

South Bloomfield Township

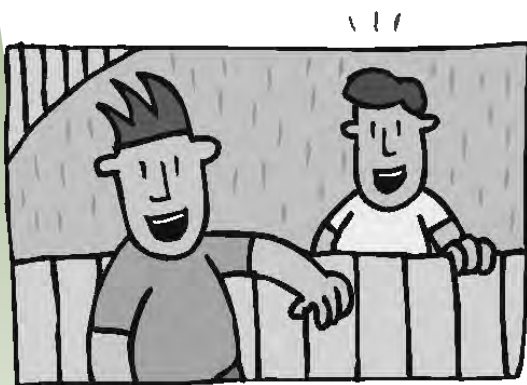
GOOD NEIGHBOR GUIDE TO LOCAL ZONING REGULATIONS



INTRODUCTION TO ZONING

South Bloomfield Township was the first local community in Morrow County to adopt a zoning resolution. Since the Zoning Resolution was originally approved by voters in 1972, the code has provided standards for protecting the local public health and safety of the community.

This guide is intended to offer an overview of nuisance and zoning restrictions directly affecting residents and property owners. Knowing that most people want to be good neighbors, this guide lays out the basic rules in a simple format.



A full copy of the Zoning Resolution is available online (www.southbloomfieldtwp.com) or can be purchased for \$35.00 through the Township Zoning Inspector.

HOME OCCUPATION LIMITATIONS

The Township recognizes many people work from home and provide basic standards for the operation of such home occupations. A home occupation is permitted without approval, if they meet all of the following summarized conditions:

- 1) Owner-occupied resident(s) shall be the sole operators with no more than one (1) employee;
- 2) Operations must be conducted entirely within the dwelling unit and incidental to residential use using no more than 25% of home or 500 square feet, whichever is less;
- 3) No change is allowed in the outside appearance of the building or premises, other than a small sign on the home;
- 4) There shall be no goods or services sold directly to customers on the premises, except for agricultural goods;
- 5) Traffic generated by the home occupation shall in no case be in a greater volume than would normally be expected in a residential neighborhood;
- 6) Outdoor storage of vehicles, equipment, supplies, or other materials associated with such home occupation is limited to one (1) commercial vehicle;
- 7) Equipment or processes shall not be used in such home occupations which create noise, vibrations, illumination, fumes, odors, or electrical interference detectable off the lot;
- 8) There shall be no increased burden placed upon existing public services provided to the residence as a result of a home occupation;
- 9) The property occupying the home occupation must be compliant with current zoning standards and shall not include violations and/or non-conformities; and
- 10) No activity shall be conducted or permitted which creates a nuisance to neighboring properties.

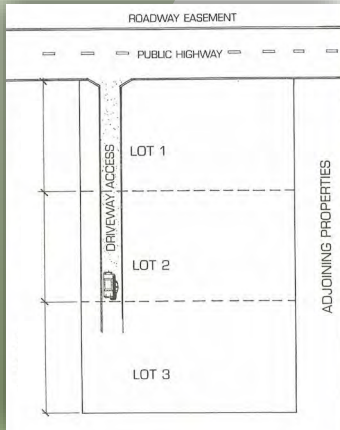
Businesses that cannot operate within these specific criteria may seek approval to operate through application to the Board of Zoning Appeals as an extended home occupation. If you have questions about the compliance of your home occupation, contact the Township Zoning Inspector at the contact information on the rear of this flyer.

VISIT US ONLINE AT

WWW.SOUTHBLOOMFIELDTWP.COM
 WWW.SOUTHBLOOMFIELDTWP.COM



COMMON ACCESS DRIVES PROVIDE LOT FRONTAGE



Certain lots may be a candidate for construction of a private Common Access Drive to provide frontage for a residential lots versus construction of a public road. With the Board of Zoning Appeals' (BZA) approval, you can allow for up to three (3) lots taking legal frontage on a Common Access driveway versus a township, county or state roadway. Additionally, two adjoining lots with legal frontage on the public roadway may be allowed to take access on the Common Access Drive.

These driveways are designed by the owner's consulting engineer to ensure a 20 year design life. Maintenance costs are shared by the owners on the driveway. As a result this style of subdividing property helps to limit the amount of infrastructure required and eliminates increased road maintenance cost to the general tax payers of the township.

If you feel a Common Access Driveway would meet your needs, consult with the County Engineer to see if they would support a private driveway versus building a public road before applying to the BZA.

Standards for Residential Improvements & Maintenance



GET A PERMIT FIRST! IT'S EASY! CALL 740-817-0384 WHEN YOU ARE PLANNING YOUR NEXT HOME IMPROVEMENT PROJECT.

The South Bloomfield Township Zoning Resolution contains various standards for maintaining property and building structures. A few of these "good neighbor" guidelines are briefly summarized below.

AIR POLLUTION, DUST & ODORS

FOR MORE INFORMATION REFERENCE §920

All emissions must be compliant with OEPA standards. Dust, silt and erosion shall be controlled. No use shall create continuous, frequent or repetitive emission of odors.

COMMERCIAL VEHICLES

FOR MORE INFORMATION REFERENCE §955(D)

Commercial vehicles cannot be parked in front yards and are limited to one (1) per property, if it is less than five (5) acres in area.

DECKS, PORCHES, CARPORTS, ETC.

FOR MORE INFORMATION REFERENCE §901

All open or roofed structures must comply with the required setbacks for the house. See the exhibit on the opposite page for details. A Zoning Permit is required prior to construction of any such structure.

HAZARDOUS MATERIALS

FOR MORE INFORMATION REFERENCE §920 & 955(E)

Storage of flammable, explosive or hazardous materials shall be adequate to protect from spills, fire and/or explosion. Any vehicle with a hazardous waste placard may not be parked in the township.

INSECURE & UNSAFE STRUCTURES

FOR MORE INFORMATION REFERENCE §932

All buildings and structures must be kept secure from rodent infestation, structurally sound and safe for visitors and/or inhabitants.

JUNK & DEBRIS

FOR MORE INFORMATION REFERENCE §935 & §980

No trash, debris, rubbish, unused property, discarded materials, junk vehicles, vehicle parts, rags, lumber, building materials, equipment and/or parts thereof shall be permitted to accumulate on any property.

JUNK VEHICLES

FOR MORE INFORMATION REFERENCE §955(C)

All junk vehicles must be stored within an enclosed building or removed from the property. Motor vehicles are determined junk when any of the following occur:

- missing tire(s)
- Missing wheel(s)
- 2 or more flat tires
- Missing/broken window(s)
- Shattered/missing windshield
- Operational parts are missing
- Invalid/expired license plates

If a vehicle is found to be a junk vehicle, notice will be given ordering the removal or stored indoors.

PONDS

FOR MORE INFORMATION REFERENCE §990

Any water impoundment must be at least fifty (50) feet outside of the road right-of-way and must not encroach on neighbors. Ponds can only be constructed on properties with at least two (2) acres and shall be at least 10,890 square feet in size. Construction and design must comply with best practices.

SIGNS ALONG ROADWAYS

FOR MORE INFORMATION REFERENCE §802(D)

Signs cannot be installed without property owner consent and may require a zoning permit. All signs must be outside of the road right-

of-way and allow for clear visibility at any intersection. They cannot rotate, fluctuate, blink, flash or otherwise interfere, obstruct or confuse traffic. Consult the Zoning Resolution and/or Zoning Inspector prior to installing any sign. It is likely that additional standards apply.

TALL GRASS & WEEDS

FOR MORE INFORMATION REFERENCE §980

Properties must be maintained. Any property that is found to be dangerous, unhealthy and/or unsightly by the Board of Trustees may be declared a nuisance by the Board of Township Trustees. If a property is found to be a nuisance notice will be given and if the issue is not corrected within the required timeframe, it will be mowed and the expense of such will be accessed on the property owner's next tax bill.

TEMPORARY CONSTRUCTION

FOR MORE INFORMATION REFERENCE §965

Structures erected temporarily to assist with an on-site construction project are permitted, as long as they are removed within fourteen (14) days of project completion.

WIND TURBINES

FOR MORE INFORMATION REFERENCE §995

There are various applicable standards governing wind turbines or wind mills used to generate power. Residential turbines cannot exceed 125 feet in height or be more than fifteen (15) feet above the roof line of a building if it is mounted on such. They must be setback a distance of at least two (2) times the height of the structure to any adjoining property lines or roadways.

Zoning Districts

Township property is divided into four (4) zoning districts:

- Agricultural/Residential (AR-1)
- Special Use (S-1)
- Local Business (C-1)
- Limited Industrial (M-1)

For more information about the districts, reference the South Bloomfield Township Zoning Resolution.

Zoning Exemptions

Public utilities and railroads are exempt from zoning standards. Additionally agricultural uses are exempt on parcels greater than five (5) acres and some regulations apply on smaller parcels.

Residential Zoning District Standards

As the primary zoning district in South Bloomfield Township, the Agricultural / Residential (AR-1) District covers nearly the entire township.

The AR-1 District permits one (1) house per property. The house may be a single-family or two (2) family structure. Without a public sewer connection, properties must be at least one and a half (1.5) acres in size and have at least two

hundred (200) feet of road frontage per dwelling unit. If the lot is under ten (10) acres, it cannot be more than three (3) times deeper than its width.

Residential houses must be at least 1,250 square feet in gross ground floor area or at least 1,050 square feet if they contain a full basement. This minimum requirement increases to at least 1,350 square feet if it is a multiple-story house.

Houses must be constructed at least ninety (90) feet from the center of the roadway, fifteen (15) feet from any side lot line and ninety (90) feet from the rear lot line.

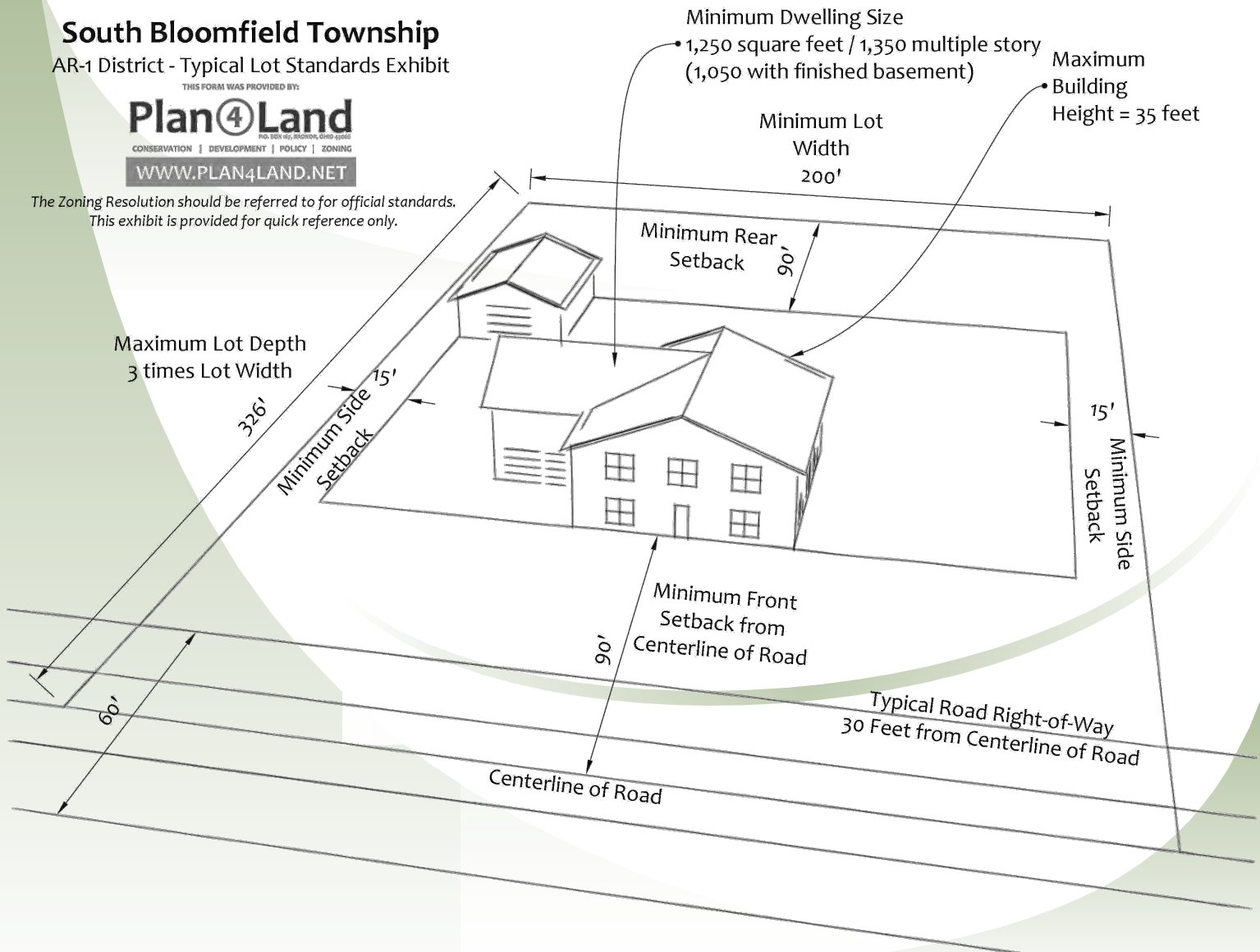
Properties with frontage on more than one road shall have the front yard setback from the roadway which the house faces. The house shall then set at least twenty-five (25) feet from the right-of-way of the other roadway(s).

South Bloomfield Township AR-1 District - Typical Lot Standards Exhibit

THIS FORM WAS PROVIDED BY:

Plan4Land
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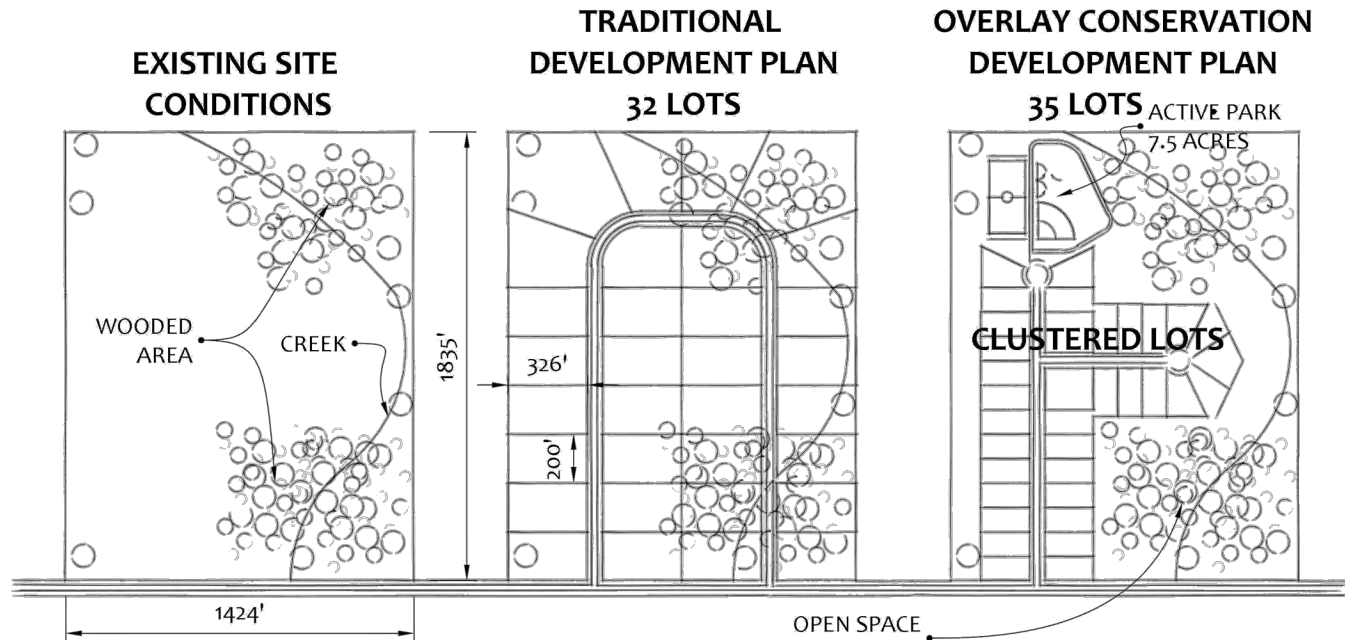
The Zoning Resolution should be referred to for official standards.
This exhibit is provided for quick reference only.



Conservation Development Overlay

As a permitted development style, property owners with over thirty (30) acres of land are encouraged to consider conservation development versus traditional subdivisions or lot splits that offer little protection of critical resources in our township. Conservation developments are traditionally found to be a win-win for communities and developers.

With this development style, a property would be developed with at least 50% of the land being permanently preserved in open space, of which 25% of that land must be suitable for active recreation. Lot size is reduced in exchange for increased setbacks from neighboring properties and less infrastructure for the community to maintain.



SOUTH BLOOMFIELD TOWNSHIP

BOARD OF TRUSTEES

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FISCAL OFFICER

Dawn Lloyd (419) 560-0828

PLACE
STAMP
HERE

ZONING INSPECTOR

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