

**ASHTABULA TOWNSHIP ZONING RULES AND REGULATIONS -- REVISION HISTORY**

<b>Amended Date</b>	<b>Effective Date</b>	<b>Section(s) Affected</b>	<b>Revision Description</b>
	11/10/61	Entire Book	Original Book
3/27/70	4/26/70		See Township Records
2/9/83	3/11/83		See Township Records
4/18/94	5/18/84		See Township Records
3/25/85	4/24/85		See Township Records
1/8/86	2/7/86		See Township Records
9/12/90	10/12/90	Entire Book	Major revision of the book. See the resolution adopted September 12, 1990 by Trustees Horst, Smith, and Ray contained in the attached "Preamble".
12/6/90	1/5/91	Map	Allow R-2 activity in LB districts.
4/23/92	5/22/92	Article 13	Appearance and design standards for single family residences.
10/4/93	11/2/93	Article 2  Section 564	Added definitions related to "Adult Entertainment Business".  Added conditional use criteria for "Adult Entertainment Business" and cross-referenced criteria in the "Conditional Use Schedule".
11/29/95	12/29/95	Article 15	Created new article to cover "Planned Unit Development".
1/14/98	2/13/98	Article 2  Article 5  Article 10  Article 12  Conditional Use Schedule	Added definitions relative to "Cellular Towers". Revised definitions relative to "Signs" to reference expanded definitions of signs contained in Article 12.  Added specific criteria relative to "Bed and Breakfast"  Sections 1051 through 1055: Added "Cellular Tower" regulations. Revised Section 1018 to specify setbacks for accessory buildings. Revised Section 1019 to clarify setbacks on through lots.  Completely revamped article to expand definitions of sign types and uses and corresponding regulations. Developed summary tables for height, area, and other limitations.  Revised to cross reference items related to "Bed and Breakfast",



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01/02/02	02/01/02	Article 4	Added Section 442: Non-Conforming Side yard Setbacks in Existing Developed Residential Districts
		Article 12	Revised Section 1222: Commercial/Industrial Signage: Single Lot, Single Building, Single Business per Building
		Article 12	Revised Section 1222: Commercial/Industrial Signage: Single Lot, Single Building, Multiple Businesses per Building.
		Article 12	Revised Section 1222: Commercial/Industrial Signage: Single Lot, Multiple Buildings, Single Business per Building.
		Article 12	Revised Section 1231: Sheet 2 of 3: Summary for Sign Areas: Building Business Sign for LB and GB Freestanding Business Sign for LB and GB.
		Article 12	Add to Freestanding Sign definition: Permanent Residential Sign
		Article 12	Add Definition for Permanent Residential Freestanding Sign
		Article 12	Section 1221: Revised Residential Signage
		Article 12	Section 1221: Add Permanent to all Residential Signs: Section 1231, Section 1232, Section 1233, Section 1234.
		Article 12	Section 1241: Add Front and Side Setbacks for Permanent Residential Sign requirements.
		Official Schedule of District Regulations	Revised side yard setbacks for Principal Structures and Accessory Buildings for SER, R-2 and MHR

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01/05/05	02/04/05	<p>Article 8</p> <p>Article 8</p> <p>Article 11</p> <p>Article 11</p> <p>Article 12</p> <p>Official Schedule of District Regulations</p>	<p>Revised Section 811 and 812: Suburban Estate Residential District Definition and (R-2) Residential District Definition</p> <p>Added Section 845: Septic System Classification and Pre-Existing Exemption Definition</p> <p>Revised Sections 1132, Commercial, 1133, Recreational or Entertainment, and 1134, Institutional: Parking Requirements (Spaces Required)</p> <p>Removed the 200/300 sq. ft. floor option</p> <p>Revised Section 1211: Political Sign Definition</p> <p>Revised Lot Size Requirements for the SER, R-2, R-8, MHR, PRO, LB, and M-1 Districts – Septic Systems</p> <p>Revised Frontage Requirements for the SER, R-2, R-8, MHR, PRO, LB, M-1, and R/C Districts – Septic Systems</p> <p>Removed 800 sq. ft. per unit requirement for the SER District</p> <p>Revised the MHR District sq. ft. requirement to read 1000 sq. ft.</p> <p>Revised the R-8 and RMF-24 Districts sq. ft. unit requirements</p> <p>Added Subnote #8: See Article 8, Section 845 for Septic System Classification and Pre-Existing Exemption</p>

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Amended Date	Effective Date	Section(s) Affected	Revision Description
12-18-06	1-18-07	Article 2  Article 2  Article 2  Article 8  Article 12  Article 12  Article 15  Principally Permitted Uses  Conditionally Permitted Uses  Official Schedule of District Regulations	Added Definitions: Bed-n-Breakfast, Portable Item Used for Advertising  Deleted Definition: Institution  Deleted Word from Existing Definition: Quasi-Public Use; hospitals  Deleted Word from (IGL) Institutional Government Lands District Definition; Institutional  Revised Definition: General Requirements for All Signs and Districts  Added Definition: Temporary Signs on Public Property  Revised (PUD) Planned Unit Development/Minimum Project Area Requirements Definition  Removed: Orphanage and/or Rehabilitation Centers  Removed: Bed-n-Breakfast  Revised (LB) and (GB) Commercial Districts– Number of Stories and Maximum Height

**ASHTABULA TOWNSHIP ZONING RULES AND REGULATIONS -- REVISION HISTORY**

Amended Date	Effective Date	Section(s) Affected	Revision Description
12-10-08	1-10-09	<p>Article 2</p> <p>Article 3</p> <p>Article 4</p> <p>Article 5</p> <p>Article 10</p> <p>Article 12</p>	<p>Revised Definitions and Added Twenty Two (22) new definitions to existing list</p> <p>Added Section 355 – Violations Regarding Buildings or Structures</p> <p>Revised Section 450 – Non-Conforming Structures #2</p> <p>Revised Section 564 #27 b) 5. Sexually Oriented Businesses</p> <p>Added Section 1002 (5) Private Swimming Pools</p> <p>Revised Section 1013 (a.) Fencing in Residential Areas</p> <p>Added Section 1013 (f.) Fencing in Residential Areas</p> <p>Added Section 1056 Gas and Oil Wells; Mining and Mineral Resources</p> <p>Removed Section 1202 #9)– General Requirements for all Signs and Districts</p> <p>Removed Section 1202 #12) – General Requirements for all Signs and Districts</p> <p>Removed Section 1202 #13) – General Requirements for all Signs and Districts</p> <p>Revised and Added – Section 1204 – Definitions and Terms Related to Signs; Lampbank, Lighting Techniques, LCD “Liquid Crystal Display”, and LED “Light Emitting Diodes”</p> <p>Revised and Added – Section 1210 – Definitions and Regulations for Sign Construction Types; Animated Sign, Awning Sign, Canopy Signs, Building Signs, Changeable Copy Sign, Electronic Changeable Copy Sign, Flag, Pennant or other Moving or Animated Sign, Flashing Sign, Pennant, Painted Wall Sign, Portable Window Sign, Revolving Sign, and Rotating Faces</p>



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11-10-10	12-10-10	<p>Article 2</p> <p>Article 5</p> <p>Article 10</p> <p>Principally Permitted Uses</p> <p>Conditionally Permitted Uses</p>	<p>Deleted a definition and added seven new definitions relating to Wind Technology</p> <p>Added Section 564 (25) Small Wind Energy System and (26) Small Wind Farm. Moved Home Occupation to (27), Sexually Oriented Businesses to (28) and Bed and Breakfast to (29). Removed existing Small Wind Energy System (25) b) and g) regulations.</p> <p>Added 1057 Solar Panels</p> <p>Added Small Wind Energy Systems in (M-1) and (M-2) Added Solar Panels in (R-2), (SER), (MHR), (R-8), and (RMF-24)</p> <p>Added Small Wind Energy Systems in (R-2), (SER), (MHR), (R-8), (RMF-24), (PRO), (LB), (GB), and (IGL)</p> <p>Added Small Wind Farms in all Zoning Districts</p> <p>Removed WECS in (SER) and (R-2)</p>

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Amended Date	Effective Date	Section(s) Affected	Revision Description
1-8-14	2-8-14	Article Review  Article 2  Article 5  Article 6  Article 7  Article 10  Article 11  Article 12  Article 15  Fee Schedule  Conditionally Permitted Uses  Exhibits	Add Article Review Date on the bottom of each Article.  Omit Revision Dates next to the end of the Definitions in Article 2. Various changes to (13) definitions.  Add in first sentence to Zoning Commission and Board of Zoning Appeals, “and/or two (2) alternates.  Amend Section 603, Contents of Application, Township (11)  Section 710, Altered first sentence by adding Fiscal Officer  Section 1003, 1015, 1051, and 1052, Various spelling and single word changes.  Section 1130, 1137, and 1140, Amend and add verbiage to existing articles for clarification purposes.  Section 1230, list under Section 1234 Permit Requirements on page 17 of 26: All sign square footages are listed as maximums in each section.  Section 1512, 1526, 1532, 1535, 1540, and 1541, Changes to various existing verbiage and spelling errors.  Typo under Manufacturing – Storage Buildings  Remove the “Measurement of Distances” under Heavy Manufacturing, k) Sexually Oriented Business(es). Transfer Small Wind Farms to k) and Sexually Oriented Business to l), which fits better for placement on the pages.  Changes to Fencing, Visuals for Detached Buildings in regard to correct formulas. Omit two exhibits to eliminate confusion.

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PREAMBLE

A RESOLUTION OF THE TOWNSHIP OF ASHTABULA, OHIO, ENACTED IN ACCORDANCE WITH A COMPREHENSIVE PLAN AND THE PROVISIONS OF CHAPTER 713 (303, 519), OHIO REVISED CODE, DIVIDING THE UNINCORPORATED PORTION OF THE TOWNSHIP INTO ZONES AND DISTRICTS, ENCOURAGING, REGULATING, AND RESTRICTING THEREIN THE LOCATION, CONSTRUCTION, RECONSTRUCTION, ALTERATION AND USE OF STRUCTURES AND LAND: PROMOTING THE ORDERLY DEVELOPMENT OF RESIDENTIAL, BUSINESS, INDUSTRIAL, RECREATIONAL, AND PUBLIC AREAS; PROVIDING FOR ADEQUATE LIGHT, AIR, AND CONVENIENCE OF ACCESS OF PROPERTY BY REGULATING THE USE OF LAND, AND BUILDINGS AND THE BULK OF STRUCTURES IN RELATIONSHIP TO SURROUNDING PROPERTIES: LIMITING CONGESTION IN THE PUBLIC RIGHTS-OF-WAY; PROVIDING THE COMPATIBILITY OF DIFFERENT LAND USES AND THE MOST APPROPRIATE USE OF LAND; PROVIDING FOR THE ADMINISTRATION OF THIS RESOLUTION, DEFINING THE POWERS AND DUTIES OF THE ADMINISTRATIVE OFFICERS AS PROVIDED HEREAFTER, AND PRESCRIBING PENALTIES FOR THE VIOLATION OF THE PROVISIONS IN THIS RESOLUTION OR ANY AMENDMENT THERETO, ALL FOR THE PURPOSE OF PROTECTING THE PUBLIC HEALTH, SAFETY, COMFORT AND GENERAL WELFARE; AND FOR THE REPEAL THEREOF,

THEREFORE BE IT RESOLVED BY THE BOARD OF TOWNSHIP TRUSTEES OF ASHTABULA TOWNSHIP, ASHTABULA COUNTY, STATE OF OHIO:

ADOPTED: September 12, 1990

ASHTABULA TOWNSHIP TRUSTEES:

Carl R. Horst  
Mary Ann Smith  
Cosmas D. Ray

TOWNSHIP CLERK:

Ralph McGuire

WE, THE ASHTABULA TOWNSHIP TRUSTEES, FULLY SUPPORT THE PREAMBLE ABOVE AND WILL CONTINUE TO SUPPORT IT IN THE FUTURE:

THEREFORE BE IT RESOLVED BY THE BOARD OF TOWNSHIP TRUSTEES OF ASHTABULA TOWNSHIP, ASHTABULA COUNTY, STATE OF OHIO:

SUPPORTED: JANUARY 8, 2014

ASHTABULA TOWNSHIP TRUSTEES:

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ATTESTED BY: \_\_\_\_\_  
 TOWNSHIP FISCAL OFFICER