

INTRODUCTION
ZONING RULES AND REGULATIONS

<u>CONTENTS</u>		<u>PAGE</u>
<u>ARTICLE 1</u>	<u>TITLE, INTERPRETATION AND ENACTMENT</u>	
Section 100	Title	1
Section 110	Provisions of Resolution Declared to be Minimum Requirements	1
Section 120	Separability Clause	1
Section 130	Repeal of Conflicting Resolution, Effective Date	1
<u>ARTICLE 2</u>	<u>DEFINITIONS</u>	1-15
<u>ARTICLE 3</u>	<u>ENFORCEMENT</u>	1
Section 301	Contents of Application for Zoning Permit	1
Section 302	Approval of Zoning Permit	1
Section 303	Submission to Director of Transportation	2
Section 304	Expiration of Zoning Permit	2
Section 310	Certificate of Occupancy	2
Section 311	Temporary Certificate of Occupancy	2
Section 312	Record of Zoning Permits and Certificates of Occupancy	2
Section 320	Failure to Obtain a Zoning Permit or Certificate of Occupancy	2
Section 330	Construction and Use to be as Provided in Applications, Plans, Permits and Certificates	2
Section 340	Complaints, Regarding Violations	2
Section 350	Penalties for Violation(s)	3
Section 355	Violations Regarding Buildings or Structures	3
Section 360	Schedule of Fees, Charges, and Expenses	3
<u>ARTICLE 4</u>	<u>NON-CONFORMITIES</u>	
Section 400	Intent	1
Section 410	Incompatibility of Non—Conformities	1
Section 420	Avoidance of Undue Hardship	1
Section 430	Single Non-Conforming Lots of Record	1
Section 431	Non—Conforming Lots of Record in Combination	1
Section 440	Non—Conforming Uses of Land	2
Section 441	Non-Conforming Setbacks In Existing Developed Residential Districts	2
Section 442	Non-Conforming Side Yard Setbacks in Existing Developed Residential Districts	2
Section 450	Non—Conforming Structures	2
Section 460	Non—Conforming Uses of Structures or of Structures and Land in Combination	3
Section 470	Repairs and Maintenance	3
Section 480	Uses Under Conditional Use Provisions Not Non—Conforming Uses	3
<u>ARTICLE 5</u>	<u>ADMINISTRATION</u>	
Section 500	Office of Zoning Inspector Created	1
Section 501	Duties of Zoning Inspector	1
Section 509	Zoning Commission Created	1
Section 510	Proceedings of Zoning Commission	1
Section 511	Duties of Zoning Commission	2
Section 520	Board of Zoning Appeals Created	2
Section 521	Proceedings of the Board of Zoning Appeals	2
Section 522	Duties of the Board of Zoning Appeals	2
Section 530	Duties of Zoning Inspector, Board of Zoning Appeals, Legislative Authority and Courts on Matters of Appeals	2

<u>Section 540</u>	<u>Procedure and Requirements for Appeals and Variances</u>	2
Section 541	Appeals	3
Section 542	Stay of Proceedings	3
Section 543	Variances	3
Section 544	Application and Standards for Variances	3
Section 545	Supplementary Conditions and Safeguards	4
Section 546	Public Hearing by the Board of Zoning Appeals	4
Section 547	Notice of Public Hearing in Newspaper	4
Section 548	Notice to Parties in Interest	4
Section 549	Action by Board of Zoning Appeals	4

<u>Section 560</u>	<u>Procedures and Requirements for Approval of Conditional Use Permits</u>	4
Section 561	General	4
Section 562	Contents of Application for Conditional Use Permit	5
Section 563	General Standards Applicable to All Conditional Uses	5
Section 564	Specific Criteria for Conditional Uses	6
	Item #25: Towers	7
	Item #26: Home Occupation	8
	Item #27: Sexually Oriented Businesses-Summation, Compliance and Conduct	9
	Item #28: Bed and Breakfast	10
Section 565	Supplementary Conditions and Safeguards	11
Section 566	Procedure for Hearing, Notice	11
Section 567	Action by the Board of Zoning Appeals	11
Section 568	Expiration of Conditional Use Permit	11
Section 570	Regulation of Accessory Uses	11
Section 571	Purpose	11
Section 572	Definition	11
Section 573	General Requirements	11
Section 574	Dwellings As Accessory Uses	12
Section 575	Accessory Elderly Dwelling Unit	12

ARTICLE 6 PROCEDURE FOR AMENDMENT OR DISTRICT CHANGES FOR TOWNSHIP

Section 601	General, Township	1
Section 602	Initiation of Zoning Amendments, Township	1
Section 603	Contents of Application, Township	1
Section 604	Transmittal to Township Zoning Commission	2
Section 605	Submission to County Planning Commission	2
Section 606	Submission to Director of Transportation	2
Section 607	Public Hearing by Zoning Commission	2
Section 608	Notice of Public Hearing in Newspaper	2
Section 609	Notice to Property Owners by Zoning Commission	2
Section 610	Recommendation by Zoning Commission	3
Section 611	Public Hearing by Board of Township Trustees	3
Section 612	Action by Board of Township Trustees	3
Section 613	Effective Date and Referendum	3

ARTICLE 7 PROVISIONS FOR OFFICIAL ZONING MAP

Section 700	Official Zoning Map	1
Section 710	Identification of the Official Zoning Map	1

Section 720	Interpretation of District Boundaries	1
<u>ARTICLE 8</u>	<u>ESTABLISHMENT AND PURPOSE OF DISTRICTS</u>	
Section 800	Intent	1
<u>Section 810</u>	<u>Residential Districts</u>	1
Section 811	Suburban Estate Residential District (SER)	1
Section 812	Low Density Residential District (R-2)	1
Section 814	Medium Density Residential District (R-8)	1
Section 815	Medium—High Density Multi—Family Residential District (RMF-24)	1
Section 817	Manufactured Home Residential District (MHR)	1
Section 818	Manufactured Home Park District (MHP)	1
<u>Section 820</u>	<u>Business Districts</u>	2
Section 821	Professional—Office District (PRO)	2
Section 822	Local Business District (LB)	2
Section 823	General Business District (GB)	2
<u>Section 830</u>	<u>Manufacturing Districts</u>	2
Section 831	Light Manufacturing Districts (M-1)	3
Section 832	Heavy Manufacturing Districts (M-2)	3
<u>Section 843</u>	<u>Recreational—Campground District (RC)</u>	3
Section 844	Institutional, Government Lands District (IGL)	4
Section 845	Septic System Classification And Pre-Existing Exemption	4
<u>ARTICLE 9</u>	<u>DISTRICT REGULATIONS</u>	
Section 900	Compliance with Regulations	1
Section 910	Official Schedule of District Regulations Adopted	1
Section 920	Identification of the Official Schedule of District Regulations	1
<u>ARTICLE 10</u>	<u>SUPPLEMENTARY DISTRICT REGULATIONS</u>	
Section 1000	General	1
Section 1001	Conversion of Dwellings To More Units	1
Section 1002	Private Swimming Pools	1
Section 1003	Community or Club Swimming Pools	1
Section 1004	Temporary Buildings	2
Section 1005	Parking and Storage of Certain Vehicles	2
Section 1006	Required Trash Areas	2
Section 1010	Supplemental Yard and Height Regulations	2
Section 1011	Setback Requirements for Corner Buildings	2
Section 1012	Visibility at Intersections	2
Section 1013	Fence and Wall Restrictions in Front Yards	2
Section 1014	Yard Requirements for Multi—Family Dwellings	3
Section 1015	Side & Rear Yard Requirements for Non-Residential Uses Abutting Residential Districts	3
Section 1016	Architectural Projections	3
Section 1017	Exceptions to Height Regulations	3
Section 1018	Accessory Structure, Requiring a Permit	4
Section 1020	Special Provisions for Commercial and Industrial Uses	4
Section 1031	Measurement Procedures	4
Section 1040	Agricultural Uses, Prohibitions and Limitations	4

<u>Section 1050</u>	<u>Regulation of Television, Radio, and Microwave Tower and Telecommunication Equipment Siting</u>	4
Section 1051	Purpose	5
Section 1052	Zoning Permit Required	5
Section 1053	Approval Standard for a New Transmission Facility	5
Section 1054	Zoning Permit Required	5
Section 1055	Zoning Permit not Required	6
Section 1056	Gas And Oil Wells; Mining And Mineral Resources	6
<u>ARTICLE 11</u>	<u>OFF-STREET PARKING AND LOADING FACILITIES</u>	
Section 1100	General Requirements	1
Section 1110	Parking Space Dimensions	1
Section 1111	Loading Space Requirements and Dimensions	1
Section 1112	Paving	1
Section 1113	Drainage	1
Section 1114	Maintenance	2
Section 1115	Lighting	2
Section 1116	Location of Parking Spaces	2
Section 1117	Screening and/or Landscaping	2
Section 1118	Disabled Vehicles	2
Section 1119	Minimum Distance and Setback	2
Section 1120	Joint Use	2
Section 1121	Wheel Blocks	3
Section 1122	Width of Driveway Aisle	3
Section 1123	Access	3
Section 1124	Width of Access Driveway	3
Section 1125	Striping	3
<u>Section 1130</u>	<u>Parking Spaces Required</u>	3
Section 1131	Residential	3
Section 1132	Commercial	4
Section 1133	Recreational or Entertainment	4
Section 1134	Institutional	4
Section 1135	Schools (Public, Parochial, or Private)	4
Section 1136	Manufacturing	5
Section 1137	Recreational – Campgrounds	5
Section 1140	General Interpretation	5

<u>ARTICLE 12</u>	<u>SIGNS</u>	
Section 1200	Intent	1
Section 1201	Governmental Signs Excluded	1
Section 1202	General Requirements for All Signs and Districts	1
Section 1203	Measurement of Sign Area	2
Section 1204	Definitions and Terms Related to Signs	3
Section 1210	Definitions and Regulations for Sign Construction Types	4
Section 1211	Definitions and Regulations for Sign Uses	10
<u>Section 1220</u>	<u>Sign Applications -- General</u>	14
Section 1221	Residential Signage	15
Section 1222	Commercial/Industrial Signage	16
Section 1223	Quasi-Public Signage	17
<u>Section 1230</u>	<u>Specific Sign Requirements</u>	17
Section 1231	Sheet 1 of Section: Sign Areas in Residential Zones	18
Section 1231	Sheet 2 of Section: Sign Areas in Commercial and Manufacturing Zones	19
Section 1231	Sheet 3 of Section: Sign Areas in Recreational and Quasi-Public Zones	21
Section 1232	Summary for Sign Heights	22
Section 1233	Summary for Sign Illumination	23
Section 1234	Summary for Permit Requirements	24
Section 1240	Sign Setback Requirements	25
Section 1241	Front And Side Setbacks For Permanent Residential Signage	25
Section 1250	Regulations along Highways	25
Section 1260	Violations	25
Section 1261	Maintenance	25
Section 1262	Abandoned Signs (and Advertising Structures) Prohibited	25
Section 1263	Non-Conforming Signs and Structures	26
Section 1264	Loss of Legal Non-Conforming Status	26
<u>ARTICLE 13</u>	<u>APPEARANCE AND DESIGN FOR SINGLE FAMILY HOUSING UNITS</u>	
Section 1300	Intent	1
Section 1301	Appearance and Design Criteria	1
<u>ARTICLE 14</u>	<u>RESERVED FOR FUTURE USE</u>	

<u>ARTICLE 15</u>	<u>PLANNED UNIT DEVELOPMENT</u>	
Section 1500	Planned Unit Development Regulations	1
Section 1510	Purpose	1
Section 1512	Interpretation	1
Section 1520	PUD District Designation	1
Section 1521	Uses Permitted in a PUD District	1
Section 1522	Minimum Project Area Requirements	1
Section 1523	Disposition of Open Space	2
Section 1524	Utility Requirements	2
Section 1525	Special PUD Lot Requirements	2
Section 1526	Arrangement of Non-Residential Uses	2
Section 1530	Procedure for Approval of Planned Unit Development Districts	2
Section 1531	Pre Application Meeting	3
Section 1532	Preliminary Development Plan Application Requirements	3
Section 1533	Zoning Commission Public Hearing	3
Section 1534	Notice of Public Hearing	3
Section 1535	Public Access to Proposed PUD Documents	4
Section 1536	Approval in Principle of Preliminary Development Plan	4
Section 1540	Submission of Final Development Plan	4
Section 1541	Final Development Plan Application Contents	4
Section 1542	Public Hearing by Commission	5
Section 1543	Recommendation by Commission	5
Section 1544	Criteria for Commission Recommendation	5
Section 1545	Public Hearing by Township Trustees	5
Section 1546	Notice of Public Hearing by Trustees	5
Section 1547	Action by Trustees	6
Section 1548	Supplementary Conditions and Safeguards	6
Section 1550	Expiration and Extension of Approval Period	6

SCHEDULES and EXHIBITS

TAB	SUBJECT OF SCHEDULE OR EXHIBIT	PAGE(S)
FEES	Fee Schedule for Ashtabula Township Zoning Applications	Two Pages
SCHEDULES	Official Schedule of District Regulations	One Page
	Conditional Use Schedule	Six Pages
	Part One: Principally Permitted Uses Part Two: Conditionally Permitted Uses	Pg 1-4 Pg 5-6
EXHIBITS	Fence, Wall, Screening Requirements Summary	One Page
	Minimum Fence Standards For Non Resid. Abut. Resid. Uses	Three Pages
	Off-Street Parking and Loading Facilities	One Page
	Accessory Buildings Regulations & Criteria	2 Pages

