| ARTICLE | | Page |
|---------|----------------------------------------------------------|------|
| | FORM 34.02 | 1 |
| | ZONING RESOLUTION | 2 |
| | LAND USE GOALS AND OBJECTIVES | 3 |
| I | TITLE AND PURPOSE | 7 |
| 101 | TITLE | 7 |
| 102 | PURPOSE | 7 |
| II | INTERPRETATION AND DEFINITIONS | 8 |
| 201 | INTERPRETATION OF TERMS OR WORDS | 8 |
| 202 | DEFINITIONS | 8 |
| 202 | LOT TERMS - EXHIBIT A | 27 |
| 202 | CLEAR VIEW OF STREETS - EXHIBIT B | 28 |
| 202 | BASEMENT & STORY ~ EXHIBIT C | 28 |
| 202 | FLOOD PLAIN TERMS - EXHIBIT D | 28 |
| III | GENERAL REGULATIONS | 29 |
| 301 | PURPOSE | 29 |
| 302 | CONFORMANCE REQUIRED | 29 |
| 303 | GENERAL LOT AREA REGULATIONS | 29 |
| 303.01 | Lot area exception for existing certain substandard lots | 29 |
| 303.02 | Corner lots | 29 |
| 303.03 | Street construction | 30 |
| 303.04 | Duplex minimum lot area | 30 |

| 304 | GENERAL YARD REQUIREMENTS | 30 |
|--------|-------------------------------------------------------|----|
| 304.01 | Yard for single building | 30 |
| 304.02 | Clear view of intersecting streets | 30 |
| 305 | YARD EXCEPTIONS | 30 |
| 305.01 | Fences, hedges and walls | 30 |
| 305.02 | Detached garages and other accessory buildings | 31 |
| 306 | EXCEPTIONS TO HEIGHT LIMITS | 31 |
| 307 | BUILDING REGULATIONS | 31 |
| 307.01 | General | 31 |
| 307.02 | Principal building | 32 |
| 307.03 | Buildings under construction prior to enactment | 32 |
| 307.04 | Temporary buildings | 32 |
| 307.05 | Health District approval* | 33 |
| 307.06 | Flood Plain zones | 33 |
| 307.07 | Municipal planning commission authority | 33 |
| 307.08 | Bureau of Inspection | 33 |
| 307.09 | Submission to State Highway Director | 33 |
| 307.10 | Frontage required for building | 33 |
| 307.11 | Erosion and sedimentation control during construction | 33 |
| 308 | NONCONFORMITY | 34 |

| 308.01 | Continuance | 34 |
|--------|-------------------------------------------------------|------------|
| 308.02 | Nonconforming lots of record | 35 |
| 308.03 | Discontinuance | 35 |
| 308.04 | Change | 35 |
| 308.05 | Extension, enlargement, removal | 35 |
| 308.06 | Destruction, damage and reconstruction | 36 |
| 308.07 | Maintenance | 36 |
| 309 | SPECIAL REQUIREMENTS | 36 |
| 309.01 | Churches | 36 |
| 309.02 | Private swimming pools | 37 |
| 309.03 | Ponds new or reconstructed | 38 |
| 309.03 | Pond Setback Requirements Exhibit E | 40a 40b |
| 309.04 | Wind Turbine Energy Systems* | 41a |
| 310 | SUBMISSION OF PLANS ON 5 ACRES OR MORE | 42 |
| 310.01 | Applicability | 42 |
| 310.02 | Action by Zoning Commission and applicant | 42 |
| 310.03 | Rezoning | 42 |
| 310.04 | Construction and use to be as provided in application | 42 |
| 310.05 | Application procedure | 43 |
| 310.06 | Preliminary submittal procedure and requirements | 43 |

| 310.07 | Submittal of preliminary architectural drawings | 44 |
|--------|--------------------------------------------------------------|-----|
| 310.08 | Preliminary submittal to the Zoning Commission | 44 |
| 310.09 | Final submittal procedures and requirements | 44 |
| 311 | SATELLITE DISH REGULATIONS | 44 |
| 312 | NUISANCE | 47 |
| 313 | HAZARDOUS WASTE DISPOSAL SITES | 47 |
| 314 | WASTE STORAGE* | 47 |
| 315 | MOBILE HOMES AND TRAILERS | 47 |
| 316 | SUBDIVISIONS | 47 |
| 316 | Minimum Lot and Yard Requirements in a Subdivision Exhibit F | 48 |
| 317 | DRIVEWAY REQUIREMENTS* | 50 |
| 318 | DITCH ENCLOSURE REQUIEMENTS- TOWNSHIP ROADS | 501 |
| IV | CONDITIONAL PERMITTED USES | 51 |
| 401 | GENERAL REQUIREMENTS | 51 |
| 402 | AUTOMOBILE AUTOMATIC WASH STATIONS | 51 |
| 403 | AUTOMOBILE REPAIR, BODY AND PAINT SHOPS | 52 |
| 404 | CEMETERIES | 53 |
| 405 | DAY CARE CENTER | 53 |
| 406 | EXTRACTION OF MINERALS AND TOP SOIL | 54 |
| 407 | FUNERAL HOMES | 56 |
| 408 | GOLF COURSE | 57 |
| 409 | HOME OCCUPATION | 58 |
| 410 | MINIATURE GOLF COURSE | 59 |

| 501 | PURPOSE | 77 |
|------------------|---------------------------------------------------------------|----------|
| V | ESTABLISHMENT OF DISTRICTS | 77 |
| 424 | SMALL MACHINE SHOPS* | 76 |
| 423.06 | Market analysis required for zone change requests | 75 |
| | Site plan approval required | 75 75 |
| 423.04 | Design regulations | 73 |
| 423.03 423.04 | Development requirements | 72 |
| 423.02 | Yard requirements | 72 |
| 423.01 | Lot requirements | 72 |
| | PLANNED SHOPING CENTERS | 71 |
| | FACILITY* | |
| 422 | INDOOR SELF SERVICE MINI STORAGE | 71 |
| 421 | VETERINARY HOSPITAL OR KENNELS | 69 |
| 420 | SERVICE STATIONS | 68 |
| 419 | SANITARY LANDFILL | 68 |
| 418 | SALVAGE YARDS | 67 |
| 417 | ROADSIDE STANDS | 66 |
| 416 | RIDING, BOARDING AND SHOW STABLES INCLUDING A RIDING ARENA | 64 |
| 415 | RECREATIONAL CAMPGROUNDS | 62 |
| 414 | OIL & GAS WELLS | 62 |
| 413 | PLANT NURSERY AND GREENHOUSE | 61 |
| 412 | PARKS AND PLAYGROUNDS | 60 |
| 411 | MODEL AIRPLANE CLUB | 60 |

| 502 | DISTRICTS | 77 |
|------|------------------------------------------------------------------|-----|
| 503 | ZONING MAPS | 77 |
| 504 | INTERPRETATION OF DISTRICT BOUNDARIES | 77 |
| VI | RESIDENTIAL DISTRICT REGULATIONS AGRICULTURAL RESIDENTIAL [AR] | 79 |
| 601 | PURPOSE | 79 |
| 602 | PERMITTED USES | 79 |
| 603 | CONDITIONAL PERMITTED USES | 79 |
| 604 | LOT REQUIREMENTS | 80 |
| 605 | YARD REQUIREMENTS | 80 |
| 606 | MAXIMUM BUILDING HEIGHT | 81 |
| 607 | CONVERSION OF EXISTING SINGLE FAMILY UNITS | 81 |
| 608 | REQUIRED MINIMUM LIVING AREA | 81 |
| 609 | DWELLING UNIT, ACCESSORY* | 81 |
| 610 | FARM ANIMAL BUILDINGS | 81a |
| XI | BUSINESS DISTRICT REGULATIONS BUSINESS DISTRICT [B] | 82 |
| 1101 | PURPOSE | 82 |
| 1102 | PERMITTED USES | 83 |
| 1103 | CONDITIONALLY PERMITTED USES | 84 |
| 1104 | BUILDING HEIGHT | 84 |
| 1105 | REQUIRED LOT AREA | 84 |
| 1106 | YARDS REQUIRED | 84 |
| 1107 | PERCENTAGE OF LOT COVERAGE | 85 |

| 1108 | SUBMISSION OF PLANS | 85 |
|---------|-------------------------------------------------------------|-----------|
| XII | LIGHT INDUSTRIAL DISTRICT REGULATIONS-LIGHT INDUSTRIAL [L: | 86 [] |
| 1201 | PURPOSE | 86 |
| 1202 | PERMITTED USES | 86 |
| 1202.01 | Public Utilities | 86 |
| 1202.02 | Heilports | 86 |
| 1202.03 | General Services | 86 |
| 1202.04 | Research and Development | 87 |
| 1202.05 | Adult Uses/Sexually Oriented Businesses | 88 |
| 1202.06 | Similar Main Uses permitted | 95 |
| 1202.07 | Accessory Uses Permitted | 95 |
| 1203 | CONDITIONAL PERMITTED USE | 95 |
| 1204 | BUILDING HEIGHT | 95 |
| 1205 | LOT REQUIREMENTS | 95 |
| 1205.01 | Minimum lot area and lot width | 95 |
| 1205.02 | Corner lots | 96 |
| 1206 | YARD REQUIREMENTS | 96 |
| 1206.01 | Heliport yard requirements | 96 |
| 1207 | PERCENTAGE OF LOT COVERAGE | 97 |
| 1208 | SUBMISSION OF PLANS | 97 |
| 1209 | LANDSCAPE REQUIREMENTS | 97 |
| 1210 | OUTDOOR PRODUCTION AND STORAGE | 97 |

| 1211 | PARKING AND LOADING | 98 |
|-------|-----------------------------------|-----|
| 1212 | PERFORMANCE STANDARDS | 98 |
| 1213 | SIGNS | 99 |
| xv | FLOOD PLAIN ZONE REGULATIONS [FP] | 100 |
| 1501 | PURPOSE | 100 |
| 1502 | APPLICABILITY | 100 |
| 1503 | PERMITTED USES | 100 |
| 1504 | CONDITIONALLY PERMITTED USES | 100 |
| 1505 | SUBMISSION OF PLANS | 101 |
| 1506 | TOWNSHIP LIABILITY | 101 |
| XVIII | SIGNS | 102 |
| 1801 | PURPOSE | 102 |
| 1802 | GENERAL | 102 |
| 1803 | RESIDENTIAL DISTRICTS | 103 |
| 1804 | BUSINESS DISTRICTS | 103 |
| 1805 | LIGHT INDUSRIAL DISTRICTS | 104 |
| 1806 | SETBACK REQUIREMENTS | 104 |
| 1807 | YARD PROVISIONS | 105 |
| 1808 | FLOOD PLAIN ZONE | 105 |
| 1809 | ALLOWED SIGNS | 105 |
| 1810 | LETTERING SIZE | 106 |
| 1811 | ILLUMINATION | 106 |
| 1812 | TEMPORARY SIGNS | 106 |

| 1813 | PROHIBITED DEVICES | 107 |
|------|-----------------------------------------------------|-----|
| 1814 | ADMINISTRATION | 108 |
| XIX | OFF-STREET PARKING AND LOADING FACILITIES | 109 |
| 1901 | GENERAL REQUIREMENTS | 109 |
| 1902 | PARKING SPACE DIMENSIONS | 109 |
| 1903 | LOADING SPACE REQUIREMENTS AND DIMENSIONS | 109 |
| 1904 | PAVING | 110 |
| 1905 | DRAINAGE | 110 |
| 1906 | MAINTENANCE | 110 |
| 1907 | LIGHTING | 110 |
| 1908 | LOCATION OF PARKING SPACES | 110 |
| 1909 | SCREENING AND/OR LANDSCAPING, PARKING AREA CAPACITY | 111 |
| 1910 | REQUIRED TRASH AREAS | 111 |
| 1911 | DISABLED VEHICLES | 111 |
| 1912 | MINIMUM DISTANCE AND SETBACKS | 112 |
| 1913 | JOINT USE | 112 |
| 1914 | WHEEL BLOCKS | 112 |
| 1915 | WIDTH OF DRIVEWAYS | 112 |
| 1916 | ACCESS | 112 |
| 1917 | STRIPING | 113 |
| 1918 | PARKING SPACE REQUIREMENTS | 113 |

| 1918.01 | Residential | 113 |
|---------|-----------------------------------------------------------------------------------------|-----|
| 1918.02 | Business | 113 |
| 1918.03 | Recreational or entertainment | 114 |
| 1918.04 | Institutional | 115 |
| 1918.05 | Schools (public, parochial or private) | 115 |
| 1918.06 | Light Industrial | 116 |
| 1919 | GENERAL INTERPRETATIONS | 116 |
| 1920 | PLOT PLAN REVIEW | 116 |
| XX | ADMINISTRATION-ENFORCEMENT | 117 |
| 2001 | ZONING PERMITS | 117 |
| 2001.01 | Zoning permits required | 117 |
| 2001.02 | Contents of application for zoning permit | 117 |
| 2001.03 | Approval of zoning permit | 118 |
| 2001.04 | Submission to State Highway Director | 118 |
| 2001.05 | Expiration of zoning permit | 119 |
| 2003 | FAILURE TO OBTAIN A ZONING PERMIT | 119 |
| 2004 | CONSTRUCTION AND USE TO BE AS PROVIDED IN APPLICATIONS, PLANS, PERMITS AND CERTIFICATES | 119 |
| 2005 | COMPLAINTS REGARDING VIOLATIONS | 119 |
| 2006 | SCHEDULE OF FEES, CHARGES AND EXPENSES | 120 |

| 2007 | ZONING AMENDMENTS | 120 |
|---------|----------------------------------------------------|-----|
| 2007.01 | General | 120 |
| 2007.02 | Initiation of zoning amendments | 120 |
| 2007.03 | Contents of application | 120 |
| 2007.04 | Transmittal to the Zoning Commission | 121 |
| 2007.05 | Submission to State Highway Director | 121 |
| 2007.06 | Public hearing by the Zoning Commission | 122 |
| 2007.07 | Notice of public hearing in newspaper | 122 |
| 2007.08 | Notice to property owners by the Zoning Commission | 122 |
| 2007.09 | Submission to County Planning Commission | 122 |
| 2007.10 | Recommendations by the Zoning Commission | 123 |
| 2007.11 | Public hearing by the Township Trustees | 123 |
| 2007.12 | Notice of public hearing in newspaper | 123 |
| 2007.13 | Action by the Township Trustees | 123 |
| 2007.14 | Effective date and referendum | 123 |
| XXI | ZONING BOARD OF APPEALS | 125 |
| 2101 | PURPOSE | 125 |
| 2102 | ORGANIZATION AND PROCEDURE | 125 |

| 2102.01 | Appointment | 125 |
|---------|---------------------------------------------------------|-----|
| 2102.02 | Organization and rules | 125 |
| 2102.03 | Meetings | 126 |
| 2102.04 | Voting | 126 |
| 2102.05 | Minutes and records | 126 |
| 2102.06 | Witnesses and oaths | 126 |
| 2012.07 | Department assistance | 126 |
| 2103 | GOVERNING GUIDELINES | 127 |
| 2104 | JURISDICTION AND POWERS | 127 |
| 2105 | PROCEDURE AND REQUIREMENTS FOR APPEALS AND VARIANCES | 128 |
| 2105.01 | Appeals | 128 |
| 2105.02 | Fees | 128 |
| 2105.03 | Stay of proceedings | 128 |
| 2105.04 | Variances | 128 |
| 2105.05 | Application and standards for appeals and variances* | 129 |
| 2105.06 | Conditions for granting variances | 130 |
| 2105.07 | Variations to nonconforming uses and buildings | 132 |
| 2105.08 | Conditions imposed by the Board | 132 |
| 2105.09 | Lapses of variances | 133 |
| 2105.10 | Public hearing by the Board of Zoning Appeals | 133 |

| 2105.11 | Notice of public hearing in newspaper | 133 |
|----------|-----------------------------------------------------------------------------------------------------------------|-----|
| 2105.12 | Notice to parties in interest | 133 |
| 2106 | PROCEDURE AND REQUIREMENTS FOR APPROVAL OF CONDITIONAL USES | 133 |
| 2106.01 | Contents of application for conditional use permit* | 133 |
| 2106.02 | General standards applicable to all conditional uses | 134 |
| 2106.03 | Supplementary conditions and safeguards | 135 |
| 2106.04* | Public hearing by the Board of Zoning Appeals | 136 |
| 2106.05* | Notice of public hearing in newspaper | 136 |
| 2106.06* | Notice to parties in interest | 136 |
| 2106.07* | Expiration of conditional use permit | 136 |
| 2107 | DECISIONS OF THE BOARD | 136 |
| 2108 | DUTIES OF ZONING INSPECTOR, ZONING BOARD OF APPEALS, TOWNSHIP TRUSTEES AND COURTS ON MATTERS OF APPEAL | 137 |
| 2109 | APPEAL TO COURTS | 137 |
| XXII | PENALTY FOR VIOLATION | 138 |
| 2201 | PENALTIES FOR VIOLATION | 138 |
| 2202 | CIVIL ACTION | 138 |
| 2203 | REMEDIES CUMULATIVE | 138 |
| XXIII | MISCELLANEOUS PROVISIONS | 139 |
| 2301 | INTERPRETATION | 139 |

| 2302 | VALIDITY | 139 |
|------|----------------|-----|
| 2303 | EFFECTIVE DATE | 139 |
| 2304 | REPEAL | 139 |

APPENDIX A

ZONING MAP
ZONING CHANGE PROCEDURE
C.D. ENDORSEMENT
ENDORSEMENT RECEIPT
APPLICATION FOR ZONING PERMIT
APPLICATION TO ZONING BOARD OF APPEALS
APPLICATION TO ZONING COMMISSION