

**Minutes of the Urbana Board of Trustees Meeting
held Monday, June 15, 2026**

The Board of Urbana Township Trustees met on this date with, Trustee Blair Stinson, Trustee Roger Koerner, and Trustee Matt Harrigan present.

The Board considered the proposed Tax Budget for 2027 that is due to the County Auditor by July 15, 2026. Mr. Koerner moved, seconded by Mr. Stinson to approve the proposed Tax Budget. Roll call was as follows: Mr. Koerner, yes; Mr. Stinson, yes; Mr. Harrigan.

Mr. Harrigan called the regular meeting of the Urbana Township Trustees to order. Mr. Harrigan made roll call: Ms. Perry – present; Mr. Stinson – present; Mr. Koerner – present; Mr. Harrigan – present; Mr. Tullis – present.

Present:

Nicole Doyle

Dean Ortlieb, Fire Chief, City of Urbana

Buddy Ballard

Mr. Harrigan called on Dean Ortlieb, Fire Chief, who provided a draft service agreement for Fire and EMS (see attached).

Mr. Stinson – spoke with the Chief about potential zoning restricting additional trailer parks in the township.

Mr. Ortlieb – trailers don't fall under the building department. Because they have wheels underneath them, they fall under the health department.

Mr. Tullis – we do have additional runs due to the trailer parks. I get called with complaints, and there isn't anything that I can do.

Mr. Ortlieb – you can create a nuisance resolution, but you are covered by the County Prosecutor.

Mr. Tullis – I get complaints, and it is a squabble between two neighbors.

Mr. Stinson – Jane is taking it to the Court and it is the Court who is not doing anything.

Mr. Ortlieb – we run into this quite a bit. We have one person in the past month who has used our services 22 times. What we are doing is trying to bring the parties together to do something. Often sometimes you have to let the Courts and Jane know this is a serious matter to you guys.

Mr. Stinson – we are trying to let them know we are exhausting resources.

Mr. Ortlieb – the issue is that you don't ban it, you just don't allow it.

Mr. Tullis – we are trying to take it off as a conditional use.

Mr. Ortlieb – I don't see how it is discriminating at all to say that you don't want to have any more. Stay away from the words ban.

Mr. Tullis – I just want to ban it as a conditional use and then they have to come through zoning.

Mr. Ortlieb – that is what I am trying to do every day in the city.

I can give you data on what runs you have. Data that would compare the rest of Urbana Township to the trailer parks.

In 2025 there were 3,000 nursing home fires in the U.S. If you have a community that has limited resources, you can overwhelm those resources pretty quickly.

The May 18, 2026 Meeting Minutes and the Financial Status Reports were reviewed and accepted with no additions or corrections. Mr. Stinson moved, seconded by Mr. Koerner to approve the May 18, 2026 meeting minutes and current Financial Status Reports.

Roll call was as follows: Mr. Stinson, yes; Mr. Harrigan, yes; Mr. Koerner - yes.

Road and Maintenance Report

Mr. Harrigan – Road mowing. First cut off the road to improve sight and visibility. Only took one week. Going through the first cut matches what the county is doing too. Weekly upkeep of mowers, and cemetery mowing.

Zoning and Cemetery

Mr. Tullis – see attached.

The packet provided to the Trustees are from LUC regarding proposed Zoning changes. (see attached)

Mr. Stinson moved to initiate the zoning changes, and call the Zoning Commission together to initiate these changes that were recommended by LUC. Mr. Koerner seconded the request. Roll call was as follows: Mr. Stinson, yes; Mr. Harrigan, yes; Mr. Koerner - yes.

Mr. Harrigan – are all LUC counties looking to make these changes as well? Logan, Union, and Champaign?

Mr. Tullis – I asked how do you want our Zoning Resolution to change. And this is what they recommended.

Mr. Stinson – LUC wants all 3 counties to be on the same page for zoning. But we have to do this township by township.

Unfinished Business

Mr. Stinson – we have to decide what we are going to do about the fire levy and start this process. They are standing firm. The other two townships didn't have any luck either of getting the fee different. So we will have to put a 4 mill levy on for November.

Mr. Koerner – we have to do that 60 days before the election?

Ms. Perry – I don't have levy language but I would need to get with Jane for that. I am concerned that we cannot sign a 3 year contract because we do not have that much money. When we reached out to Moorefield we did not talk money. I don't know if we talked money if they would be interested especially since our runs have come down?

Mr. Stinson – I spoke to Tim Mosier at Moorefield. They said they absolutely do not have the capacity to take us on no matter what the price is. They are buried with theirs. German Township, we are going to get into the same thing of having to explain to residents why it is 45 minutes on response time. I would rather take my luck on voters deciding on whether they want the coverage or not. If they don't then we don't supply it. I guess that is a choice we could make too.

Mr. Stinson – I spoke to three separate residents and they want the response time. They want someone they can rely on to be there in less than 10 minutes.

Mr. Stinson moved to place a 4 mill levy on for the November election for Fire and EMS service in the township starting in 2027. (See Resolution) If it passes, we will allow our current levy to expire, because they will not allow a replacement. (Current levy is 4 mill collecting at 1.8 in which would expire if new 4 mill levy passes)

Mr. Ballard – there is an overage, they will do a soft billing, but they do not do collections for residents.

Mr. Koerner seconded the request. Roll call was as follows: Mr. Stinson, yes; Mr. Koerner – yes; Mr. Harrigan – yes.

Ms. Doyle – I volunteer to stuff envelopes.

Mr. Ballard – I will knock on doors.

Mr. Stinson – no one is excited by the thought of Mechanicsburg covering the township. I don't like to pay with people's lives to save a few dollars.

Mr. Stinson – Mr. Ballard had the suggestion of a Town Hall here.

Mr. Koerner will go to the Board of Elections to obtain a list of the voters.

Mr. Stinson – there is only 3,100 people in our township.

Mr. Harrigan – considered the question of posting about it on Facebook and Instagram.

Ms. Perry – received the Journal Entry from the Ohio Power Siting Board for Hillclimber Solar regarding the withdrawal of its Application, and requesting dismissal without prejudice. The Administrative canceled the Adjudicatory Hearing, but did not order the dismissal without prejudice.

Mr. Harrigan – we got a letter regarding semi public disposal system notice from the Health Department. We just have to respond and let them know. I think we have had these in the past.

Mr. Stinson – the Health Department has said they eventually want to get around and inspect every septic system. They are constantly trying to enlarge the scope of their inspections. We just need to fill it out and send \$35.00.

New Business

Mr. Stinson – the trustees went out and Sean, and Marilyn Stinson all went out and put 18 cubic yards of mulch around the headstones at the cemetery. The Trustees paid for that. We still would like people if they can to refresh the mulch around the headstones. We do it to make the cemetery look better.

Mr. Stinson – we will go see Rosemary Pratt's tree issue this week to see if it is our responsibility or hers.

Ms. Perry – Mr. McCain has retired effective June 12, 2026, and is indicating that he wishes to be rehired. Because he is actually already retired according to PERS, he can come back effective July 1st. He has requested if rehired, that he not be paid out for his vacation time and instead hold his vacation time.

We will need a motion to rehire Mr. McCain, effective July 1, 2026 at his current rate, and to reinstate his vacation at 2 weeks per year, every year (including 2 weeks in 2025), in which can be paid out in the last pay of the year if not used, as well as a 2% pay increase every January pay period. I told Mr. McCain if he is rehired he cannot come back until July 1, 2026.

Mr. Koerner moved, seconded by Mr. Stinson to rehire Mr. McCain at his current rate of pay, to continue is 2 weeks vacation paid per year to be paid out at the last pay per year if not used, as well as a 2% annual pay increase. Mr. McCain will receive monthly pay, based on the hours worked in between each meeting, with any hours at year end added to following January hours at new rate. Roll call was as follows: Mr. Koerner, yes; Mr. Stinson, yes; Mr. Harrigan, yes.

Ms. Perry – would like to see our record retention schedule updated.

Mr. Koerner moved to distribute checks and bill payments. Mr. Stinson seconded the request. Roll call was as follows: Mr. Stinson, yes; Mr. Koerner, yes; Mr. Harrigan, yes.

The following bills were approved:

Check No.	Date	Payee	Total Amount
	06/15/2026	US Treasury	\$1,556.07
	06/15/2026	City of Urbana	\$94.24
	06/15/2026	BWC	\$102.46
	06/15/2026	Pioneer	\$104.81
	06/15/2026	CT Communication Co.	\$146.52
	06/15/2026	Ohio Auditor of State	\$1,346.40
	06/15/2026	Ohio Dept of Tax	\$695.44
21108	06/15/2026	Matt Harrigan	\$910.00
21109	06/15/2026	Roger Koerner	\$802.38
21110	06/15/2026	Sandi Perry	\$1,300.83
21111	06/15/2026	Blair Stinson	\$899.71
21112	06/15/2026	Sean Tullis	\$869.67
21113	06/15/2026	Richard McCain	\$1,270.80
21114	06/15/2026	OPERS	\$1,620.12
21115	06/15/2026	OPERS	\$445.47
21116	06/15/2026	Sean Tullis	\$25.00
21117	06/15/2026	Richard McCain	\$25.00
21118	06/15/2026	Blair Stinson	\$425.00
21119	06/15/2026	Matt Harrigan	\$425.00
21120	06/15/2026	Roger Koerner	\$425.00
21121	06/15/2026	Sandi Perry	\$251.59
21122	06/15/2026	Cintas	\$363.57
21123	06/15/2026	Duff Quarry	\$18,038.46
21124	06/15/2026	Asphalt Materials	\$23,101.63
21125	06/15/2026	Roberts Refuse	\$73.00
21126	06/15/2026	City Of Urbana Utilities	\$28.99
21127	06/15/2026	VOID	
21128	06/15/2026	Champaign County Health Dept	\$35.00
Total			\$55,382.16

Announcements

Mr. Harrigan - next month's meeting is July 20th at 5:00 P.M.

Public Comments

Ms. Doyle – has how does it work questions. About different ways to announce things. Could we put out a board out front?

Mr. Tullis – you have to post what the changes will be in the newspaper, and then you drive them to the library to review the packet and it will be on the website.

Ms. Doyle – there are 954 registered voters for Urbana North.

Mr. Ballard – You would be Urbana South.

Ms. Doyle – 1,102 in Urbana South.

Mr. Ballard – Oakview Drive. You were talking about to the Chief, what you want broken down, you are basically asking for data, I would ask for the Mobile Home Parks vs. Us, vs. the City. I would get total. Total for city, total for township, and total for Mobile Home Park.

Has the question been asked of the Chief, what is going to happen if it doesn't pass?

Discussion ensued about the fire and ems levy.

Mr. Tullis – the individual resident will be paying the upcharge.

Mr. Ballard – your strategy is 100% correct. You want to focus on the people who are going to vote. Your Town Hall is a great idea. It is going to put him on the spot. Is it critical that we push to get this levy on. Last but not least, tell me what I can do. It is vital that the citizens are aware that we need to pass this. What is the cost of fire service only?

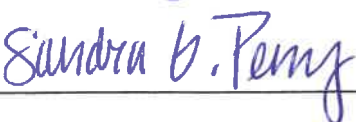
Mr. Ballard – say there is an accident out here. Are they going to come? I believe they have an obligation to come. I think they will come. I don't think they can refuse you treatment.

Mr. Stinson - I was told by the last administrator that they would not cross the city lines.

Being no further business, Mr. Koerner moved, seconded by Mr. Stinson to end the meeting. Roll call was as follows: Mr. Stinson, yes; Mr. Koerner, yes; Mr. Harrigan, yes.



Matt Harrigan, President



Sandi Perry, Fiscal Officer

Urbana Fire/EMS District

Service Agreement with Urbana Township

This agreement to authorize Fire/EMS service to Urbana Township ("Township") is made as of this _____, by and between the City of Urbana, an Ohio municipal corporation with its principal office at 205 South Main Street, Urbana, Ohio 43078 ("City") and the Urbana Township Trustees; 2564 State Route 54; Urbana, Ohio 43078 ("Trustees").

WHEREAS, the City maintains a well-equipped full-time staffed fire division; and

WHEREAS, the City of Urbana Fire Division (UFD) has been providing Fire and EMS service to Urbana Township, with the most recent agreement expiring on December 31, 2026; and

WHEREAS, the Township Trustees desire to continue utilizing the UFD to provide Fire/EMS services beginning January 1, 2027; and

WHEREAS, the Township Trustees negotiated with the City an agreement with a more direct relationship between the Service Agreement Fee, UFD vehicles, personnel, and EMS and Fire services as it relates to the citizens and property of the Township; and

NOW, THEREFORE, in consideration of the mutual promises and obligations set forth herein, the adequacy of which is acknowledged by all Parties, the City, and Township Trustees hereby agree as follows:

1. Service Area: All of Urbana Township
2. Term: This is a three (3) year Agreement commencing January 1, 2027 and ending on December 31, 2029. This Agreement may be extended for one (1) additional year with written mutual agreement of both parties, by April 30, 2029.

This Agreement may be terminated by either party with a ninety (90) day written notice to the other. Notice of intent to terminate by Township shall be sent to Spencer Mitchell, 205 South Main Street, P.O. Box 747, Urbana, Ohio 43078. Notice of intent to terminate by City shall be sent to Sandi Perry, Urbana Township Fiscal Officer, 2564 State Route 54, Urbana, Ohio 43078.

3. Services Provided: For this service agreement, the UFD will provide Fire and EMS services to the Township to the same level of service provided to the City.
4. Service Agreement Fee: There is a Service Agreement Fee which is paid to the City for providing the services of UFD to the Township.

The Service Agreement Fee is paid using quarterly installments due on March 31, June 30, September 30, and December 15 of each calendar year.

9. Terms Subject to Passage of New Levy: All terms of this contract are in effect provided that the new levy for Fire and EMS services passes in Urbana Township (exclusive of the City of Urbana) in the November 2026 General Election. If the levy does not pass, the contract fee amount will revert to the annual amount received from the current 4 mill levy in place.

Signature Page

Signed this ____ day of _____, 2026

City of Urbana, Ohio:

Spencer Mitchell
Director of Administration

Signed this ____ day of _____, 2026

Urbana Township Trustees
Champaign County, Ohio

ATTEST:

BY: _____

Urbana Township Fiscal Officer

Approved as to Form:

Mark Feinstein; Director of Law

6-15-26 Zoning

1. I have provided you copies of the LUC suggested verbiage for changes to our zoning resolution.
 - These changes will remove nursing homes from a conditional use in U-1 zones and Mobile Home Parks from conditional uses in R-3 and U-1 zones.
 - Will make it more difficult for solar, data centers, and electric energy battery storage facilities from being built within Urbana TWP.
 - Will increase the methods we can use to notify the public for public hearings by not specifying a specific method. They have tied the notification method to whatever is approved by ORC 519.15 at the time a meeting is needed.
 - If you agree with them, I will take them to the Zoning Committee. They will meet and if approved, they will send them back to you. You will have a meeting start the process to incorporate the changes to our zoning resolution.

6-15-26 Cemetery

1. 4-22-26 Caryl Boldman P# 170 G# 4 vault was buried beside his wife Clara in P# 170 G #5.
2. 5-22-26 We installed 3 footers this spring. 2 footers to dig this spring. One for Donna Gainer at P# 65 G# 6 (28"x14"), one for Richard/ Charlene Bowshier at P# 107 G# 1,2,3 (52"x16") and one for Dean/Sandra Stephen at P# 284 G# 1,2.
3. 6-11-26 Tami Puritan traded 2 gravesites P# 28 G# 2,3 for 2 at P# 224 G# 2,3.
4. Footer for Steven Bates P#194 G# 1 needs to be installed. The footer dimensions are 38"x16"x32". It will take approximately 0.417 cubic yards which is 25x60 lb bags of concrete.

RESOLUTION NO. 26-003W

A RESOLUTION DECLARING THE NECESSITY TO SUBMIT TO THE ELECTORS OF URBANA TOWNSHIP THE QUESTION OF A NEW ADDITIONAL TAX FOR THE PURPOSE OF CONTINUING TO PROVIDE AND MAINTAIN FIRE AND EMERGENCY MEDICAL (AMBULANCE) SERVICES, AND REQUESTING THE BOARD OF ELECTIONS TO PLACE THE QUESTION ON THE BALLOT

WHEREAS, the Board of Township Trustees of Urbana Township, Champaign County, Ohio, has determined that additional funds are necessary determined to provide and maintain fire and emergency medical (ambulance) services for Urbana Township; and

WHEREAS, the Champaign County Auditor has certified to this Board, on May 13, 2026 the total current tax valuation of Urbana Township and the amount of revenue that would be generated by the proposed levy during the first year it would be in effect.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TOWNSHIP TRUSTEES OF URBANA TOWNSHIP, CHAMPAIGN COUNTY, OHIO:

Section 1. That pursuant to Ohio Revised Code Sections 5705.03(B) and 5705.19(I), the question of levying a tax in excess of the ten-mill limitation shall be submitted to the electors of the unincorporated portion of Urbana Township, at the General Election to be held on Tuesday, the 3rd day of November, 2026.

Section 2. That Urbana Township is located entirely within Champaign County, Ohio.

Section 3. That the question of levying a tax, in excess of the ten mill limitation, shall be an additional tax for the benefit of Urbana Township for the purpose of providing and maintaining fire and emergency medical (ambulance) services for Urbana Township, at a rate not exceeding four (4) mills for each one dollar of taxable value, which amounts to **\$140.00** for each **\$100,000** of the county auditor's market value, for a continuous period of time. Levy language as follows (subject to approval by the Board of Elections and the Secretary of State, or as amended by such):

Proposed Tax Levy (Additional)

**Urbana Township
(Unincorporated – exclusive of the city of Urbana)**

A majority affirmative vote is necessary for passage.

An additional tax for the benefit of Urbana Township (Unincorporated – exclusive of the city of Urbana) for the purpose of providing and maintaining fire and emergency medical services (EMS), for the payment of firefighting companies or permanent, part-time, or volunteer firefighting, and emergency medical service, that the county auditor estimates will collect \$525,000.00 annually, at a rate not exceeding 4 mills for each \$100,000.00 of taxable value, which amounts to \$140.00 for each \$100,000.00 of the county auditor's market value, for a continuing period of time, commencing in 2026, first due in calendar year 2027.

For the Tax Levy

Against the Tax Levy

Section 4. That the tax shall be levied for tax year 2026, first appearing on the tax list and duplicate for that year, and shall be first collected in calendar year 2027, if approved by the electors.

Section 5. That the Champaign County Auditor has certified that the total current tax valuation of Urbana Township is \$135,801,300.00, and that the proposed levy would generate \$525,000.00 during the first year of collection, based on the current valuation.

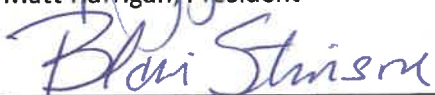
Section 6. That the Fiscal Officer is hereby directed to certify copies of this Resolution, together with the certification of the County Auditor, to the Champaign County Board of Elections,

Section 7. That this Resolution shall take effect and be in force immediately upon its adoption.

This 15th day of June, 2026.

Board of Urbana Township Trustees



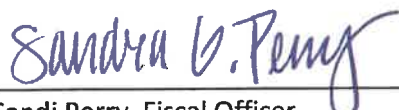
Matt Harrigan, President


Blair Stinson, Trustee



Roger Koerner, Trustee

I hereby certify that Resolution No. 26-003W was adopted by the Urbana Township Board of Trustees at their meeting on June 15, 2026.



Sandi Perry, Fiscal Officer

Proposed Tax Levy (Additional)

**Urbana Township
(Unincorporated – exclusive of the city of Urbana)**

A majority affirmative vote is necessary for passage.

An additional tax for the benefit of Urbana Township (Unincorporated – exclusive of the city of Urbana) for the purpose of providing and maintaining fire and emergency medical services (EMS), for the payment of firefighting companies or permanent, part-time, or volunteer firefighting, and emergency medical service, that the county auditor estimates will collect \$525,000.00 annually, at a rate not exceeding 4 mills for each \$100,000.00 of taxable value, which amounts to \$140.00 for each \$100,000.00 of the county auditor's market value, for a continuing period of time, commencing in 2026, first due in calendar year 2027.

For the Tax Levy

Against the Tax Levy

Certificate of Estimated Property Tax Revenue

Use this form when a taxing authority certifies a millage rate and requests the revenue produced by that rate.

DTE 140R
Rev. 01/26
R.C. 5705.01, 5705.03

The county auditor of Champaign County, Ohio, does hereby certify the following:

1. On May 13th, 2026, the taxing authority of the Urbana Township (political subdivision name) certified a copy of its resolution or ordinance adopted April 20th, 2026, requesting the county auditor to certify the current taxable value of the subdivision and the amount of revenue that would be produced by (4.0) mills, to levy a tax outside the 10-mill limitation for Fire & EMS purposes pursuant to Revised Code § 5705.19(I), to be placed on the ballot at the November 3rd, 2026 election. The levy type is New.
2. The property tax revenue that will be produced by the stated millage, assuming the taxable value of the subdivision remains constant throughout the life of the levy, is calculated to be \$ 525,000.00.
3. The total taxable value of the subdivision used in calculating the estimated property tax revenue is \$ 135,801,300.
4. The millage for the requested levy is (4.0) mills per \$1 of taxable value, which amounts to \$ 140.00 for each \$100,000 of the county auditor's market value.
5. Applicable only if this form is being completed by a school district with a current expense levy. The amount by which the carry-over balance in the school district's general operating budget from the preceding fiscal year exceeds the school district's general fund expenditures made in the preceding fiscal year, is \$ _____, and _____% of those expenditures.

Auditor's signature

Kan T. Bailey

May 13, 2026

Date

Instructions

1. "Total taxable value" includes the taxable value of all real property in the subdivision as indicated on the tax list most recently certified for collection and estimates of the taxable value of public utility personal property for the first year the levy will be collected as set forth on the worksheets prescribed in conjunction with this form. If the subdivision is located in more than one county, the home county auditor (where the greatest taxable value of the subdivision is located) shall obtain the assistance of the other county auditors to establish the total tax valuation of the subdivision.
2. For purposes of this certification, "subdivision" includes any agency, board, commission or other authority authorized to request a taxing authority to submit a tax levy on its behalf. See R.C. 5705.01(A) & (C).
3. "Levy type" includes the following: (1) additional, (2) renewal, (3) renewal with an increase, (4) renewal with a decrease.
4. In completing Lines 1 and 4 of this form, mills should be identified in whole numbers or fractions thereof, i.e., 5 mills or 5.25 mills, rather than as a fraction of a dollar, i.e., \$0.005. This expression is consistent with the prior practice of identifying mills in whole numbers or fractions thereof per \$1 of valuation.
5. "The county auditor's market value" means the true value in money of real property. R.C. 5705.01(P).
6. For any levy or portion of a levy, an estimate of the levy's annual collections, rounded to the nearest dollar, which shall be calculated assuming that the amount of the tax list of the taxing authority remains throughout the life of the levy the same as the amount of the tax list most recently certified by the county auditor under R.C. 319.28(B). See R.C. 5705.03(B).
7. Line 5 of the form should only be completed if the purpose of the tax is for current expenses or current operating expenses and the resolution is by a city, local, or exempted village school district. Any amounts designated in the school district's resolution for current or future permanent improvement must be excluded in determining the school district's carry-over balance. See R.C. 5705.03(B)(2)(f).
8. Please file this certificate with the subdivision as soon as possible, so the taxing authority can pass a resolution to proceed not later than 90 days before the election.

Board of Trustees of Urbana Township, Champaign County, Ohio
Resolution Asking the Auditor to Certify

During the regular meeting of the Board of Urbana Township Trustees held Monday, April 20, 2026, a motion was made by Trustee Roger Koerner, and seconded by Trustee Blair Stinson to adopt the following Resolution to:

Request the Champaign County Auditor to provide a Certificate of Estimated Property Tax Revenue for a NEW 4.0 mill Fire & EMS Levy for the purposes of providing and maintaining fire protection and emergency medical services in accordance with Ohio Revised Code §5705.19(l).

Whereas; the Board of Urbana Township Trustees will need to submit a new levy for Fire & EMS a Fire to be collected for a five year period of time on in TAX year(s) 2026, 2027, 2028, 2029 and 2030. And that the first year of collection to be calendar year 2027.

Therefore, be it resolved that the Board of Urbana Township Trustees requests that the County Auditor certify to the Board of the Township Trustees, the total current tax valuation and the dollar amount of revenue that will be generated by a new 4.0 mill Fire & EMS levy.

The roll call was as follows:


Matt Harrigan, Trustee


Roger Koerner, Trustee


Blair Stinson, Trustee

I hereby certify the above to be taken from the minutes of the Board of Urbana Township Trustees meeting held on Monday, April 20, 2026.



Sandra G. Perry,
Urbana Township Fiscal Officer

secondary to, such husbandry or production.

Anemometer. An instrument that measures the force and direction of the wind.

Animal Feed Lot. Means a paved animal feeding or holding area or other lot, pen, yard, or other feeding or holding area where grass or other suitable vegetative cover is not maintained.

Automotive Repair. The repair, rebuilding or reconditioning of motor vehicles or parts thereof, including collision services, painting and steam cleaning of vehicles.

Automotive Vehicle. A vehicle which is designed and manufactured to be self-propelling or self-moving upon the public highway. More specifically, as referred to in this Resolution, it includes: automobiles, trucks, tractors and motorcycles, or any vehicle licensed for highway use.

Alterations, Structural. Any change in the supporting members of a building such as bearing walls, columns, beams or girders.

Basement. A story all or partly underground but having at least one-half of its height below the average level of the adjoining ground.

Battery Energy Storage System, Small Off-Site. A principal use that is designed and built to connect into the distribution or transmission grid with a nameplate capacity less than fifty (50) megawatts (MW). This type of system is capable of absorbing, storing, and/or discharging electrical energy from/to the grid or a power plant.

Building. Any structure designed or intended for the support, enclosure, shelter, or protection of persons, animals, chattels, or property.

Building, Accessory. A subordinate building detached from, but located on the same lot as the principal building, the use of which is incidental and accessory to that of the main building or use.

Building, Height. The vertical distance measured from the average elevation of the proposed finished grade at the front of the building to the highest point of the roof for flat roofs, to the deck line of mansard roofs, and the mean height between eaves and ridge for gable, hip and gambrel roofs. Where a building is located on sloping terrain, the height may be measured from the average ground level of the grade at the building wall.

Building, Manufactured. A manufactured building has the following features or characteristics: It is (1) mass produced in a factory; (2) designed and constructed for transportation to site with or without a chassis for installation and use when connected to required utilities; (3) either an independent, individual factory erected building or a module with two or more sides erected at the factory, for combination with other elements to form a building on the site.

Building, Principal. A building in which is conducted the main or principal use of the lot on which said building is situated.

Business, Convenience-Type Retail. Retail businesses whose market area is the neighborhood or part of the community, which provides convenience-type goods and personal services for the daily needs of the people within the residential area. Uses include, but need not be limited to, drugstores, beauty salons, barber shops, carry-outs, dry cleaning and

laundry facilities, supermarkets, etc.

Business, Drive-in. Any business, structure or premise which is designed primarily to serve occupants of motor vehicles without the occupants having to leave the vehicle.

Business, Service. Any profit making activity which renders primarily services to the public or to other commercial or industrial enterprises. Some retail sales may be involved in connection with the service rendered.

Business, Shopping-Type Retail. A retail or service business which supplies a wide variety of comparison goods and services to consumers in a market area that includes the community or an area greater than a community. Examples of shopping-type businesses are furniture stores, automobile sales and services and clothing shops.

Clear Fall Zone. An area surrounding the wind turbine unit into which the turbine or turbine components might fall due to inclement weather, poor maintenance, faulty construction methods, or any other condition causing turbine failure that shall remain unobstructed and confined within the property lines of the primary parcel where the turbine is located. The purpose of the zone being that if the turbine should fail or otherwise become damaged, the falling structure will be confined to the primary parcel.

~~**Chassis.** The steel undercarriage, supporting framework to which a dwelling is permanently attached.~~

Clinic. A place used for the care, diagnosis and treatment of sick, ailing, infirm, or injured persons, and those who are in need of medical and surgical attention, but who are not provided with board or room or kept overnight on the premises.

Club. A building or portion thereof or premises owned or operated by a person for a social, literary, political, educational, fraternal or recreational purpose primarily for the exclusive use of members and their guests.

Conditional Use. A use permitted within a district other than a principally permitted use, requiring a conditional use permit and approval of the Board of Zoning Appeals. Conditional uses permitted in each district are listed in the Official Schedule of District Regulations.

Conditional Use Permit. A permit issued by the zoning inspector upon approval by the Board of Zoning Appeals to allow a use other than a principally permitted use to be established within the district.

Cowling. A streamlined removable cover that encloses the turbine's nacelle.

~~**Data Center.** An establishment engaging in the storage, management, processing, and/or transmission of digital data, and housing computer and/or network equipment, systems, servers, appliances, and other associated components related to digital data operations.~~

Decibel. A unit of relative loudness equal to ten times the common logarithm of the ratio of two readings. For sound, the decibel scale runs from zero for the least perceptible sound to 130 for sound that causes pain.

Density. A unit of measurement; the number of dwelling units per acre of land.

1. **Gross Density.** The number of dwelling units per acre of

~~the definition is to draw a distinction between dwellings that are produced and erected in assembly line style at the factory, from those stick-built dwellings (see definition of Stick-built) in which a substantial amount of material and construction labor are brought together in final form at the foundation site.~~

~~The above explanation is the spirit in which any future interpretation shall be made from this section, no matter what terms for manufactured housing are in vogue at any given time.~~

~~**Dwelling, Rooming House (Boarding House, Lodging House, Dormitory).** A dwelling or part thereof, other than a hotel, motel or restaurant where meals and/or lodging are provided for compensation, for three or more unrelated persons where no cooking or dining facilities are provided in the individual rooms.~~

Dwelling related definitions:

- **Dwelling** Any building or structure which is wholly or partly used or intended to be used for living or sleeping by one or more human occupants.
- **Dwelling Unit.** Space, within a dwelling, comprising living, dining, sleeping room or rooms, storage closets, as well as space and equipment for cooking, bathing, and toilet facilities, all used by only one family and its household employees.
- **Dwelling, Industrialized Unit.** Pursuant to ORC 3781.06 (C) (3) as amended or replaced from time to time, "industrialized unit" means a building unit or assembly of closed construction fabricated in an off-site facility, that is substantially self-sufficient as a unit or as part of a greater structure, and that requires transportation to the site of intended use. "Industrialized unit" includes unit installs on the site as independent units, as part of a group of units, or incorporated with standard construction methods to form a completed structural entity. "Industrialized unit" does not include a manufactured home as defined herein or a mobile home as defined herein.
- **Dwelling, Manufactured Home.** Pursuant to ORC 3781.06(C)(4) as amended or replaced from time to time, "manufactured home" means a building unit or assembly of closed construction that is fabricated in an off site facility and constructed in conformance with the Federal construction and safety standards established by the Secretary of Housing and Urban Development pursuant to the Manufactured Housing Construction and Safety Standards Act of 1974, 88 Stat. 700, 42 U.S.C.A. 5401, 5403, and that has a permanent label or tag affixed to it, as specified in 42 U.S.C.A. 5415, certifying compliance with all applicable Federal construction and safety standards.
- **Dwelling, Manufactured Home (Permanently Sited).** Pursuant to ORC 3781.06 (C) (6) as amended or replaced from time to time, "permanently sited manufactured home" means a manufactured home that meets all of the following criteria:
 - a. The structure is affixed to a permanent foundation and is connected to appropriate facilities. "Permanent foundation" means permanent masonry, concrete, or a footing or foundation approved by the Ohio Division of Industrial Compliance pursuant to ORC 4781, to which a manufactured home may be affixed; and,
 - b. The structure, excluding any addition, has a width of at least twenty-two feet at one point, a length of at least twenty-two feet at one point, and a total living area, excluding garages, porches, or attachments, of a least 1,200 square feet; and,
 - c. The structure has a minimum 3:12 residential roof pitch, conventional residential siding, and a six-inch minimum eave overhang, including appropriate guttering; and,
 - d. The structure was manufactured after January 1, 1995; and,
 - e. The structure is not located in a manufactured home park as defined by ORC 4781.01 as amended or replaced from time to time.
- **Dwelling, Mobile Home.** Pursuant to ORC 4501.01 (O), "mobile home" means a

building unit or assembly of closed construction that is fabricated in an off-site facility, is more than thirty-five body feet in length or, when erected on site, is three hundred twenty or more square feet, is built on a permanent chassis, is transportable in one or more sections, and does not qualify as a manufactured home as defined herein or as an industrialized unit as defined herein.

- **Dwelling, Multi-Family.** A dwelling consisting of two or more dwelling units including condominiums with varying arrangements of entrances and party walls.
- **Dwelling, Rooming House (Boarding House, Lodging House, Dormitory).** A dwelling or part thereof, other than a hotel, motel, or restaurant where meals and/or lodging are provided for compensation, for three or more unrelated persons where no cooking or dining facilities are provided in the individual rooms.
- **Dwelling, Single-Family.** A dwelling (except a manufactured home not permanently sited or a mobile home) consisting of a single dwelling unit only, separated from other dwelling units by open space.

Essential Services. The erection, construction, alteration or maintenance, by public utilities or municipal or other governmental agencies, of underground gas, electrical, water transmission, or distribution systems, collection, communication, supply or disposal systems or sites, including poles, wires, mains, drains, sewers, pipes, traffic signals, hydrants, or other similar equipment and accessories in connection therewith which are reasonably necessary for the furnishing of adequate service by such public utilities or municipal or other governmental agencies or for the public health or safety or general welfare, but not including buildings.

Family. One or more ~~related~~ persons occupying a single dwelling unit and living as a single housekeeping unit.

Fence or Wall. A “fence” is a barrier used as a boundary, separation, means of protection or means of controlling access, screening, confinement, or decoration. Materials commonly used include wood, wire, iron, etc. A “wall” is a solid fence or is the solid portion of a fence. A “wall” is a barrier constructed so that the vertical surface is closed, thus preventing the passage of light, air, and vision in a horizontal plane. Materials commonly used include masonry, brick, metal, wood, etc.

Floor Area of a Residential Building. The sum of the gross horizontal area of the several floors of a residential building, excluding basement floor areas not devoted to residential use and attached garages, but including the area of roofed porches and roofed terraces. All dimensions shall be measured between interior faces of walls.

Floor Area of a Non-Residential Building (to be used in calculating parking requirements). The floor area of the specified use excluding stairs, washrooms, elevator shafts, maintenance shafts and rooms.

Floor Area, Usable. Measurement of usable floor area shall be the sum of the horizontal areas of the several floors of the building, measured from the interior faces of the exterior walls.

Food Processing. The preparation, storage or processing of food products. Examples of these activities include bakeries, dairies, canneries, meat processing plants and similar activities.

Freight Container. A standardized, reusable shipping vessel, of a permanent character, accordingly strong enough for repeated use, used in the transportation of freight and capable of being mounted and moved on a rail car, mounted on a chassis or bogie for movement by

of:

1. A single lot of record;
2. A portion of a lot of record;
3. A combination of complete lots of record, of complete lots of record and portions of lots of record, or of portions of lots of record.

Lot, Coverage. The ratio of enclosed ground floor area of all buildings on a lot to the horizontally projected area of the lot, expressed as a percentage.

Lot, Frontage. The front of a lot shall be construed to be the portion nearest the street or road. For the purpose of determining yard requirements on corner lots and through lots, all sides of a lot adjacent to streets or roads shall be considered frontage, and yards shall be provided as indicated under "Yard" in this section.

Lot, Minimum Area of. The area of a lot is computed exclusive of any portion of the right-of-way of any public or private street or road.

Lot Measurements. A lot shall be measured as follows:

1. **Depth.** The distance between the mid-points of straight lines connecting the foremost points of the side lot lines in front and rearmost points of the side lot lines in the rear. No lot shall have an average depth which is more than three times its average width;
2. **Width.** The distance between straight lines connecting front and rear lot lines at each side of the lot, measured at the building setback line.

Lot of Record. A lot which is part of a subdivision recorded in the office of the County Recorder, or a lot or parcel described by metes and bounds, the description of which has been so recorded.

Lot Types. Terminology used in this Resolution with reference to corner lots, interior lots and through lots is as follows:

1. **Corner Lot.** A lot located at the intersection of two or more streets. A lot abutting on a curved street or streets shall be considered a corner lot if straight lines drawn from the foremost points of the side lot lines to the foremost point of the lot meet at an interior angle of less than one hundred thirty-five degrees.
2. **Interior Lot.** A lot with only one frontage on a street.
3. **Through Lot.** A lot other than a corner lot with frontage on more than one street or road. Through lots abutting two streets or roads may be referred to as double frontage lots.
4. **Reversed Frontage Lot.** A lot on which frontage is at right angles to the general pattern in the area. A reversed frontage lot may also be a corner lot.

Manufactured or Mobile Home Park. Any tract of land upon which three (3) or more manufactured or mobile homes uses for habitation are located, either free of charge or for revenue purposes, and includes any roadway, building, structure, vehicle, or enclosure used or intended for use as part of the facilities of the park. A tract of land that is subdivided and on which the individual lots are not for rent or rented, but are for sale or sold for the purpose

of locating manufactured or mobile homes is not a manufactured home park unless three (3) or more manufactured or mobile homes used for habilitation are located upon any one (1) individual lot. "Manufactured home park" does not include any tract of land used solely for the storage or display for sale of manufactured or mobile homes or solely as a temporary park-camp.

Manufacturing, Heavy. Manufacturing, processing, assembling, storing, testing and similar industrial uses which are generally major operations and extensive in character; require large sites, open storage and service areas, extensive services and facilities, ready access to regional transportation; and normally generate some nuisances such as smoke, noise, dust, glare, air pollution, odor, but not beyond the district boundary to any large extent.

Manufacturing, Light. Manufacturing or other industrial uses which are usually controlled operations; relatively clean, quiet and free of objectionable or hazardous elements such as smoke, noise, odor or dust; operate and store within enclosed structures; and generate little industrial traffic and no major nuisances.

Marijuana. Means all parts of a plant of the *genus cannabis*, whether growing or not; the seeds of a plant of that type; the resin extracted from a part of a plant of that type; and every compound, manufacture, salt, derivative, mixture, or preparation of a plant of that type or of its seeds or resin. "Marijuana" does not include the mature stalks of the plant, fiber produced from the stalks, oils or cake made from the seeds of the plant, or any other compound, manufacture, salt, derivative, mixture, or preparation of the mature stalks, except the resin extracted from the mature stalks, fiber, oil or cake, or the sterilized seed of the plant that is incapable of germination.

Medical marijuana. Means marijuana that is cultivated, processed, dispensed, tested, possessed, or used for a medical purpose.

Medical marijuana entity. Means a State-licensed medical marijuana cultivator, processor, dispensary, or testing laboratory.

Medical marijuana, cultivate. Means to grow, harvest, package and transport medical marijuana pursuant to Ohio Revised Code 3796.

Medical marijuana cultivator. Means an entity authorized by the State of Ohio to grow, harvest, package and transport medical marijuana as permitted under Ohio Revised Code 3796.

Medical marijuana dispensary. Means an entity licensed pursuant to Ohio Revised Code Chapter 3796 and any rules promulgated thereunder to sell or dispense medical marijuana to qualifying patients and caregivers.

Medical marijuana, dispense. Means the delivery of medical marijuana to a patient or the patient's registered caregiver that is packaged in a suitable container appropriately labeled for subsequent administration to or use by a patient who has an active patient registration with the State of Ohio, authorizing them to receive medical marijuana.

Medical marijuana, manufacture. Means the process of converting harvested plant material into marijuana extract by physical or chemical means for use as an ingredient in a medical marijuana product.

Medical marijuana processor. Means an entity that has been issued a certificate of

operation by the State of Ohio to manufacture medical marijuana products.

Medical marijuana testing laboratory. Means an independent laboratory located in Ohio that has been issued a certificate of operation by the State of Ohio to have custody and use of controlled substances for scientific and medical purposes and for purposes of instruction, research, or analysis.

Megawatt (MW). A unit of power, equal to one million watts.

Mining, Commercial Quarries, Sand and Gravel Pits. Any mining, quarrying or processing of limestone, clay, sand and gravel, or other mineral resources. Also referred to as mineral extraction.

~~**Mobile Home Park.** Any site, or tract of land under single ownership, upon which three or more mobile homes used for habitation are parked, either free of charge or for revenue purposes; including any roadway, building, structure, vehicle, or enclosure used or intended for use as a part of the facilities of such park.~~

Motor Vehicle Salvage Facility. Means any establishment or place of business which is maintained, used or operated for buying or selling wrecked, scrapped, ruined, or dismantled motor vehicles or motor vehicle parts.

Nacelle: Sits atop the tower and contains the essential mechanical components of the turbine to which the rotor is attached.

Non-Conformities. A building, structure or use of land existing at the time of enactment of this Resolution and which does not conform to the regulations of the district or zone in which it is situated.

Nursery, (Greenhouse) Tree and Plant. A place where young trees or other plants are raised for transplanting and/or for sale.

Nursing Home. A home used for the reception and care of individuals who by reason of illness or physical or mental impairment require skilled nursing care and of individuals who require personal care services but not skilled nursing care. A nursing home is licensed to provide personal care services and skilled nursing care.

Offices. Quasi-commercial uses which may often be transitional between retail business and/or manufacturing and residential uses. Office business generally accommodates such occupations as administrative, executive, professional, accounting, clerical, drafting, etc. Institutional offices of a charitable, philanthropic, financial or religious or educational nature are also included in this classification.

Open Space. An area substantially open to the sky which may be on the same lot with a building. The area may include, along with the natural environmental features, water areas, swimming pools and tennis courts and other recreational facilities that the zoning commission deems permissive. Streets, parking areas, structures for habitation, and the like shall not be included.

Orchards. An area of land devoted to the cultivation and sale of fruit trees and the sale of the fruit there from.

Parking Space, Off-Street. For the purpose of this Resolution, an off-street parking space shall consist of an area adequate for parking an automobile with room for opening doors on both sides, together with properly related access to a public street or alley and maneuvering

room, but shall be located totally outside of any street or road or alley right-of-way.

Personal Services. Any enterprise conducted for gain, which primarily offers services to the general public, such as shoe repair, watch and clock repair, barbershops, beauty shops and similar activities.

Primary Structure. For each property, the structure that one or more persons occupy the majority of time on that property for either business or personal reasons. Primary structures include structures such as residences, commercial buildings, hospitals, and day care facilities. Primary structures exclude structures such as hunting sheds, storage sheds, pool houses, unattached garages, and barns.

Printing and Publishing. Any business which is engaged in the printing and/or publishing of newspapers, magazines, brochures, business cards and similar activities either for profit or non-profit.

Professional Engineer. A qualified individual who is licensed as a Professional Engineer in the State of Ohio.

Public Service Facility. The erection, construction, alteration, operation or maintenance of buildings, power plants, or substations, water treatment plants or pump stations, sewage disposal plant or pumping stationplants, communications facilities and/or equipment, electrical, gas, water and sewerage service and other similar public service structures by a public utility, railroad, or facilities whether publicly or privately owned, or by a municipal or other governmental agency, including the furnishing of electrical gas, rail transport, communication, public or private water and sewerage services; This definition excludes small off-site battery energy storage systems, principal solar energy production facilities, but excluding sanitary landfills, wind power projects, and other uses defined separately herein.

Public Uses. Public parks, schools, administrative and cultural buildings and structures, not including public land or buildings devoted solely to the storage and maintenance of equipment and materials, and public service facilities.

Quasi-public Use. Churches, and other facilities of an educational religious, charitable, philanthropic or non-profit nature.

Recreation, Commercial. Any business, which is operated as a recreational enterprise, either publicly or privately owned, for profit. Examples include, but are not limited to: golf courses, bowling alleys, swimming pools, tourist attractions, etc.

Recreation, Non-Commercial. Any business which is operated as a recreational enterprise, either publicly or privately owned, for non-profit. Examples include, but are not limited to: Fishing areas, parks, archery ranges, etc.

Recreational Vehicle. A vehicle-type unit primarily designed as temporary living quarters for recreational, camping, or travel use only, which either has its own motive power or is mounted on or drawn by another vehicle. The basic entities are: travel trailer, camping trailer, truck camper and motor home.

Recreational Vehicle Park. A parcel of land upon which two or more recreational vehicle sites are located, established, or maintained for occupancy by recreational vehicles of the general public as temporary living quarters for recreation or vacation purposes.

Recreational Vehicle Site. A plot of ground within a recreational vehicle park intended for

5. **Sign, Ground.** Means a display sign supported by uprights or braces in or upon the ground surface.
6. **Sign, Marquee.** Means a display sign attached to or hung from a marquee, canopy or other covered structure projecting from and supported by the building and extending beyond the building wall, building line or street lot line.
7. **Sign, Pole.** Means any sign which is erected on a pole or poles, which is wholly or partially independent of any building for support.
8. **Sign, Projecting.** Means a display sign which is attached directly to the building wall and which extends more than fifteen inches from the face of the wall.
9. **Sign, Roof.** Means a display sign which is erected, constructed and maintained above the roof of the building.
10. **Sign, Temporary.** Means a display sign, banner or other advertising device constructed on cloth, canvas, fabric or other light temporary material, with or without a structural frame, intended for a limited period of display, including decorative displays for holidays or public demonstrations.
11. **Sign, Wall.** Means a display sign which is painted on or attached directly to the building wall and which extends not more than fifteen inches from the face of the wall.

Service Station. Any building, structure or land used for the dispensing and sale at retail of any automobile fuels or oils, for accessories, including lubrication of automobiles and replacement or installation of minor parts and accessories, but not including major repair work.

Small Wind Project. Any wind project less than 5MW which includes the wind turbine generator and anemometer.

~~**Solar Energy Commercial Operation.** Solar energy systems whose main purpose is to generate energy for sale back into the energy grid system, rather than being consumed on site.~~

~~**Solar Panel.** A solar photovoltaic panel, or solar hot air or water panel collector device, which relies upon solar radiation as an energy source for the generation of electricity or transfer of stored heat.~~

Solar energy related definitions:

- a) **Accessory Solar Energy:** A solar collection system consisting of one or more roof/building mounted, ground/pole mounted, and/or other structure mounted solar collector devices and solar related equipment, and is intended to primarily reduce on-site consumption of utility power. A system is considered an accessory solar energy system only if it supplies electrical or thermal power solely for on-site use, except that when a property upon which the system is installed also receives electrical power supplied by a utility company, excess electrical power generated and not presently needed for on-site use may be used by the utility company.
- b) **Principal Solar Energy Production Facility:** An area of land or other area used for a solar collection system principally used to capture solar energy and convert it to electrical energy. These production facilities primarily produce electricity to be used off-site. Principal solar energy production facilities consist of one or more roof/building mounted, ground/pole mounted, and/or other structure mounted solar collector devices, solar related equipment, and other accessory structures and buildings including light reflectors, concentrators, and heat exchangers, substations, electrical infrastructure, transmission lines and other appurtenant

- structures and facilities. Examples include "Small Solar Facility" and "Community Solar Facility" as defined by statute or herein.
- c) Solar Energy Equipment: Items for the purpose of generation, transmission, and storage of electricity, including but not limited to a solar photovoltaic cell, solar panels, lines, pumps, inverter(s), batteries, mounting brackets, racking, framing and/or foundation used for or intended to be used for the collection of solar energy.
 - d) Solar Photovoltaic (PV): The technology that uses a semiconductor to convert light directly into electricity.
 - e) Clear Fall Zone (Solar Energy): An area surrounding a ground/pole mounted or other structure mounted solar energy system into which the system and/or components might fall due to inclement weather, poor maintenance, faulty construction methods, or any other condition causing the structure's failure that shall remain unobstructed and confined within the property lines of the lot where the system is located. The purpose of the zone being that if the system should fall or otherwise become damaged, the falling structure will be confined to the lot and will not intrude onto a neighboring property.
 - f) Small Solar Facility: Pursuant to ORC 519.213 (A) (2), "Small Solar Facility" means solar panels and associated facilities with a single interconnection to the electrical grid and designed for, or capable of, operation at an aggregate capacity of less than 50 MW.
 - g) Community Solar: Also known as shared solar, or solar gardens, is an energy model that allows customers to buy or lease part of a larger off-site shared solar photovoltaic (PV) system. For the purposes of this Resolution, "Community Solar" is considered to be a "Principal Solar Energy Production Facility".

Solid Wastes. Means such unwanted residual solid or semisolid material that results from industrial, commercial, agricultural, and community operations, excluding earth or material from construction, mining or demolition operations, and slag and other substances which are not harmful or inimical to public health, and includes, but is not limited to, garbage, combustible and non-combustible material, street dirt and debris.

For purposes of this definition, "material from construction operations" and "material from demolition operations" are those items affixed to the structure being constructed or demolished, such as brick, concrete, stone, glass, wallboard, framing and finishing lumber, roofing materials, plumbing, plumbing fixtures, wiring and insulation material.

Story. That part of a building between the surface of a floor and the ceiling immediately above.

Structure. Anything constructed or erected, the use of which requires location on the ground, or attachment to something having a fixed location on the ground. Among other things, structures include buildings, mobile homes, walls, fences and billboards.

Supply Yards. A commercial establishment storing and offering for sale building supplies, steel supplies, coal, heavy equipment, feed and grain, and similar goods.

Swimming Pool. A pool, lake, pond or open tank containing at least 1.5 feet of water at any point and maintained by the owner or manager.

Farm ponds are exempt from this definition.

1. **Private.** Exclusively used without paying an additional charge for admission by the residents and guests of a single household, a multi-

All meetings shall be open to the public. The Board shall keep minutes of its proceedings, showing the vote of each member upon each question, or if absent or failing to vote, indicating such fact, and shall keep records of its examinations and other official actions. All of which shall be a public record and immediately filed in the office of the Board.

Section 522 Duties of the Board of Zoning Appeals.

In exercising its duties, the Board may, as long as such action is in conformity with the terms of this Resolution, reverse or affirm, wholly or partly, or modify the order, requirement, decision, or determination appealed from and make such order, requirement, decision, or determination as ought to be made, and to that end shall have the powers of the Zoning Inspector from whom the appeal is taken.

The concurring vote of four (4) members of the Board shall be necessary to reverse any order, requirement, decision, or determination of the zoning inspector, or to decide in favor of the applicant on any matter upon which it is required to pass under this Resolution or to effect any variation in the application of this Resolution. For the purpose of this Resolution the Board has the following specific responsibilities:

1. To hear and decide appeals where it is alleged there is an error in any order, requirement, decision, interpretation or determination made by the zoning inspector;
- 1-2. To authorize such variances from the terms of this Resolution as will not be contrary to the public interest, where, owing to the special conditions, a literal enforcement of this Resolution will result in unnecessary hardship, and so that the spirit of this Resolution shall be observed and substantial justice done;
- 2-3. To grant conditional use permits as specified in the Official Schedule of District Regulations and under the conditions specified in Article 9 and such additional safeguards as will uphold the intent of this Resolution.

Section 530 Duties of Zoning Inspector, Board of Zoning Appeals, Legislative Authority and Courts on Matters of Appeal.

It is the intent of this Resolution that all questions of interpretation and enforcement shall be first presented to the zoning inspector, and that such questions shall be presented to the Board only on appeal from the decision of the Zoning Inspector, and that recourse from the decisions of the Board shall be to the courts as provided by law.

It is further the intent of this Resolution that the duties of the Township Trustees in connection with this Resolution shall not include hearing and deciding questions of interpretation and enforcement that may arise. The procedure for deciding such questions shall be as stated in this section and this Resolution. Under this Resolution, the Township Trustees shall have only the duties of considering and adopting or rejecting proposed amendments or the repeal of this Resolution as provided by law; and of establishing a schedule of fees and charges as stated in Section 360 of this Resolution.

Nothing in this Resolution shall be interpreted to prevent any official of the Township from appealing a decision of the Board to the courts as provided in the Ohio Revised Code. Any such appeal shall be made within ten (10) days of the Board's written decision.

Section 540 Procedure and Requirements for Appeals and Variances.

Appeals and variances shall conform to the procedures and requirements of Section 541-549, inclusive, of this Resolution. As specified in Section 522, the Board of Zoning Appeals has appellate jurisdiction relative to appeals and variances.

A variance shall not be granted unless the Board makes specific findings of fact based directly on the particular evidence presented to it, which support conclusions that the standards and conditions imposed by subsection 4 of this section have been met by the applicant.

Section 545 Supplementary Conditions and Safeguards.

Under no circumstances shall the Board of Zoning Appeals grant an appeal or variance to allow a use not permissible under the terms of this Resolution in the District involved, or any use expressly or by implication prohibited by the terms of this Resolution in said district. In granting any appeal or variance, the Board of Zoning Appeals may prescribe appropriate conditions and safeguards in conformity with this Resolution. Violation of such conditions and safeguards, when made a part of the terms under which the appeal or variance is granted, shall be deemed a violation of this Resolution and punishable under Section 350 of this Resolution.

Section 546 Public Hearing by the Board of Zoning Appeals.

The Board of Zoning Appeals shall hold a public hearing within ~~twenty-foty~~ (2040) days after the receipt of an application for an appeal or variance from the zoning inspector or an applicant.

Section 547 Notice of Public Hearing in Newspaper.

Before holding the public hearing as required in Section 546, notice of such hearing shall be given ~~in one newspaper of general circulation in the Township~~ at least ten (10) days before the date of said hearing ~~in accordance with ORC 519.15 as amended~~. The notice shall set forth the date, time, and place location of the public hearing, and the nature of the proposed appeal or variance.

Section 548 Notice to Parties in Interest.

Before holding the public hearing as required in Section 546, written notice of such hearing shall be mailed by the chairman of the Board of Zoning Appeals, by first class mail, at least ten (10) days before the day of the hearing to all parties in interest. Parties of interest shall include, but not be limited to, property owners contiguous to and directly across the road (street) from the property concerned. The notice shall contain the same information as required of notices ~~published in newspapers~~ as specified in Section 547.

Section 549 Action by Board of Zoning Appeals.

Within thirty (30) days after the public hearing as required in Section 547, the Board of Zoning Appeals shall either approve, approve with supplementary conditions as specified in Section 545, or disapprove the request for appeal or variance. The Board of Zoning Appeals shall further make a finding that the reasons set forth in the application justify the granting of the variance that will make possible a reasonable use of the land, building or structure. Appeals from Board decisions shall be made in the manner as specified in Section 530.

Section 560 Procedure and Requirements For Approval of Conditional Use Permits.

Conditional uses shall conform to the procedures and requirements of Sections 561-568, inclusive, of this Resolution.

Section 561 General.

It is recognized that an increasing number of new kinds of uses are appearing daily, and that many of these and some other more conventional uses possess characteristics of such

ARTICLE VI – AMENDMENT

Section 600 Procedure for Amendment or District Changes.

This Resolution may be amended utilizing the procedures specified in ~~Sections 601-611, inclusive of this Resolution~~ ORC 519.12 as amended from time to time.

Section 601 General.

Whenever the public necessity, convenience, general welfare, or good zoning practices require, the Board of Township Trustees may, by Resolution, after receipt of recommendation thereon from the Zoning Commission, and subject to procedures provided by law, amend, supplement, change, or repeal the regulations, restrictions and boundaries or classification of property.

Section 602 Initiation of Zoning Amendments.

Amendments to this Resolution may be initiated in one of the following ways:

1. By adoption of a motion by the Zoning Commission;
2. By adoption of a resolution by the Township Trustees;
3. By the filing of an application by at least one (1) owner or lessee of property within the area proposed to be changed or affected by said amendment.

Section 603 Contents of Application.

Applications for amendments to the Official Zoning Map adopted as part of this Resolution by Section 700 shall contain at least the following information:

1. Name, address, and telephone number of the applicant;
2. Present use;
3. Present zoning district;
4. Proposed use;
5. Proposed zoning district;
6. A vicinity map at a scale approved by the zoning inspector showing property lines, thoroughfares, existing and proposed zoning, and such other items as the zoning inspector may require;
7. A list of all property owners and their addresses who are within, contiguous to, and directly across the road (street) from the parcel(s) proposed to be rezoned and others that may have a substantial interest in the case, except that addresses need not be included where more than ten (10) parcels are to be rezoned;
8. A fee paid as established by the Township Trustees, according to Section 360.

Section 604 Transmittal to Zoning Commission.

Immediately after the adoption of a resolution by the Township Trustees or the filing of an application by at least one (1) owner or lessee of property, said resolution or application shall be transmitted to the Zoning Commission. The Zoning Commission shall comply with all the requirements of Chapter 519.12 of the Ohio Revised Code, as amended.

Section 605 ~~Involvement of the~~Transmittal to Regional Planning Commission.

Within five (5) days after the adoption of such motion, the certification of such resolution, or the filing of such application for amendment, the Zoning Commission shall transmit a copy of it together with text and map pertaining to ~~it~~ the proposed amendment to the Regional Planning Commission. The Regional Planning Commission shall recommend the approval or denial of the proposed amendment or the approval of some modification of it ~~and shall submit such recommendation to the Zoning Commission.~~ Such recommendation shall be considered at the public hearing held by the Zoning Commission on such proposed amendment.

Section 606 Submission to Director of Transportation.

Before any zoning amendment is approved affecting any land within three hundred (300) feet of the centerline of a proposed new highway or highway for which changes are proposed as described in the Certification to Local Officials by the Director of Transportation, or within a radius of five hundred (500) feet from the point of intersection of said centerline with any public road or highway, the Commission shall give notice by registered or certified mail to the Director of Transportation.

The Commission may proceed as required by law, however, the Township Trustees shall not approve the amendment for one hundred twenty (120) days from the date the notice is received by the Director of Transportation. If the Director of Transportation notifies the Trustees that he shall proceed to acquire the land needed, then the Trustees shall refuse to approve the rezoning. If the Director of Transportation notifies the trustees that acquisition at this time is not in the public interest or upon the expiration of the one hundred twenty (120) day period or any extension thereof agreed upon by the Director of Transportation and the property owner, the trustees shall proceed as required by law.

Section 607 Recommendation by Zoning Commission.

~~Within seventy (70) days from the receipt of the proposed amendment, the Zoning Commission, after public hearing and complying with all the requirements of Chapter 519.12 of the Ohio Revised Code, shall transmit its recommendation to the Township Trustees. The Zoning Commission may recommend that the amendment be granted as requested, or it may recommend a modification of the amendment requested or it may recommend that the amendment be denied.~~

Section 608 Public Hearing by Township Trustees.

~~Upon receipt of the recommendation from the Zoning Commission, the Township Trustees shall schedule a public hearing. Said hearing shall be not more than thirty (30) days from the receipt of the recommendation from the Zoning Commission.~~

Section 609 Notice of Public Hearing in Newspaper.

~~Notice of the public hearing required in Section 607 shall be given by the Township Trustees in compliance with all the requirements of Chapter 519.12 of the Ohio Revised Code as amended.~~

Section 610 Action by Township Trustees.

~~Within twenty days after the public hearing as required in Section 607, the Township Trustees shall either adopt or deny the recommendation of the Zoning Commission, or adopt some modification thereof. In the event the trustees denies or modifies the recommendation of the Zoning Commission, it must do so by a unanimous vote.~~

Section 611 Effective Date and Referendum.

~~Such amendment adopted by the trustees shall become effective thirty days (30) after the date of adoption unless within thirty days (30) after the adoption of the amendment there is presented to the Trustees a referendum petition, which is filed in accordance with Section 519.12 of the Ohio Revised Code as amended.~~

ARTICLE IX – DISTRICT REGULATIONS

Section 900 Compliance with Regulations.

The regulations for each district set forth by this Resolution shall be minimum regulations and shall apply uniformly to each class or kind of structure or land, except as hereinafter provided; or as otherwise granted by the Board of Zoning Appeals.

1. No building, structure or land shall be used or occupied and no building or structure or part thereof shall be erected, constructed, reconstructed, moved or structurally altered except in conformity with all of the regulations herein specified for the district in which it is located;
2. No building or other structure shall be erected or altered:
 - a. To provide for greater height or bulk;
 - b. To accommodate or house a greater number of families (except as provided in Section 1001);
 - c. To occupy a greater percentage of lot area;
 - d. To have narrower or smaller rear yards, front yards, side yards, or other open spaces;
3. No yard or lot existing at the time of passage of this Resolution shall be reduced in dimension or area below the minimum requirements set forth herein. Yards or lots created after the effective date of this Resolution shall meet at least the minimum requirements set forth herein.
- ~~3.4.~~ Any use not defined by this Resolution shall be prohibited. No specific use which is defined by this Resolution shall be construed as being included within the definition of any other defined use.

Section 910 Official Schedule of District Regulations Adopted.

District regulations shall be as set forth in the Official Schedule of District Regulations hereby adopted and declared to be a part of this Resolution and in Article 10 of this Resolution, "Supplementary District Regulations." Regulations for Manufactured and/or Mobile Home Parks shall be those specified in Article 13.

OFFICIAL SCHEDULE OF DISTRICT REGULATIONS

<u>ZONING DISTRICTS</u> (Symbols as used on the Official Zoning Map) 1	<u>PERMITTED USES</u> (Accessory uses and essential services are included) 2	<u>CONDITIONAL USES</u> (Permitted upon issuance of a Conditional Use Permit by the Board of Zoning Appeals) 3
U-1 RURAL DISTRICT	Agriculture; Very low density residential; animal hospital; clinic; agricultural products processing & sales; public use; quasipublic use; Home Occupation;	Kennel; Public service facility; Low & medium density residential*; Commercial & Non-commercial recreation; Service business; Light & heavy manufacturing; Signs; <u>Manufactured homes (not permanently sited) and/or</u> Mobile homes <u>individually</u>; Mobile Home Park; Nursing Home;
R-1 LOW DENSITY RESIDENTIAL DISTRICT	Single-family housing; Public & quasi-public uses	Agriculture; Commercial & noncommercial recreation; home occupation; light manufacturing; Service business; Personal Services; Offices; Multi-Family Housing; <u>Manufactured homes (not permanently sited) and/or</u> Mobile homes <u>individually in accordance with Section 1300</u>; telecommunication towers;
<u>R-3 MEDIUM DENSITY (MD/R-3) RESIDENTIAL DISTRICT</u>	Single-family Dwelling, Public and Quasi-public Use	Multi-family Dwelling, Non-commercial Recreation, Home Occupation, Mobile home Park, <u>Manufactured homes (not permanently sited) and/or</u> Mobile homes <u>Individually in Accordance with Section 1300</u>, service Business, Personal Services
B-1 SERVICE BUSINESS	Service business; Drive-in business; Eating & drinking estab.; Commercial recreation; Animal Hospital, clinic; Transient lodgings; Retail business; Offices; Personal services; Public & quasi-public uses; Single & multi-family dwellings*;	Wholesale & warehousing; Food processing; Printing & publishing; Transport terminals; Signs & advertising structures; Public & service facility; Adult Entertainment Facilities
M-1 LIGHT MANUFACTURING	Light manufacturing and related offices; Public and quasi-public uses; Very low residential*; Wholesale & warehousing; Mineral Extraction	Printing & publishing; Storage facilities; Transport terminals; Signs & advertising structures; Public Service facility;
M-2 HEAVY MANUFACTURING DISTRICT	Light & heavy manufacturing & related offices; Wholesale & warehousing; Printing & publishing; Transport terminals; Supply yards; Service business; Public & quasi-public uses; Very low residential*;	Signs & advertising structures; Mineral extraction; Junk storage & sales; Public service facility;

	<u>ACCESSORY BUILDINGS</u>			<u>MINIMUM (MANDATORY) OFF-STREET PARKING SPACE</u>	<u>MINIMUM (MANDATORY) OFF-STREET LOADING SPACE</u>	<u>SIGNS PERMITTED</u>	<u>OTHER PROVISIONS AND REQUIREMENTS</u> (Supplementary regulations, prohibitions, notes, etc.)
	Maximum Height (feet)	Minimum Distance In Feet To					
		Side lot line	Rear lot line				
	17	18	19	20	21	22	23
U-1	20	10	10	SEE ARTICLE XI	SEE ARTICLE XI	SEE ARTICLE XII	*1,300 square feet for mobile dwelling <u>Manufactured Homes (not permanently sited) and/or Mobile Homes.</u>
R-1	20	10 (5)	10 (10)	SEE ARTICLE XI	See ARTICLE XI	SEE ARTICLE XII	*1,300 for <u>Manufactured Homes (not permanently sited) and/or</u> Mobile Homes.
R-3	15	2	5	SEE ARTICLE XI	SEE ARTICLE XI	SEE ARTICLE XII	*Refer to R-1 District Regulations.
B-1	20	none	none	SEE ARTICLE XI	SEE ARTICLE XI	SEE ARTICLE XII	*Refer to appropriate R district regulations. Non-residential use cannot be conducted closer than 40 feet to any lot line of a residential structure.
M-1	25	5	10	SEE ARTICLE XI	SEE ARTICLE XI	SEE ARTICLE XII	*Refer to R-1 District Regulations.
M-2	25	10	20	SEE ARTICLE XI	SEE ARTICLE XI	SEE ARTICLE XII	*Refer to R-1 District Regulations. **Non-residential use cannot be conducted closer than 40 feet to any lot line of a residential structure.

turbine unit shall be located underground and meet all applicable local, state, and federal codes including the County Building Regulations and Residential Building Code of Ohio.

F. Warning Signs

1. Appropriate warning signs to address volatage shall be posted (where and meeting sign requirements).

G. Building Permits

1. All Small Wind Projects and parts thereof shall obtain all applicable Building Permits from the State of Ohio and County Building Regulations where required.

II. Permits

- A. A permit shall be required before construction can commence on an individual wind turbine project.
- B. As aprt of the permit process, the applicant shall inquire with the County Building Regulations as to whether or not additional height restrictions are applicable due to the unit's location in relation to any local airports.
- C. Applicant shall then provide the Township Zoning Inspector with the following items and or information when applying for a permit:
 1. Location of all public and private airports in relation to the location of the wind turbine.
 2. A report that shows:
 - a. The total size and height of the unit
 - b. If applicable, the total size and depth of the unit's foundation structure, as well as soil and bedrock data.
 - c. A list and or depiction of all safety measures that will be on the unit including anti-climb devices, grounding devices, and lightning protection, braking systems, guy wiring & anchors.
 - d. Data specifying the kilowatt size and generating capacity in kilowatts of the particular unit.
 - e. The maximum decibel level o fthe particular unit. This information shall be obtained from the manufacturer of the turbine unit.
 - f. Hazardous materials containment and disposal plan.
 3. A site drawing showing the locaiton of theunit in relation to existing structures on the property, location of existing wiring and wiring for the wind turbine generator, roads and other public right-of-ways, and neighobring property lines.
 4. Evidence of established setbacks of 1.5 times the height of the wind turbine and "clear fall zone."
 5. A dismantling plan that outlines how the unit will be dismantled shall be required as part of the permit.

Section 1061 Solar Panels Small Solar Energy Systems (Less than 50MW).

SOLAR PANELS

~~A. Solar panels are a permitted accessory use, subject to the following requirements:~~

- ~~1. Ground-mounted solar panels shall be located in the side or rear yard only in accordance with the setbacks established for all accessory uses and shall not exceed twelve (12) feet in height.~~
- ~~2. Roof-mounted solar panels on the principal building shall be installed on the plane of the roof material (flush mounted) or made part of the roof design (e.g. utilizing capping or framing compatible with the color of the roof or structure), but shall not extend more than eight inches from the roof surface. Accessory buildings shall not exceed the height requirements established for all accessory buildings.~~

- ~~3. All solar panel installations shall comply with all applicable building, plumbing, and electrical codes.~~
- ~~4. All applicants shall submit a site drawing showing the location of the unit in relation to existing structures on the property, the location of existing wiring and wiring for the solar panels, roads and other public right-of-ways and neighboring property lines.~~
- ~~5. There is no limit on the number of solar modules or arrays installed on each property, except for the following:~~
 - ~~a) Solar energy commercial operations are prohibited.~~

A. Accessory Solar Energy Systems

It is the purpose of this regulation to promote the safe, effective, and efficient use of accessory solar energy systems installed to reduce the on-site consumption of utility-supplied electricity. An accessory solar energy system shall be considered a permitted accessory use in any district provided all requirements and regulations as set forth below are met.

No person shall cause, allow or maintain the use of an accessory solar energy system without first having obtained a zoning permit from the zoning inspector.

All accessory solar energy systems shall meet the following requirements:

1. An accessory solar energy system is permitted in all zoning districts as an accessory to a principal use.
2. An accessory solar energy system shall not be used for the generation of power for the sale or donation of energy to other users, although this provision shall not be interpreted to prohibit the sale or donation of excess power generated from time to time to the local utility company or the sale or donation of power as part of a net metering or similar arrangement. Net metering or similar arrangements are those where electricity produced by the accessory solar energy system displaces electricity that would otherwise be purchased from an electric utility or supplier for the lot where the accessory system is located. Net metering or similar arrangements shall be incidental and secondary to the production for on-site use.
3. Accessory solar energy systems with a generation output of five hundred (500) watts or less, or a combination of accessory solar energy systems with an aggregate generation output of five hundred (500) watts or less, shall not require a permit and shall be exempt from the requirements of this section, provided that the system is independent and disconnected from the electrical service(s) supplied to the lot on which the accessory solar energy system is located.
4. Roof/Building mounted accessory solar energy systems:
 - a. Shall not extend beyond the perimeter (or edge of roof) of the building on which it is located.
 - b. May be mounted to a principal or accessory building.
 - c. The height of the solar energy system and building to which it is mounted may not exceed the ridgeline of the roof for hip, gable, and gambrel roofs.
5. Ground/Pole mounted accessory solar energy systems:
 - a. Shall be no taller than seventy-five (75) percent of the maximum building height allowed in that zoning district for accessory buildings.
 - b. Shall be permitted in the rear or side yard only.
 - c. Shall be erected within an established clear fall zone.
 - d. The minimum setback distance from the property lines for structures comprising solar energy systems and all related equipment shall be at least one hundred ten (110) percent of the height of any structure or at least twenty (20) feet from the nearest property line, whichever is greater.
6. Other structure mounted accessory solar energy systems:

- a. Shall be no taller than seventy-five (75) percent of the maximum building height allowed in that zoning district for accessory buildings.
 - b. Shall be permitted in the rear or side yard only.
 - c. Shall be erected within an established clear fall zone.
 - d. The minimum setback distance from the property lines for structures comprising solar energy systems and all related equipment shall be at least one hundred ten (110) percent of the height of any structure or at least twenty (20) feet from the nearest property line, whichever is greater.
7. Accessory solar energy systems shall be designed and located in order to prevent reflective glare toward any inhabited structure on adjacent properties as well as adjacent street right of ways.
8. Accessory solar energy systems and all solar energy equipment that are no longer functioning shall be completely removed from the property within six (6) months from the date they are no longer producing electricity, become damaged, discontinued or broken. Any earth disturbance as a result of the removal of the accessory solar energy system shall be graded and reseeded within thirty (30) days of removal.
9. In addition to the site plan required for any zoning permit or conditional use permit, the following shall also be submitted at the time of application and shall include:
 - a. Height of the proposed solar energy system(s) at maximum tilt.
 - b. Evidence of established setbacks of 1.1 times the height of any ground/pole mounted or other structure mounted solar energy system and "clear fall zone".
 - c. Proof of notice to the electric utility company, Soil and Water Conservation District (for drainage impact purposes), and County Health Department/District (for on-site sewage treatment impacts) regarding the proposal.

B. Principal Solar Energy Production Facilities

No Principal Solar Energy Production Facility shall be located in a zoning district where such facilities are not explicitly listed as a permitted or conditionally permitted use.

It is not the purpose of this regulation to regulate a major utility facility as defined by the Ohio Revised Code, which is regulated by the Ohio Power Siting Board (50 MW or greater).

Principal Solar Energy Production Facilities are prohibited in any district.

Section 1067 Mobile Trailers. The use of a mobile home, semitrailer, box car, freight container, or other similar type trailer, container or structure shall not be permitted as an office or business structure, storage facility, dwelling, or sign structure except as stated in this Section and in Section 1004.

A freight container may be permitted as an accessory building subject to the following conditions:

1. It shall not be located further forward than the front edge of the principal building or structure.
2. It shall be placed on a dry and durable surface.
3. It shall be used only as an unattached accessory building.
4. It shall not be greater in size than eight (8) feet by twenty (20) feet, or one-hundred and sixty (160) square feet.

- a. Shall be no taller than seventy-five (75) percent of the maximum building height allowed in that zoning district for accessory buildings.
 - b. Shall be permitted in the rear or side yard only.
 - c. Shall be erected within an established clear fall zone.
 - d. The minimum setback distance from the property lines for structures comprising solar energy systems and all related equipment shall be at least one hundred ten (110) percent of the height of any structure or at least twenty (20) feet from the nearest property line, whichever is greater.
7. Accessory solar energy systems shall be designed and located in order to prevent reflective glare toward any inhabited structure on adjacent properties as well as adjacent street right of ways.
8. Accessory solar energy systems and all solar energy equipment that are no longer functioning shall be completely removed from the property within six (6) months from the date they are no longer producing electricity, become damaged, discontinued or broken. Any earth disturbance as a result of the removal of the accessory solar energy system shall be graded and reseeded within thirty (30) days of removal.
9. In addition to the site plan required for any zoning permit or conditional use permit, the following shall also be submitted at the time of application and shall include:
- a. Height of the proposed solar energy system(s) at maximum tilt.
 - b. Evidence of established setbacks of 1.1 times the height of any ground/pole mounted or other structure mounted solar energy system and "clear fall zone".
 - c. Proof of notice to the electric utility company, Soil and Water Conservation District (for drainage impact purposes), and County Health Department/District (for on-site sewage treatment impacts) regarding the proposal.

B. Principal Solar Energy Production Facilities

No Principal Solar Energy Production Facility shall be located in a zoning district where such facilities are not explicitly listed as a permitted or conditionally permitted use.

It is not the purpose of this regulation to regulate a major utility facility as defined by the Ohio Revised Code, which is regulated by the Ohio Power Siting Board (50 MW or greater).

Principal Solar Energy Production Facilities are prohibited in any district.

Section 1067 Mobile Trailers. The use of a mobile home, semitrailer, box car, freight container, or other similar type trailer, container or structure shall not be permitted as an office or business structure, storage facility, dwelling, or sign structure except as stated in this Section and in Section 1004.

A freight container may be permitted as an accessory building subject to the following conditions:

- 1. It shall not be located further forward than the front edge of the principal building or structure.
- 2. It shall be placed on a dry and durable surface.
- 3. It shall be used only as an unattached accessory building.
- 4. It shall not be greater in size than eight (8) feet by twenty (20) feet, or one-hundred and sixty (160) square feet.

Section 1117 Screening and/or Landscaping.

Whenever a parking area is located in or adjacent to a residential district it shall be effectively screened on all sides which adjoin or face any property used for residential purposes by an acceptable designed fence or planting screen. Such fence or planting screen shall not be less than four (4) feet and not more than six (6) feet in height, and shall be maintained in good condition. In the event that terrain or other natural features are such that the erection of such fence or planting screen will not serve the intended purpose, then no such fence or planting screen and landscaping shall be required.

Section 1119 Minimum Distance and Setbacks.

No part of any parking area for more than ten (10) vehicles shall be closer than twenty (20) feet to any dwelling unit if located on an adjoining lot, unless separated by an acceptably designed screen. In no case shall any part of a parking area be closer than four (4) feet to any established road right-of-way.

Section 1120 Joint Use.

Two or more non-residential uses may jointly provide and use parking spaces when their hours of operation do not normally overlap, provided that a written agreement, approved by the zoning inspector, shall be filed with the application for a zoning permit.

Section 1121 Wheel Blocks.

Whenever a parking lot extends to a property line, wheel blocks or other suitable devices shall be installed to prevent any part of a parked vehicle from extending beyond the property line.

Section 1122 Width of Driveway Aisle.

Driveways serving individual parking spaces shall be not less than twenty-five (25) feet wide for ninety (90) degree parking, twelve (12) feet wide for parallel parking, seventeen and one-half (17 ½) feet for sixty (60) degree parking and thirteen (13) feet for forty-five (45) degree parking.

Section 1130 Parking Space Requirements.

For the purpose of this Resolution, the following parking space requirements shall apply:

<u>TYPE OF USE</u>	<u>PARKING SPACES REQUIRED</u>
Single family or two-family dwelling.	Two for each unit.
Apartments, or multi-family dwellings.	Two for each unit.
<u>Manufactured homes (not permanently sited) and/or</u> Mobile homes	Two for each unit.
Outdoor swimming pools, public or community or club.	One for each 5 persons capacity plus one for each 4 seats or one for each 30 sq. ft. of floor area used for seating purposes, whichever is greater.
Retail establishments.	One for each 250 sq. ft. of floor area.
Offices, public or professional, administrative or service buildings.	One for each 400 sq. ft. of floor area.

ARTICLE XIII – ~~(MANUFACTURED DWELLING (HOUSING) – MOBILE HOME PARKS) AND (MANUFACTURED DWELLING (HOUSING) – MOBILE HOMES INDIVIDUALLY ON SINGLE LOTS) ARTICLE XIII~~
MANUFACTURED AND/OR MOBILE HOME PARKS AND MANUFACTURED AND/OR MOBILE HOMES INDIVIDUALLY

Section 1300 Intent.

It is the intent of this Article to regulate the location of and to encourage, stabilize and protect the development of well-planned manufactured and/or mobile home parks, if one is expanded or proposed after the adoption or amendment of this Resolution.

Section 1310 Approval Procedures.

Manufactured and/or Mobile-mobile home parks shall be permitted only in the Manufactured Dwelling (MD) District districts in which it is listed as a permitted or conditional use in the Official Schedule of District Regulations, and shall be developed according to the general standards and regulations stated and referenced in Article 13.

Section 1320 General Standards for Manufactured and/or Mobile Home Parks.

A new or expanded manufactured and/or mobile home park shall:

1. Be designed, constructed, operated and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area;
2. Not be hazardous or detrimental to existing or future neighboring uses;
3. Be served adequately by essential public facilities and services such as highways, police and fire protection, drainage, refuse disposal, etc.; or that the persons or agencies responsible for the establishment of the proposed park shall be able to provide any such needed services
4. Be consistent with the intent and purpose of this Resolution;
5. Have vehicular approaches to the property which shall be so designed as not to create an interference with the traffic on surrounding public highways;
6. Not result in the destruction, loss or damage of natural features of major importance.

Section 1330 Manufactured and/or Mobile Home Park Requirements.

~~Mobile home parks shall be developed in accordance with the requirements of Chapter 37-1-27 of the Ohio Sanitary Code adopted by the Public Health Council under the authority of the Ohio Revised Code, Section 3733 as amended. Manufactured and/or mobile home parks shall be developed in accordance with all local, State, and Federal requirements.~~

Section 1341 Manufactured Homes (Not Permanently Sited) and/or Mobile Homes Individually on Single Lots.

The following requirements shall apply to manufactured homes (not permanently sited) and/or mobile home dwellings that are placed upon an individual lot ~~in the M-1 district as a permitted use or in the U-1, R-1, or M-2 district as a conditional use~~ in any district where permitted:

1. Individual manufactured homes (not permanently sited) and/or mobile homes shall have, using accepted industry measurement standards, a minimum area of one thousand three hundred (1,300) square feet of floor area;
2. The mobile home's tongue, axles and wheels shall be removed and the home shall be placed upon a permanent concrete foundation which is below the frost line

and which includes at least two (2) tie-down rings;

3. ~~The mobile home shall be skirted entirely enclosing the bottom section, within ninety (90) days after its placement. Skirting shall be constructed of vinyl, aluminum or other suitable material that is designed specifically for skirting. Will be designed, constructed, skirted, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area.~~
4. ~~The mobile home shall be landscaped with lawn within one hundred sixty (160) days after its placement.~~