

# Springfield Township Clark County, Ohio

## Zoning Regulations

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CHAPTER I  
GENERAL INTRODUCTION

ARTICLE 1  
TITLE AND PURPOSE

**Section 101 Purpose.** A resolution establishing comprehensive Zoning Regulations for the unincorporated area of Springfield Township, Clark County, Ohio and providing for the administration, enforcement, and amendment thereof, in accordance with the provisions of Chapter 519, Ohio Revised Code (ORC).

Whereas, Chapter 519, Ohio Revised Code, empowers the Township to enact a Zoning Resolution and to provide for its administration, enforcement, and amendment, and

Whereas, the Springfield Township Trustees deem it necessary for the purpose of promoting the health, safety, morals, or general welfare of the Township to enact such a Resolution, and

Whereas, the Trustees, pursuant to the provisions of Chapter 519.04 of the Ohio Revised Code, has appointed a Zoning Commission to recommend the boundaries of the various districts and appropriate regulations to be enforced therein, and

Whereas, the Zoning Commission has divided the Township into districts and has prepared regulations pertaining to such districts in order to lessen congestion in the streets; to secure safety from fire, panic and other dangers; to promote health and the general welfare; to provide adequate light and air; to prevent the over-crowding of land; to avoid the undue concentration of population; to facilitate the adequate provision for transportation, waste, sewage, schools, parks, and other public requirements, and

Whereas, the Zoning Commission has given reasonable consideration among other things to the character of the districts and their peculiar suitability for particular uses, with a view to conserving the value of buildings, and encouraging the most appropriate use of land throughout the unincorporated area of the Township, and

Whereas, the Zoning Commission and Township Trustees have given due public notice of hearings relating to zoning districts, regulations, and restrictions, and has held such public hearings, and Whereas, all requirements of Chapter 519 of the Ohio Revised Code have been met.

**Section 102 Enacting Clause.** Now therefore be it resolved by the people of the Township of Springfield, County of Clark, State of Ohio all that follows herein:

**Section 103 Title.** This Resolution shall be known and may be cited as the Springfield Township Zoning Resolution (Zoning Resolution).

**Section 104 Interpretation and Correlation of Standards.** In their interpretation and application, the provisions of this Zoning Resolution shall be held to be minimum requirements. Whenever the requirements of this Resolution are at variance with the requirements of any other lawfully adopted rules, regulations, ordinances, or resolutions, the most restrictive, or that imposing the highest standards shall govern.

ARTICLE 2  
CONSTRUCTION OF LANGUAGE AND DEFINITIONS

**Section 200 Construction of Language.**

- A. The particular shall control the general.
- B. In case of any difference of meaning or implication between the text of this Resolution and any caption or illustration, the text shall control.
- C. The word *shall* is always mandatory and not discretionary. The word *may* is permissive.
- D. Words used in the present tense shall include the future tense, the singular number shall include the plural, and the plural number includes the singular, unless the context clearly indicated the contrary.
- E. A *building* or *structure* includes any part thereof.
- F. The words used or occupied include the *words intended, designed, arranged, or maintained.*
- G. The word *person* includes an individual, firm, association, organization, partnership, trust, company, or any other similar entity.
- H. The word *lot* includes the words plot or parcel.
- I. Unless the context clearly indicated the contrary, where a regulation involves two or more items, conditions, provisions, or events connected by the conjunction *and, or either or*, the conjunction shall be interpreted as follows:
  - 1. *And* indicates that all the connected items, conditions, provisions, or events shall apply.
  - 2. *Or* indicates that the connected items, conditions, provisions, or events may apply singly or in any combination.
  - 3. *Either or* indicates that the connected items, conditions, provisions or events shall apply singly but not in combination.
- J. Terms not herein defined shall have the meaning customarily assigned to them.

**Section 201 Definitions (beginning with the letter A)**

**201.01 Accessory Use.** Any purpose for which a building, structure, or a tract of land may be designed, arranged, intended, maintained, or occupied which:

- A. Is customarily incidental and subordinate in area, extent or purpose to the principal building, structure or use which it serves.
- B. Is located on the same zoning lot as the principal building, structure or use, with the single exception of such accessory off-street parking facilities as are permitted to locate elsewhere other than on the same zoning lot with the building or use served under 3303.01(E) of this resolution.



**201.02 Agriculture.** As used in section 519.02 to 519.25 of the Revised Code, “Agriculture” includes farming; ranching; aquaculture; apiculture; horticulture; viticulture; animal husbandry, including, but not limited to, the care and raising of livestock, equine, and fur-bearing animals; poultry husbandry and the production of poultry and poultry products; dairy production; the production of field crops, tobacco, fruits, vegetables, nursery stock, ornamental shrubs, ornamental trees, flowers, sod, or mushrooms; timber; pasturage; any combination of the foregoing; the processing, drying storage, and marketing of agricultural products when those activities are conducted in conjunction with, but secondary to, such husbandry or production. [rev. 10-27-2009]

**201.03 Alley.** A dedicated public right-of-way, other than a street, that affords a secondary means of access to abutting property.

**201.04 Automobile or Trailer Sales Area.** An open area, other than a street, used for the display, sale or rental of new or used motor vehicles or trailers in operable conditions; and where no repair work is done.

**201.05 Automobile Service Station.** A structure and surrounding land used for the storage and sale of petroleum fuel, primarily to passenger vehicles, and for accessories or supplies; the incidental washing of motor vehicles and the performing of tune-ups, tire and brake changing and repair.

**201.06 Automobile Wrecking.** The dismantling or disassembling of used motor vehicles or trailers, or the storage, sale, or dumping of dismantled, non-operating or wrecked vehicles or their parts.

## **Section 202 Definitions (beginning with the Letter B)**

**202.01 Basement.** That portion of the building located partly underground but having more than one-half (1/2) of its clear floor-to-ceiling height below the average grade of the adjoining ground.

**202.02 BZA.** The Board of Zoning Appeals of Springfield Township.

**202.03 Building.** Any covered structure, either temporary or permanent, having a room supported by columns or walls and intended for the shelter or enclosure of persons, animals, chattels, or moveable property of any kind.

**202.04 Building Height.** The vertical distance from the average grade to the highest point of the coping of a flat roof or to the deck line of a mansard roof; or to the mean height level between eaves and ridge for gable, hip, and gambrel roofs.

**202.05 Building Line.** A line parallel to the street right-of-way line at any story level of a building and representing the distance which all or any part of the building is to be set back from said right-of-way, except as specified in Article 29.

## **Section 203 Definitions (beginning with the letter C)**

**203.01 CEDA RPC.** The Central CEDA Regional Planning Commission. [eff. 03-22-2016]

## **Section 204 Definitions (beginning with the letter D)**

**204.01 Development Standards.** Standards controlling the size of structures and the relationships of structures and the uses to each other and to open areas and lot lines. Development standards include regulations controlling maximum height, minimum lot area, minimum lot frontage, minimum size of yards and setbacks, maximum lot coverage and maximum floor area ration.

**204.02 District.** A portion of the unincorporated area of Springfield Township within which certain uniform regulations and requirements or various combinations thereof apply under the provisions of this Zoning Resolution.

**204.03 Dwelling.** Any building or portion thereof occupied or intended to be occupied exclusively for residential purposes, but not including a tent, cabin, trailer, trailer coach, or other temporary or transient structure or facility.

- A. Single Family: A building occupied or constructed to be occupied exclusively for residential purposes by one (1) family or housekeeping unit.
- B. Two Family: A building occupied or constructed to be occupied exclusively not more than two (2) families or housekeeping units.
- C. Multiple: A building or portion thereof occupied or constructed to be occupied by three (3) or more families or housekeeping units.

**204.04 Dwelling Group.** A group of two or more detached dwellings located on a parcel of land in one ownership and having any yard or court in common.

**204.05 Dwelling Units.** One room, or a suite of two (2) or more rooms, designed for used by one family or housekeeping unit for living and sleeping purposes and which includes permanently installed cooking and lawfully required sanitary facilities.

## **Section 205 Definitions (beginning with letter E)**

**205.01 Eating Place #1:** An establishment, other than a dining room operated by a hotel, motel, or private club, offering food and beverage, which may include liquor, beer wine, if licensed by the State of Ohio, for consumption only inside the building.

**205.02 Eating Place #2 :** An establishment having the attributes of an Eating Place #1, and which also provides live entertainment.

**205.03 Eating Place- Carry-Out:** An establishment offering food and beverages, which may include liquor, beer and wine, if licensed by the State of Ohio, Where the food and beverages are dispensed at the counter to persons not in or on motor vehicles.

**205.04 Eating Place- Drive-In:** An establishment offering food and beverages, which may include liquor, beer and wine, if licensed by the State of Ohio, where the food and beverages are served directly to the persons while in or on motor vehicles.

**205.05 Essential Service:** The location, erection, construction, reconstruction, change, alteration, maintenance, removal, use or enlargement by public utilities or county or other governmental agencies, of underground or overhead gas, electrical, steam, or water generation, transmission or distributing systems; including buildings, structures, towers, poles, wires, mains, drains, sewers, pipes, conduits, cables, fire alarms boxes, police call boxes, traffic signals, hydrants, and other similar equipment or accessories and the use of land in connection there within, for the furnishing of adequate service by such public utilities or county or other governmental agencies or for the public health,

safety, morals, and general welfare; as such, essential services are allowed in all zoning districts. [rev. 10-27-2009]

## **Section 206 Definitions (beginning with the letter F)**

**206.01 Family:** Two (2) or more persons living in the same household who are related to each other by blood, marriage or adoptions; but not including a group occupying a boarding house, lodging house or motel, fraternity or sorority house.

**206.02 Floor Area (gross):** The sum of the gross horizontal area of all the floors of a building measured from the exterior faces of the exterior walls or from the centerline of walls separating two (2) buildings. Floor area shall include the area of the basements when used for residential, commercial, or industrial purposes, but shall not include a basement or portion of a basement used for storage or the housing of mechanical or central heating equipment. In calculating floor area, the following shall not be included:

- A. Attic Space providing structural head room of less than 7' 6" (seven [7] feet, six [6] inches).
- B. Uncovered steps.
- C. Terraces, breezeways and open porches.
- D. Automobile parking space in a basement or private garage.
- E. Accessory off-street loading berths, but not to exceed twice the space required by the provisions of this Resolution.

**206.03 Floor Area Ratio:** The floor area ration of the building or other structure on any lot is determined by dividing the gross floor area of such building or structure by the area of the lot on which the building or structure is located. When more than one (1) building or structure is located on a lot, then the floor area ration is determined by dividing the total floor area of all building or structures by the area of the lot. The floor area ration requirements, as set forth under each zoning district, shall determine the maximum floor area allowable for buildings or other structures, in direct ratio to the gross area of the lot.

**206.04 Frontage.** See lot Frontage Subsection 212.10.

## **Section 207 Definitions (beginning with letter G)**

**207.01 Garbage.** Garbage shall be interpreted to mean all putrescible wastes including vegetable, animal, offal, and carcasses, of small dead animals; but does not include human excreta; sewage and other water-carried wastes.

**207.02 Grade.** The average level of the finished surface of the ground adjacent to the exterior walls of the building or structure.

**207.03 Greenbelt.** A strip of land parallel to and extending inwardly from the lot lines or right-of-way lines. Said Greenbelt shall be maintained at all times in grass, trees, shrubs, or plantings, or not structures, parking areas or signs shall be permitted.

**Section 208 Definitions (beginning with the letter H)**

**208.01 Home Occupation.** A home occupation shall be an occupation carried on within a dwelling unit by members of the family residing therein an provided:

- A. Said occupation does not require a state or local license and/or inspection.
- B. It doesn't not occupy more than two hundred (200) square feet of floor area within the dwelling unit and does not require alteration of the structure.
- C. Signs for home occupations are subject to regulations in Article 31.
- D. The only mechanical equipment installed or used is that which is normally used for domestic or household purposes.
- E. The majority of the business enterprise is performed at an off-site location away from the home. [eff. 10-27-2009]
- F. Storage of equipment and material related to said home occupation shall be at an off-site location away from the residence. [eff. 10-27-2009]

**208.02 Housekeeping Unit.** One (1) or more persons living in a dwelling who are not family.

**Section 209 Definitions (beginning with letter I)**

**Section 210 Definitions (beginning with letter J)**

**210.01 Junk.** Old or scrap copper, brass, rope, rags, batteries, paper, rubber, junked, dismantled or wrecked automobiles or parts thereof; iron, steel, and other old or scrap ferrous or non ferrous materials which are not held for sale or remelting purposes by an establishment having facilities for processing such materials.

**210.02 Junk Yard.** An establishment or place of business (other than an establishment having facilities for processing iron, steel, or non-ferrous scrap and whose principal product is scrap iron and steel or non ferrous scrap for sale for remelting), which is maintained or operated for the purpose or storing, keeping, buying or selling junk; or operation or an automobile graveyard, except an establishment or place where automobiles, wrecked or otherwise, are held or impounded for a period not to exceed ninety (90) days exclusively for storage, repair, or resale without alteration.

**Sections 211 Definitions (beginning with letter K)**

**211.01 Kennel or Animal Shelter.** Any structure or runway in which dogs or other small animals are kept for compensation or sale.

**Section 212 Definitions (beginning with letter L)**

**212.01 Land Use Plan**

The long-range plan for the desirable use of land within the unincorporated area of Clark County as officially adopted and as amended from time to time by Clark County.

**212.02 Landscaping.** The improvement of open areas by the planting and maintenance of trees, bushes, flower gardens, grass, and other vegetation.

**212.03 Livable Space.** Part of the open space as found in planned developments which includes all land not covered by roof or devoted to streets, easements of access, and parking.

**212.04 Live Entertainment.** Any entertainment provided in eating places, other than music mechanically produced by jukeboxes or other devices for the disseminating of recorded music.

**212.05 Loading Space.** An off-street space or berth on the same lot with a building or contiguous to a group of buildings, for the temporary parking of a commercial vehicle while loading or unloading merchandise or materials; and which abuts up a street, alley or other appropriate means of access.

**212.06 Lot.** A piece or parcel of land occupied or intended to be occupied by a principal building or a group of such buildings and its accessory buildings and uses, including all open spaces required by this Zoning Resolution, and having frontage on a public street. The word *lot* includes the words *plot* or *parcel*.

- A. Corner: A lot abutting upon two (2) or more streets at their intersection or upon two (2) parts of the same street, and in either case forming an interior angle of one hundred thirty-five (135) degrees or less.
- B. Double Frontage. Through Lot: A lot having frontage on two (2) non-intersecting streets, as distinguished from a corner lot.
- C. Interior: A lot other than a corner lot or double frontage/through lot.

**212.07 Lot Area.** The computed area contained within the lot lines.

**212.08 Lot Coverage.** That percentage of a lot which, when viewed directly from above, would be covered by a structure or structures, or any part thereof, excluding projecting roof eaves.

**212.09 Lot Depth.** The horizontal distance between the front and rear lot lines, measured along the median between the side lot lines. In no case will the lot depth be less than its width.

**212.10 Lot Frontage.** The distance between the side lot lines, measured by a line drawn parallel with the front lot line at a point of required minimum front yard depth.

#### **212.11 Lot Lines**

- A. Front: A street right-of-way line forming the boundary of a lot. On a corner lot, the street right-of-way line with the least amount of street frontage shall be the front lot line.
- B. Rear: The lot line that is most distance from, and is, or is mostly nearly parallel to, the front lot line. If a rear lot line is less than fifteen (15) feet long, or if the lot comes to a point at the rear, fifteen (15) feet long lying wholly within the lot, parallel to the front lot line.
- C. Side: A lot line which is neither a front lot line nor a rear lot line. On a corner lot the street right-of-way line with the greatest amount of street frontage shall be a side street lot line. A side lot line separating a lot from another lot or lots is an interior side lot line.

**212.12 Lot of Record.** A lot which is part of a subdivision, the plot of which has been recorded in the Office of the Recorder of Clark County; or a parcel of land, the deed to which was of record as the effective date of the this Zoning Resolution.

**Section 213 Definitions (beginning with letter M)**

**213.01 Manufacturing.** The assembling, altering, converting, fabricating, finishing, processing or treatment of a product.

**213.02 Manufactured Home.** Any self-propelled or nonself-propelled vehicle so designed, constructed, reconstructed or added by means of accessories in such manner as will permit the use an occupancy thereof for human habitation, whether resting on wheels, jacks, or other foundation and used or so constructed as to permit its use as a conveyance upon the public streets or highways. [eff. 03-22-2016]

**213.03 Manufactured Home Park.** An area of land for the parking of three (3) or more manufactured homes. [eff. 03-22-2016]

**213.04 Motel / Motor Hotel.** A series of attached, semi-detached or detached rental units containing a bedroom, bathroom, and closet space. Units shall provide for overnight lodging and are offered to the public for compensation, and shall cater primarily to the public traveling by motor vehicle.

**Section 214 Definitions (beginning with letter N)**

**214.01 Non-Conforming Use of Buildings and Land.** The lawful use of any dwelling, building, or structure and of any land or premises, as existing and lawful at the time of enactment of a zoning resolution or amendment thereto, may be continued, although such use does not conforms with the provisions of such resolution or amendment. If any such nonconforming use is voluntarily discontinued for two (2) years or more any future use of such land shall be in conformity with Sections 519.01 to 519.25 inclusive of the Ohio Revised Code.

**214.02 Nursery or Child Care Center.** A building used for the commercial care of three (3) or more children not members or wards of the family.

**214.03 Nursing Home, Rest Home or Convalescent Home.** A place, residence or home used for the boarding and care for a consideration of not less than three (3) persons, not members of the immediate family, operating such facilities, who by reason of age or infirmity are dependent upon the services of others.

#### **214.04 Nuisance Factors**

An offensive, annoying, unpleasant, or obnoxious thing or practice, a cause or source of annoyance, especially a continuing or repeating invasion of any physical characteristics of activity or use across a property line which can be perceived by or affects a human being or the generation of an excessive or concentrated movement of people or things, such as, but not limited to:

- |           |                 |   |
|-----------|-----------------|---|
| (a) noise | (f) fumes       | (k) electronic or atomic radiation                      |
| (b) dust  | (g) flashes     | (l) objectionable effluent                              |
| (c) smoke | (h) vibration   | (m) noise of congestion of people                       |
| (d) odor  | (i) shock waves | (n) passenger traffic                                   |
| (e) glare | (j) heat        | (o) invasion of non-abutting street frontage by traffic |

#### **Section 215 Definitions (beginning with letter O)**

**215.01 Open Space.** A parcel of land or an area of water, or combination of both land and water, within a site designed and intended for the use and enjoyment of its residents. Open space includes streets, easements, parks, recreation, areas, off-street parking or loading areas, public open space, or other facilities dedicated by the developer for public use. Open space shall be substantially free of structures, or may contain such improvements as are approved as a part of the general development plan and are appropriate for the residents or occupants.

**215.02 Open Storage.** Storing or keeping of chattels not enclosed in a building.

#### **Section 216 Definitions (beginning with letter P)**

**216.01 Planned Development** Planned Development is:

- A. Land under unified control, planned and developed as a whole,
- B. In a single development operation or a definitely programmed series of development operations including all lands and buildings,
- C. According to comprehensive and detailed plans which include not only streets, utilities, lots or building sited and the like, but also site plans and designed principles for all buildings as intended to be located, constructed, used, and related to each other; and detailed plans for other uses and improvements on the land as related to buildings, and
- D. With a program for provision, operation, and maintenance of such areas, improvements and facilities necessary for common use by some or all of the occupants of the development, but which will not be provided, operated, or maintained at general public expense.

#### **Section 217 Definitions (beginning with letter Q)**

## **Section 218 Definitions (beginning with letter R)**

**218.01 Recreation.** All area, open or enclosed, available for the general use of the residents for active or passive recreation. Recreation space shall be provided in locations easily accessible to the living units, but where they will not impair the view and privacy of living units. Such space may be a part of the livability space, where required.

**218.02 Refuse.** Refuse shall mean combustible and noncombustible waste materials, except garbage, rubber, leather, tree branches, tin cans, metals, mineral matter and dust.

**218.03 Roadside Stand.** A temporary structure designed or used for the display or sale of agricultural products produced on the premises upon which such a stand is located.

**218.04 Room, Habitable.** A room Occupied or designed to be occupied by one or more persons for living, sleeping, eating or cooking, including kitchens serving a dwelling unit, but not including bathrooms, toilet compartments, laundries, pantries, attics for storage, and other similar spaces.

**218.05 Rooming House.** A dwelling in which two (2) or more rooms for lodging, with or without board, are provided for compensation.

## **Section 219 Definitions (beginning with letter S)**

**219.01 Setback.** See building line, Subsection 202.05 and Thoroughfare Plan, Subsection 220.01. [eff. 03-22-2016]

**219.02 Sign.** A name, identification, description, display or illustration which is affixed to or painted upon a building, structure or piece of land; or affixed to the glass on the outside or inside of a window so as to be seen from the outside of a building and which directs attention to an object, product, place, activity, person, institution, organization, or business.

**219.03 Sign Area.** The entire area within a single continuous perimeter enclosing the extreme limits of writing, representation, emblem, or any figure of similar character together with any frame or other material or color forming an integral part of the display or use to differentiate such sign from the background against which it is placed; excluding the necessary supports or uprights on which such sign is placed. The area of a sign having more than one display surface shall be computed as the total of the exposed exterior display surface area.

**219.04 Sign Face.** The surface of the sign upon, against, or through which the message of the sign is exhibited.

**219.05 Sign Height.** The vertical distance from the uppermost point used in measuring the area of the sign to the crown of the road on which the property fronts.

**219.06 Sign Structure.** The supports, uprights, bracing or framework for signs.

**219.07 Stable.** A structure for the keeping of domesticated animals.

**219.08 Story.** That portion of a building, including between the surface of any floor and the surface of the floor next above it, or if there be no floor above it, then the space between the floor and the ceiling next above it.



**219.09 Street.** An improved public right-of-way fifty (50) feet or more in width which provides a public means of access to abutting property or any such right-of-way more than thirty (30) feet and less than (50) feet in width provided it existed prior to the enactment of this Zoning Resolution and provided such street has been accepted by Springfield Township or Clark County. The term *street* shall include avenue, drive, circle, road, parkway, boulevard, highway, thoroughfare, or any other similar term.

**219.10 Structural Alteration.** Any Change in the structural members of a building, such as load bearing walls, columns, beams or girders.

**219.11 Structure.** Anything constructed, except pavement, the use of which requires permanent location on the ground or attachment to something having a permanent location on the ground.

## **Section 220 Definitions (beginning with letter T)**

**220.01 Thoroughfare Plan.** The Official Thoroughfare Plan, of and as adopted by the Regional Planning Commission, establishing the location and official right-of-way widths of principal highways and streets in the County on file in the Office of the Recorder, together with all amendments thereto subsequently adopted. The right-of-way of arterial and other streets not included within the Thoroughfare Plan shall be determined from such other official documents as may be recognized by the County Engineer's Office. Setback shall be measured from future right-of-way lines when they exist.

**220.02 Township Trustees.** The Board of Trustees for Springfield Township. [eff. 03-22-2016]

### **220.03 Trailer**

- A. Travel Trailer: A vehicular, portable structure built on a chassis and designed to be used as a temporary dwelling for travel, recreational, and vacation uses. [eff. 03-22-2016]
- B. Travel Trailer Park: An area of land for the parking of three (3) or more travel trailers. [eff. 03-22-2016]

**220.04 Truck Terminal.** Premises which are used for loading or unloading of trucks upon which storage of cargo is incidental to the primary function of motor freight shipment point, and which is designed to accommodate the simultaneous loading or unloading of two (2) or more trucks.

## **Section 221 Definitions (beginning with letter U)**

## **Section 222 Definitions (beginning with letter V)**

## **Section 223 Definitions (beginning with letter W)**

## **Section 224 Definitions (beginning with letter X)**

## **Section 225 Definitions (beginning with letter Y)**

### **225.01 Yard (Front)**

- A. Front Yard: An open space extending the full width of the lot between a building and the front lot line, unoccupied and unobstructed from the ground upward except as hereinafter specified.

- B. Front Yard (least depth): The shortest distance, measured horizontally, between any part of the building and the front lot line.
- C. Front Yard (least depth, how measured): Such depth shall be measured from the right-of-way line of the existing street on which the lot fronts; provided, however, that if the proposed location of the right-of-way line of such street as established on the Thoroughfare Plan differs from that of the existing street, then the required front yard least depth shall be measured from the right-of-way line of such street as designated on said Thoroughfare Plan.

**225.02 Yard (Rear)**

- A. Rear Yard: An open space extending the full width of the lot between a building and the rear lot line, unoccupied and unobstructed from the ground upward except as hereinafter specified.
- B. Rear Yard (least depth): The average distance measured horizontally between any part of a building and the nearest rear lot line.

**225.03 Yard (Side)**

- A. Side Yard: An open space extending from the front yard to the rear yard between a building and the nearest side lot line unoccupied and unobstructed from the ground upward except as hereinafter specified.
- B. Side Yard (least width): The shortest distance measured horizontally between any part of a building, other than such parts hereinafter excepted, and the nearest side lot line.
- C. Side Yard (least width, how measure): Such width shall be measured from the nearest side lot line. On a corner lot when the side lot line is a side street lot line, the required side yard shall be the same as the required front yard of the lot adjacent thereto.

**Section 226 Definitions (beginning with letter Z)**

**226.01 Zoning Certificate.** That document signed by the Zoning Inspector or his authorized agent which certifies that the use to be made of a particular property is a permissible use according to the terms of the Springfield Township Zoning Regulations.

**226.02 Zoning Commission.** The Zoning Commission of Springfield Township. [eff. 03-22-2016]

**226.03 Zoning Inspector.** The Zoning Inspector (Administrative Officer) or his authorized representative, appointed by the Board of Township Trustees, Springfield Township, Clark County, Ohio.

**226.04 Zoning Map.** The Zoning Map or maps of the unincorporated areas of Springfield Township or portion thereof together with all amendments thereto subsequently adopted.