

Article 100
Title, Purpose, Interpretation

101	Title.	104	Validity and Separability.
102	Purpose.	105	Repealer.
103	Interpretation.	106	Effective Date.

101 SHORT TITLE.

This Resolution shall be known and shall be cited as the “Amherst Township Zoning Resolution”, except as it may be referred to herein, where it shall be known as “this Resolution”.

102 PURPOSE.

According to ORC 519.02, Township Trustees may regulate building and land use in unincorporated territory for the following purposes:

- a. promoting public health, safety, comfort and general welfare,
- b. conserving and protecting property and property values;
- c. securing the most appropriate use of land; and
- d. facilitating adequate but economic provisions of public improvements;

all in accordance with a comprehensive plan. In order to achieve these purposes, the Board of Township Trustees may regulate by resolution the location, height, bulk, number of stories, and size of buildings and other structures, percentages of lot areas which may be occupied, setback building lines, sizes of yards, courts, and other spaces, the density of population, the uses of buildings and other structures, and the uses of land for trade, industry, residence, recreation, or other purposes in the unincorporated territory of such township, and for such purposes may divide all or any part of the unincorporated territory of the township into districts, or zones of such number, shape, and areas as the Township Trustees determines.

103 INTERPRETATION.

The interpretation and application of the provisions of this Resolution, and any amendments thereto, shall be held to be the minimum requirements for the promotion of public health, safety, morals and general welfare. Whenever the requirements of this Resolution conflict with the requirements of any other lawfully adopted rules, regulations, ordinances, or resolutions, the most restrictive, or that imposing the higher standards, shall govern.

104 VALIDITY AND SEPARABILITY.

If any section, subsection, clause or provision of this Resolution, or amendments thereto, are held to be invalid by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Resolution or amendments thereto.

105 REPEALER.

All resolutions of Amherst Township, Lorain County, Ohio, in conflict with this Zoning Resolution or inconsistent with the provisions of this Resolution are hereby repealed to the extent necessary to give this Resolution full force and effect.

106 EFFECTIVE DATE.

This Resolution, and amendments thereto, shall take effect and be in full force from and after the earliest date permitted by the Ohio Revised Code.

REVISION HISTORY

<u>Date</u>	<u>Section #</u>	<u>Description of Change</u>	<u>Req. By</u>
7/10/01	ALL	Original Update	Twp. Trustees