a minimum of effort.
- h. "Wall sign" means a sign attached or erected against or applied directly upon a wall of a building or other structure and may be an integrated part of the wall with the exposed face of the sign in a place parallel to the place of the wall.

68. 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 a 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.

69. 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 Crawford County and the Township of Jefferson.

70. 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.

71. Telecommunication Tower

Telecommunications Tower means any free-standing structure, or any structure to be attached to a building or other structure, that meets all of the following criteria:

- a. The free-standing or attached structure is proposed to be constructed on or after the effective date of this resolution.

- b. The free-standing or attached structure is proposed to be owned or principally used by a public utility engaged in the provision of telecommunications services.
- c. The free-standing or attached structure is proposed to be located in an unincorporated area of this township, in an area zoned for residential use.
- d. (i) The free-standing structure is proposed to top at a height that is greater than either the maximum allowable height of residential structures within the zoned area as set forth in the applicable zoning regulations, or the maximum allowable height of such a free-standing structure as set forth in any applicable zoning regulations in effect immediately prior to the effective date of this amendment or as those regulations subsequently are amended.

(ii) The attached structure is proposed to top at a height that is greater than either the height of the building or other structure to which it is to be attached, or the maximum allowable height of such an attached structure as set forth in any applicable zoning regulations in effect immediately prior to the effective date of this amendment or as those regulations subsequently are amended.
- e. The free-standing or attached structure is proposed to have attached to it radio frequency transmission or reception equipment.

72. 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.

73. Travel Trailer

See "Recreational Vehicle".

74. 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.

75. 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.

76. 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 and no visible dust per EPA standards and the activity complies with the noise regulations of section 600.17.

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 Jefferson is hereby divided into the following Standard Zoning Districts:

- A-R-1 Agricultural/Residential
- R-2 Residential
- B-1 Business
- I-1 Industrial
- RC Recreational

SECTION 300.1 OFFICIAL ZONING DISTRICTS MAP

All land in the Township of Jefferson is placed into Zoning Districts as is shown on the Zoning Districts Map of the Township of Jefferson, County of Crawford, 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 Jefferson, County of Crawford, Ohio." Adopted on April 30, 2007.

Wherever changes are made in the district boundaries or other matter portrayed 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:

Rezoned from _____ District to _____
District on _____.
(Date)

SECTION 300.2 INTERPRETATION OF ZONING DISTRICT BOUNDARIES

1. Rules for Interpreting District Boundaries. Where uncertainty exists with respect to the boundaries of the district as shown on the official zoning map, the following rules shall apply:
 - a. Where district boundaries are indicated as following the center lines of streets, highways, or alleys, such center lines shall be construed to be such boundaries.
 - b. Where district boundaries are indicated as approximately parallel to the center lines of streets or highways, such district boundaries shall be construed as being parallel thereto, and at such distance therefrom as indicated on the official zoning map. If no distance is indicated specifically on the zoning map, the scale of the map shall determine.
 - c. Boundaries which run through watercourses, lakes, and other water areas, shall be assumed to be located midway in such water areas, unless otherwise indicated.
 - d. Where district boundaries are indicated as following platted lot lines, the lot lines shall be construed to be the district boundaries.
 - e. Where district boundaries are indicated by specific dimensions, such specific dimensions shall control.
 - f. Where district boundaries divide platted lots or cross un-subdivided property and where no specific dimensions are indicated on the official zoning map, the scale of the official zoning map shall control.
 - g. Where the street or property layout, or other physical features existing on the grounds, are at variance with the official zoning map or where other uncertainties exist as to interpretation of the official zoning map, the Planning Commission shall interpret the map in such a manner as to carry out the intent and purposes of this ordinance.

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 400.4 STORM WATER MANAGEMENT

The Zoning Inspector shall not issue a zoning permit nor shall the Board of zoning Appeals approve a conditional zoning permit or variance unless the applicant provides plans which show that the improvement of the property as authorized by the zoning permit, conditional zoning permit, or variance will not result in storm water run-off onto public roads or adjoining properties, (1) at a rate which is greater than is occurs prior to the proposed construction or land use or, (2) which discharges storm water at a different location in such a manner as to adversely affect a public road or neighboring property.

The applicant may satisfy the provisions of this section by the use of detention ponds, tiling, storm sewers, channelizing, open sales, or other means that qualify to reduce the rate of run-off to pre-development standards under accepted engineering practice.

SECTION 401 A - R - 1 AGRICULTURAL DISTRICT

SECTION 401.1 PURPOSE

The District is established to preserve and protect the decreasing supply of agricultural land and to permit low to moderate residential development.

SECTION 401.2 PERMITTED USES

1. One Family Dwellings
2. Two Family Dwellings
3. Agriculture
4. Temporary buildings and structures, accessory buildings and uses and automobile parking spaces as regulated in Article VI, GENERAL PROVISIONS of this Resolution.
5. Home occupations.
6. Public Schools

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.

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-2 RESIDENTIAL DISTRICT

SECTION 402.1 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 402.2 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 greenbelt 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 402.3 CONDITIONALLY PERMITTED USES

All uses conditionally permitted in AR-1 Districts shall be conditionally permitted in R-2 Districts, and

subject to review and approval of the Zoning Board of Appeals.

1. Bed and Breakfast operations subject to the following conditions:
 - (a) The operation shall be identified by only one unlighted sign of no larger than nine (9) square feet and located at least fifteen (15) from the road right-of-way.
 - (b) Only those outdoor recreational uses shall be permitted that do not create noise which can be heard off the premises. No motorized vehicles or firearms may be used in these activities.
 - (c) Off-road parking shall be provided with a minimum of one space for each guest room in addition to parking needed by residents.
 - (d) The facility shall retain an essentially residential appearance.
 - (e) The Board of Zoning Appeals shall find that the operation will not adversely affect neighboring properties due to location of buildings or traffic flow.
 - (f) All driveways, lanes and parking areas shall be treated to minimize dust.

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 B-1 BUSINESS DISTRICT

SECTION 403.1 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 403.2 PERMITTED USES

1. Retail, personal service, business and professional office uses providing a six (6) foot high obscuring fence and a greenbelt at least twenty-five (25) feet in width is provided on those side and rear yards abutting an A-R-I Residential District.
 - a. Retail stores primarily engaged in selling merchandise for personal or household consumption and rendering services incidental to the sale of the goods.
 - b. Personal Service Establishments providing personnel and consumer services.
 - c. Business and Professional Offices
 - d. Restaurants

Provided that all lighting shall be shielded from adjacent residential districts and a 15 foot wide greenbelt with an obscuring year-round 6 foot high trees or shrubs shall be placed along the parking area of all restaurants on the sides adjacent to any residentially zoned land.

- e. Motels
- f. Gasoline service & repair stations, provided the zoning inspector finds:
 1. 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.
 2. 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;
 3. 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;

4. 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;
5. Underground storage gasoline tanks shall be located not less than fifty (50) feet from the A-R-1 Residential District or R-2 Residential District;
6. All lighting shall be shielded from all adjacent properties;
7. Gasoline service stations shall provide a fence at least six (6) feet in height and a greenbelt at least ten (10) feet in width on those side and rear lot lines abutting the A-R-1 Residential district or the R-2 Residential District;
8. 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.

g. .New or used automobile or farm equipment sales

SECTION 403.3 CONDITIONALLY PERMITTED USES

1. Sexually Orientated Businesses shall be permitted only within the Business District and only if the Board of Zoning Appeals determines that both of the following conditions have been met:
 - a. that the parcel of land upon which the sexually orientated business is located at a minimum of two thousand (2000) feet from the nearest parcel of land containing a school church or residence or park.
 - b. that the parcel of land upon which the-sexually orientated business is located is a minimum of two thousand (2000) feet from any other parcel of land containing a sexually orientated business.
2. As used in this section the following definitions shall apply:

- a. **Sexually Oriented Business** means 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.
- b. **Adult Arcade** means 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 anyone time, and where the images so displayed are distinguished or characterized by the depicting or describing of "specified sexual activities" or "specified anatomical areas."
- c. **Adult Bookstore or Adult Video Store** means 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 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, devises, or paraphernalia which are designed for use in connection with "specified sexual activities."
- d. **Adult Cabaret** means 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."
- e. **Adult Motion Picture Theater** means 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."

f. **Adult Motel** means 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 reproductions; 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.

g. **Adult Theater** means 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."

h. **Escort Agency** means 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.

i. **Nude Model studio** means 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.

j. **Sexual Encounter Center** means 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.

- k. **Specified Anatomical Areas** means human genitals in a state of sexual arousal.

- l. **Specified Sexual Activities** means and includes any of the following:
 - (A) the fondling or other erotic touching of human genitals, pubic region, buttocks, anus, or female breasts;
 - (B) sex acts, normal or perverted, actual or simulated, including intercourse, oral copulation, or sodomy;
 - (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)

SECTION 403.4 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 section 600.2 and the area and bulk requirements of section 406.

SECTION 404 I-1 INDUSTRIAL DISTRICT

SECTION 404.1 PURPOSE

The I-1 Industrial Districts are designed to accommodate uses which provide repair, storage, manufacturing, processing, wholesaling and distribution 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 manufacture such as finished products or parts of products, but does not allow the processing of raw materials such as steel, aluminum or Petrochemicals.

SECTION 404.2 PERMITTED USES

- 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.
 - f. Slaughter houses
3. Wholesaling establishments, warehouse, storage and transfer facilities.
4. 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.
5. Accessory buildings and uses as regulated in Article VI, GENERAL PROVISIONS of this Resolution.
6. Parking and loading as regulated in Article VI, GENERAL PROVISIONS of this Resolution.

SECTION 404.3 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.

- a. Off-street parking shall not be permitted to occupy any part of the required front yard.
- 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 provision 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.

SECTION 405 RECREATIONAL DISTRICT

SECTION 405.1 PURPOSE

The Recreational District is intended to provide areas of the township devoted to recreational purposes which may be developed in a manner that will not adversely affect surrounding land uses.

SECTION 405.2 CONDITIONALLY PERMITTED USES

1. Recreational uses other than those governmental 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 are 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 public 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 a least thirty (30) feet wide and shall be landscaped in trees, shrubs and grass.
 - c. Whenever the intended use includes an in-ground 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.
 - f. Noise generated from the property shall comply with the noise regulations of section 600.17.
2. Parochial and other private schools or day-care centers except a Type B, public parks or other public nonprofit 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 Public thoroughfare. Access to the site shall be only from the Public thoroughfare.
3. 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.

SECTION 405.3 AREA AND BULK REQUIREMENTS

All land uses in this district shall comply with the parking requirements of Section 600.3, the accessory building and 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

Use Districts	Minimum Lot Area Requirements			Maximum Height of Bldg.		Minimum Yard Setback (Per Lot in Feet)			Minimum ground Floor Living Area	
	D.U. Per Acre	Area in Sq. Ft.	Width in Ft.	In Feet	In Stories	Front Yard	Each Side Yd.	Sum of the widths	Rear Yard	Per unit Sq. Feet
A Agriculture	2	20,000	100	25	2	40	20	40	40	1,000
R-1 Residential Multi Level	2	20,000	100	25	2 2 1/2	40	10	20	40	1,000 624
R-2 Residential One & Two Family	2	20,000	100	25	2	40	10	20	40	1,000
Townhouse and Multiple Family	6	43,560	100	25	2	40	10	20	40	
B-1 Business				40	2	30	10		25	
I-1 Industrial		87,120			5	50	20		40	
RC Recreational		43,560			5	50	20	40	40	

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 Jefferson Township, Crawford 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. NON CONFORMING USES OF LAND AND NON-CONFORMING 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 non conformities to continue until they are removed, but not to encourage their survival.

No conduct which produces a noise level in violation of section 600.17, Noise Regulations, shall be considered a lawful non-conforming.

3. Incompatibility of Non conformities

Non conformities 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 and 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:

1. 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;
2. 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;
3. 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;
4. 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:

1. 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;
2. A nonconforming building and land or use may not be altered, rebuilt or resumed except in conformity with the regulations, for the district in which it is located if: (1) It has once been changed to a conforming use; (2) Subsequent to the enactment of this ordinance it has voluntarily been discontinued for a consecutive period of two (2) years or more, which shall be deemed an abandonment of the nonconforming use; and (3) If it has been destroyed by fire, explosion or other cause, to the extent of seventy-five percent (75%) or more of either its value or its bulk. However, if a nonconforming building or use is destroyed by fire, explosion or other cause to the extent of less than seventy-five percent (75%) of either its value or its bulk, it may be rebuilt and reoccupied as a nonconforming building or use only if reconstructed with the same cubical content and upon the same plan as that of the original structure.

The provisions in the paragraph shall not apply in respect to nonconformity in side and rear yards.

3. 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. Nonconforming 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:

1. 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;
2. 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 buildings;

3. 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;
4. 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;
5. 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 here above 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.

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. A detached accessory building shall be located no closer than six (6) feet from any required side or rear lot line.
 - b. Within an "R" District, no accessory building shall exceed two (2) stories in height.
 - c. 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.
 - d. Any accessory building, 120 square feet or less in size and not on a permanent foundation will not require a zoning permit.
 - e. Truck trailers and box cars shall not be permitted as an accessory use.

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 two and one-half (2-1/2) vehicles per dwelling unit in multi-family and two per unit in single or two family. 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 everyone 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 and all uses within the R.C. Recreational District 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 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 requirements.
5. In the B-1 Business, I-I Industrial, and R.C. Recreational Districts 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 BUILDINGS AND STRUCTURES

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 sixty (60) 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.
3. On any parcel of land that does not have a permanent residence or a permanent residence under construction, no motor home, recreational vehicle or camper of any type may be left on

the parcel of land for more than a total of sixty (60) days in any one year and in no case more than fourteen (14) consecutive days.

4. All gray water and sewage must be disposed of according to Crawford County health Department regulations.
5. No trailer, camper, motor home, truck or any other motor or recreational vehicle, or part thereof, or any other manufactured object, which original use was other than that of a storage building, shall be used as a storage or out building unless made into permanent structure with foundation and requires a zoning permit.

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. Dead material shall be promptly removed and replanted so as to maintain the greenbelt throughout the life of the project.

SECTION 600.6 SIGN REGULATIONS

It is determined that the use of land for the location of signs is a significant use of land within the Township. In order to promote the aesthetics of the Township and to reduce the hazards to motorists and pedestrians from the distractions, clutter, and obstructions caused by signs, to create a more attractive business climate, curb the deterioration of the natural environment, and promote development of the community, these regulations are enacted as the minimum necessary to protect the public safety and welfare.

1. EXCEPTIONS

The following signs shall be permitted in all districts within the Township and no permit shall be required for them:

- a. Traffic control or other regulatory or identification signs erected by the Federal, State, County, or Township governmental authorities.

- b. One sign per parcel advertising the sale, rental or lease of real estate provided such signs are located on the premises that is the subject of the sale, rental, or lease. Sign must be unlighted, no larger than ten square feet and removed within ten days following sale.
- c. Political signs provided they are removed no later than ten days after the election for which the candidate or issue appears on the ballot.
- d. In A-R-1 and R-2 districts, garage, basement, porch or other casual sale signs for a period of no more than three days each time.
- e. Signs erected for the convenience of the public showing the location of telephones, bus stops, and other public conveniences.
- f. Real estate open house or directional signs provided they are displayed for no more than one day after the open house.
- g. Temporary banners or signs announcing educational, religious or public events no larger than twenty square feet and located on the premises where the event is to occur, and removed immediately after the event.

2. PERMIT REQUIRED;FORM;FEE

- a. Permit Required. With the exception of those signs listed in Item 1, and those excluded under Item 10, no person, firm, or corporation shall erect, enlarge or structurally alter any sign within the Township without first obtaining a permit from the Township Zoning Inspector. No permit shall be required for the change of an existing sign, which does not increase its size, or change its location or structural nature.
- b. Permit Form. The Zoning Inspector shall provide application forms for a sign permit which, when approved by him/her, shall become the sign permit. The application shall contain the following information:
 - 1) Name and address of the owner of the property where the sign is to be erected.
 - 2) Name and address of the sign erector.

- 3) A description of the sign including the materials used in its construction, its size and the details and calculations of its structural design including the design of its' foundation in such a form required by County Engineer so that its' safety can be assured.
- 4) A diagram of the proposed sign and its location on the property.
- 5) Such application shall be accompanied by fees set by the trustees in the current sign fee schedule.

3. SIGNS PERMITTED IN AR-1 AND R-2 DISTRICTS

Commercial signs are hereby determined to be a nonresidential use of land and no commercial signs except as expressly hereinafter permitted in this item shall be allowed in the A-R-1 or R-2 districts except as required by law.

- a. A single sign of no more than nine square feet advertising a home occupation.
- b. Signs identifying a nursing home, rest home, convalescent home, fraternity or sorority house, rooming or boarding house, group home or apartment building or complex or a subdivision are not to exceed in size nine square feet.

4. SIGNS PERMITTED IN B-1 BUSINESS, I-1 INDUSTRIAL AND RECREATION DISTRICTS

In the B-1 Business, I-1 Industrial, and Recreational districts, the following signs are permitted:

- a. All signs allowed in the residential districts under Item 3.
- b. On-premises activities signs as hereinafter regulated,
- c. Off-premises activities signs are not permitted.

5. SIZE LIMITATIONS

In the B-1 Business, I-1 Industrial and Recreation District, each establishment shall be allowed the following signs:

- a. One wall sign with a maximum area of forty square feet for each 1,000 square feet of floor area open to the public, but in no event larger than 300 square feet.
- b. In lieu of one wall sign stated in sub-item (a) hereof, one projecting sign with a maximum area of twenty square feet per side.
- c. One pole or pylon sign with a maximum area of 150 square feet per side.
- d. Accessory signs such as those denoting brand names of articles sold or credit cards accepted not to exceed twenty square feet per business.

6. POLE OR PYLON SIGNS

- a. Heights. No pole or pylon sign shall be higher than thirty feet from the grade to top of sign.
- b. Location. No pole or pylon sign shall be located closer than 1 ½ times the total height of the sign to the public right-of-way nor closer than 1 ½ times total height of sign to any adjoining property lines.

7. LIGHTING

All signs that are lighted shall have the lighting arranged in such a manner as to minimize its effects upon neighboring properties or adjacent streets, and shall not be designed or located to cause confusion with traffic control lights or such glare or reflection that may create a traffic hazard or nuisance. All lighting shall be of constant intensity and no flashing, intermittent, rotating or moving lights shall be allowed. Signs performing a public service such as time/temperature are permissible.

8. SIGNS IN PUBLIC RIGHT-OF-WAY

No signs except those erected by a governmental agency shall be permitted upon the public right-of-way and any sign so located shall be deemed a public nuisance and subject to immediate removal.

9. COMPLIANCE WITH STATE LAW

All signs erected in the Township, in addition to complying with the provisions of this section, shall comply where applicable with Ohio R.C. Chapter 5516.

10. TEMPORARY SIGNS

Temporary signs not exceeding thirty-two square feet in area shall be allowed in the B-1 Business, I-1 Industrial and Recreation District in addition to all other signs permitted by this section for a period not to exceed thirty days a year.

11. VARIANCES

- a. The Board of Zoning Appeals is hereby authorized to grant variances from any of the provisions of this section if it determines from the evidence presented that the literal application of these provisions will cause practical difficulties. The Board of Zoning Appeals shall in granting a variance from the requirements of this section consider the following factors:
 - 1) The extent to which the variance will impair vehicular or pedestrian traffic by distracting attention from traffic control signals.
 - 2) The extent to which any variance will interfere with ingress or egress including sight distance to the applicant's property or any adjacent property.
 - 3) The extent to which any variance will interfere with public utility poles, wires or other facilities or traffic control devices.
 - 4) The extent to which the variance will have an adverse effect upon property values in the area.
 - 5) The extent to which the variance will detract from the appearance of the area.
- b. Procedure Whenever the Zoning Inspector is unable to issue a sign permit because the proposed sign does not comply with the provisions of this section, he/she shall advise the applicant of his/her right to appeal to the Board of Zoning Appeals for a variance. Such appeal shall be in accordance with Article IX.

12. PROHIBITED LOCATIONS

No sign shall be allowed to overhang a public street or sidewalk. Sign location must meet electric power company requirements.

13. REMOVAL OF UNSAFE SIGNS

Signs unsafe to the public subject to removal per Ohio Revised Code 5516.07.

14. CONSTRUCTION OF SIGNS

All signs shall be constructed in accordance with the Ohio Basic Building Code.

15. ABANDONED SIGNS

Any business which ceases to operate shall remove all signs from the premises. Upon failure to do so, the Zoning Inspector shall give notice to the owner of the property to remove the sign at the landowner's expense.

16. LANGUAGE

No sign shall contain words, images, or graphic illustrations of an obscene or indecent nature.

SECTION 600.7 LANDFILL AND DUMPING OPERATIONS

Any landowner may fill land so as to prepare it for other uses provided the fill is composed of inorganic material such as earth, stone, sand, or gravel but excluding demolition debris. The dumping of any other materials for the purpose of disposal or storage shall be deemed a junk yard and is expressly prohibited in all zoning districts in this township.

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 except in the case of in-ground swimming pools which shall be completely enclosed by a

fence no less than six (6) feet in height.

- b. All fences shall comply with the requirements of the Jefferson Twp. 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.
- d. All non-required fence or screening device must not be erected closer than twelve (12) inches to the property line or existing public roadway.

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 A-R-1 Residential District:

Minimum Height
District Requirement (In Feet)*

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 or 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 (2-1/2) 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 the A-R-1 or R-2 Residential District only one (1) principal building shall be permitted on anyone 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 described 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 Jefferson and/or Crawford County Subdivision Regulations as they apply to various sections of Jefferson Township.

SECTION 600.16 EXCLUSION OF JUNK AND JUNK YARDS

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

SECTION 600.17 NUISANCES

1. No land use in this township shall produce a noise level in excess of sixty-eight (68) decibels at fifty (50) feet on an "A" weighted scale.

Operating or causing to be operated any motor vehicle, motorcycle, all-purpose vehicle or snow mobile not equipped with a factory-installed muffler or equivalent muffler in good working order and in constant operation is prohibited.

Racing the motor of any of the mentioned vehicles in such a manner that the exhaust system emits a loud, cracking, or chattering noise unusual to its normal operation is also prohibited.

2. Above noise regulations do not apply to:
 - (a) noises not directly under the control of the property users.
 - (b) noises emanating from construction and maintenance activities between 7:00 a.m. and 9:00 p.m.
 - (c) the noises of safety signals warning devices, and emergency pressure relief valves.
 - (d) transient noises of moving sources such as automobiles, trucks, airplanes, railroads, farm equipment and small engines used for domestic purposes.
3. All high intensity flood lighting shall be arranged in such a manner as to minimize the effects on neighboring properties.
4. All organized racing (motorized or other) within one mile in any direction of a residence is expressly prohibited. More than two riders per property at the same time is prohibited.

SECTION 600.18 CELLULAR TELEPHONE TOWERS

1. Any public utility that proposes to construct a telecommunications tower as defined in this resolution in the A-R-1 Agricultural Residential District or the R-2 Residential District shall proceed as follows:

- (a) written notice to each owner of property, as shown on the county auditor's current tax list, whose land is contiguous to or directly across a street or roadway from the property on which the tower is proposed to be constructed, stating all of the following in clear and concise language:
- (i) The person's intent to construct the tower;
 - (ii) A description of the property sufficient to identify the proposed location;
 - (iii) That no later than fifteen days after the date of mailing of the notice, any such property owner may give written notice to the Board of Township Trustees requesting that sections 519.02 to 519.25 of the Revised Code apply to the proposed location of the tower as provided under division (c) of this section.

If the notice to a property owner is returned unclaimed or refused, the person shall mail the notice by regular mail. The failure of delivery of the notice does not invalidate the notice.

- (b) Written notice to the Board of Township Trustees of the information specified in Divisions (a) (i) and (ii) of this section, the notice to the Board also shall include, verification that the person has complied with Division (a) of this section.
- (c) If the Board of Township Trustees receives notice from a property owner under Division (a) (iii) of this section within the time specified in that Division or if a Board member makes an objection to the proposed location of the telecommunications tower within fifteen days after the date of mailing of the notice sent under Division (b) of this section, the Board shall request that the Clerk of the Township send the person proposing to construct the tower written notice that the tower is subject to the provisions of this resolution. The notice shall be sent no later than five days after the earlier of the date the Board first receives such an notice from a property owner or the date upon which a Board member makes an objection upon the date of mailing of the notice to the person, Sections 519.02 to 519.25 of the Revised Code shall apply to the tower.
- (d) If the Board of Township Trustees receives no notice under Division (a)(iii) of this section within the time prescribed by that division or no Board member has an objection as provided under Division (c) of this section within the time prescribed by that division. This

resolution shall not apply to said tower.

2. In the event the Board of Trustees receives a notice under subsection (a)(iii) within the time provided by that section or any Board member has an objection as provided in subsection (c) within the time provided by that division then the telecommunications tower shall be considered a conditionally permitted use and shall be permitted only if the Board of Zoning Appeals finds upon application and hearing that all of the following provisions have been met:
 - (a) The base of such tower shall be surrounded by a fence eight (8) feet in height with a locked gate and located as close as is practical to the tower.
 - (b) The base of said tower and any accessory buildings shall be inside of the fence and shielded by a greenbelt of living plant material well maintained and replanted as necessary in order to provide year around obstruction from the public view.
 - (c) No lights shall be permitted on the tower except those specifically required by federal law or regulations.
 - (d) The site shall be a minimum of the height of the tower from the nearest parcel of land used for residential purposes.
 - (e) The minimum setback line between the base of the tower and all adjacent properties shall be the height of the tower.
 - (f) Underground wiring shall be required.
 - (g) No employees shall be permitted at the tower site on a regular basis.
 - (h) If the tower is abandoned, it shall be removed within ninety (90) days of its last date of operation.
 - (i) Appropriate building and electrical permits will be obtained and all construction shall be in accordance with the appropriate building and electrical codes.
 - (j) The applicant shall demonstrate that all intrusive alternatives and locations, including leasing space, on the existing towers are not feasible for its operation.

SECTION 600.19 OPEN BURNING

1. Open burning of trash is not permitted in Jefferson Township per Ohio Revised Code 3734.03.

SECTION 600.20 GRASS HEIGHT

1. In areas of Leesville, Haymond, and Windfall subdivisions and areas with homes 150 (one hundred fifty) feet or less apart, grass height will be maintained at 12 (twelve) inches or less.

SECTION 600.21 BLIGHTING FACTORS OR CAUSES OF BLIGHT

1. It is hereby determined that the following uses, structures and activities are causes of blight or blighting factors which, if allowed to exist, will tend to result in blighted and undesirable neighborhoods. No person, firm, or corporation of any kind shall maintain or permit to be maintained any of these causes of blight or blighted factors upon any premises in Jefferson Township owned, leased, rented or occupied by such person, firm or corporation. Not permitted are:
 - (a) The outdoor storage of building materials upon any premises unless a zoning/building permit has been issued by the Township not more than one (1) year previously for construction upon said premises, and said materials are intended for use in connection with such construction. Building materials shall include, but not be limited to, lumber, bricks, concrete or cinder blocks, plumbing materials, electrical wiring or equipment, heating ducts or equipment, shingles, mortar, concrete or cement, nails, screws, or any other materials used in consideration of any structure. Provided, that outdoor storage of building materials which are not in violation of applicable zoning or safety regulations is permitted and said materials are kept out of view of the public and abutting premises. Provided further, that all construction debris shall be removed from any premises within 30 days after occupancy thereof.
 - (b) No trash, debris or any other garbage, refuse or junk shall be permitted to accumulate on any lot or parcel of land which create an eyesore, hazard or nuisance to the neighborhood or the general public.
 - (c) The existence of any vacant dwelling, garage, or other out-building unless the same is kept securely locked, windows kept glassed or neatly boarded up, and otherwise

protected to prevent entrance thereto by vandals.

- (d) In any area the existence of any structure or part of structure which because of fire, wind or other natural disaster, or physical deterioration is no longer usable for intended purpose.
- (e) In any area the existence of any partially completed structure, unless such structure is in the course of construction in accordance with a valid zoning/building permit issued by the Township and unless exterior construction is completed within one (1) year after issuance thereof.

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 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 PUBLIC UTILITIES

Public utilities shall be permitted as authorized and regulated by any law of the State of Ohio and other resolutions of the Township of Jefferson, it being the intent of this Resolution to exempt such Public utilities from the application of this Resolution.

SECTION 700.2 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 700.3 PERMITTED HEIGHT EXCEPTIONS

No building shall be erected, converted, enlarged, reconstructed or structurally altered to exceed the

height limit established for the district in which the building is located, except that penthouses or roof structures for the housing of elevator, stairways, tanks, ventilating fans, or similar equipment required to operate and maintain a building, and fire or parapet walls, skylights, towers, steeples, stage lofts and screens, flagpoles, chimneys, smokestacks, radio and television aerials, wireless masts, water tanks, and similar structures may be erected above the maximum height limitations established herein. Such structure shall not occupy more than twenty-five (25) percent of the total roof area of the building or be used for residential purposes.

SECTION 700.4 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 700.5 ACCESS WAYS

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 700.6 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.

SECTION 700.7 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 (1/2) the width of such alley abutting the lot shall be considered as part of such lot.

SECTION 700.8 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 700.9 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.

ARTICLE XV

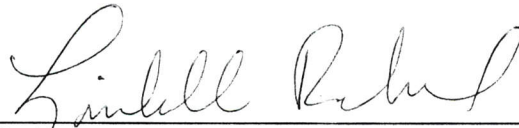
EFFECTIVE DATE

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 Trustees of Jefferson Township
Crawford County, Ohio

Date: April 30, 2007



Lindall Rachel, Trustee

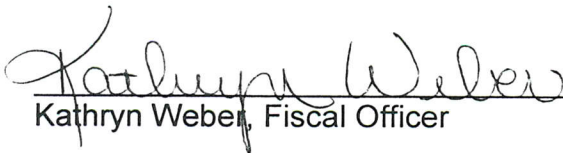


William Burgin, Trustee



Richard Eichhorn, Trustee

Attest by Township Clerk:



Kathryn Weber, Fiscal Officer

APPENDIX

SCHEDULE OF FEES AS OF APRIL 30, 2007
(Subject to change by Resolution per Section 900.8)

This schedule applies to areas on the first and second floors of a house, but not the basement or garage:

Areas up to 1000 sq. ft. total	\$ 20.00 permit fee
Areas up to 1001 to 1500 sq. ft. total	25.00 permit fee
Areas up to 1501 to 2000 sq. ft. total	30.00 permit fee
Areas up to 2001 to 3000 sq. ft. total	35.00 permit fee
Areas up to 3001 to 5000 sq. ft. total	60.00 permit fee
Areas up to 5001 and larger	110.00 permit fee

A One Hundred Dollar (\$ 100.00) penalty will be added to the cost of the building permit when any resident starts construction before receiving a building permit.

ZONING PERMITS

RESIDENTIAL USE

Temporary Building	\$ 35.00
Accessory Building	35.00
Temporary Visitors' Permit	35.00
Sign Fee	35.00
Late Fee	70.00

BUSINESS USE

Sign Fee	\$150.00
Late Fee	300.00

INDUSTRIAL USE

Sign Fee	\$250.00
Late Fee	500.00

CONDITIONAL ZONING PERMITS

Residential	\$250.00
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VARIANCE	\$350.00
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APPEAL TO BOARD OF ZONING APPEALS OF ZONING INSPECTOR'S DECISION	\$350.00
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APPLICATION FOR AMENDMENT TO ZONING RESOLUTION	\$350.00
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LAND USE CHANGE	\$350.00
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Multi-family complex 3 or more families per \$ 200.00 permit fee

New business or industrial buildings shall be \$ 1.00 per \$ 1,000.00 of building costs with a maximum fee of \$ 500.00 valuation.

No zoning permit is required for any addition to or replacement of an existing building, or new construction having less than \$ 500.00 valuation.