

CHAPTER II  
DISTRICTS

ARTICLE 3  
ZONING DISTRICTS, BOUNDARIES AND MAPS

**Section 301 Districts Established**

The unincorporated territory of Springfield Township, Clark County, Ohio, zoned under Section 519.02 seq., of the Ohio Revised Code (ORC), shall be and is hereby divided into the following districts:

“A”	Agricultural Residential District	“B-3”	General Business District
“R-1”	Single Family Residential District	“B-4”	Expressway Service District
“R-2”	Single Family Residential District	“S”	Specified Use Control
“R-3”	Single Family Residential District	“I-1”	Light Industrial District
“R-4”	Single Family Residential District	“I-2”	General Industrial District
“R-5”	Two Family Residential District	“I-3”	Heavy Industrial District
“R-6”	Multiple Family Residential District	“F”	Flood Plain District
“R-7”	Multiple Family Residential District	“NR”	Natural Resources
“R-8”	Mobile Home residential District	“PD-1”	Planned Residential District
“OR-1”	Office Residential District	“PD-2”	Planned Office District
“O-2”	Office District	“PD-3”	Planned Business District
“B-1”	Neighborhood Business District	“PD-4”	Planned Industrial District
“B-2”	Community Business District		

**Section 302 Boundaries**

**302.01 Incorporation.** The Boundaries of these districts are hereby established as shown on the Zoning Map of the unincorporated areas of Springfield Township in Clark County, Ohio, which Map is hereby made a part of this Zoning Resolution. The said *Zoning Map* and all notations and references and other matters shown thereon, shall be, and are hereby made, part of this Zoning Resolution. Said *Zoning Map* properly attested, shall be and remain on file in the Office of the Township Zoning Inspector, Springfield Township Trustees, and the Springfield Township Zoning Commission of Clark County, Ohio.

**302.02 Areas Shown on Map.** It is the intent of this Zoning Resolution that the entire area under the jurisdiction of Springfield Township Zoning, including all land, water areas, rivers, streets, alleys, railroad, and other rights-of-way be included in the districts established by this Zoning Resolution. Any area not shown on the Official Zoning Map of the Township as being included in any district shall be deemed to be in the “R-1” Single Family Residential District.

**302.03 Rules of Interpretation.** In the event uncertainty exists with respect to the intended boundaries of the various districts shown on the Official Zoning Maps, the following rules shall apply;

- A. Where the designation of a boundary line on the Zoning Maps coincides with the location of a street or alley, the centerline of such street or alley shall be construed to be the boundary of such district.
- B. Where the district boundaries do not coincide with the location of streets or alleys, but do not coincide with lot lines, such lot lines shall be construed to be the boundary of such district.
- C. Where the district boundaries do not coincide with the location of streets, alley or lot lines, the district boundaries shall be determined by the use of the scale show on the Zoning Maps.
- D. All streets, alleys, public ways, waterways, and railroad rights-of way, if not otherwise specifically designated, shall be deemed to be in the same zone as the property immediately abutting upon such streets, alleys public ways, waterways, and railroad rights-of way.
- E. Where the centerline of a street, alley, public way, waterway or railroad right-of-way serves as a district boundary, the zoning of such areas, unless otherwise specifically designated, shall be deemed to be the same as that of the abutting property up to the centerline.

### **Section 303 District Requirements**

- A. In all districts, no building or structure or part thereof, hereafter shall be erected, constructed, or altered and maintained and no new use or change shall be made or maintained of any building, structure, or land or part thereof, except in conformity with the provisions of this Resolution.
- B. All buildings and uses in any district shall be subject to the provisions of Article 26, Schedule of Regulations; Chapter 3, General Regulations; and Chapter 4, Special Regulations.

## ARTICLE 4

### “A” AGRICULTURAL DISTRICTS AND PURPOSE

#### **Section 400 Intent**

This district has been established to provide for agricultural activity on large tracts and areas of open land.

#### **Section 401 Permitted Uses**

- A. Agricultural uses as defined in ORC 519.01; refer to Section 201.02 of this book.
- B. Single family dwellings.
- C. Public, parochial, and other private elementary and/or high schools offering courses in general education and not operated for profit.
- D. Publicly owned and operated buildings and facilities.
- E. Places of worship having at least one property line attributing a major or secondary thoroughfare, with at least two (2) entrances/exists.
- F. Parks, playgrounds, community centers and libraries. [eff. 4-23-2015]
- G. Colleges and universities, that meet the following standards:
  - 1. Minimum site of forty (40) acres.
  - 2. All access to site shall be from a major or secondary thoroughfare.
  - 3. All buildings shall be at least one hundred and fifty (150) feet from all property lines, except residential buildings which shall be at least eighty (80) feet from all property lines.

#### **Section 402 Conditional Uses**

The following Conditional Uses subject to approval in accordance with Article 39, Section 3906.

- A. Airports in accordance with the provisions of Section 3703.
- B. Cemeteries, including mausoleums and crematoria, provided that any mausoleum or crematorium shall be a distance of at least two hundred (200) feet and burial sites at least one hundred (100) feet from adjacent property, street and highway lines, and provided further that any new cemetery shall contain an area of twenty (20) acres or more.
- C. Kennels and animal hospitals for the raising, breeding, treatment, and boarding of dogs, or other small animals, provided that all outside runs be at least two hundred (200) feet from all property lines.
- D. Riding academies, provided that any building or stable shall be a stance of two hundred (200) feet from any Residential District.
- E. Golf Courses, driving ranges, miniature golf courses, swimming pools, tennis courts, gun clubs and similar recreational uses subject to the requirements of Article 35.

- F. A nursing, convalescent or rest home having at least one property line abutting a Major or secondary thoroughfare, with at least two (2) entrances/exists.
- G. Bed and Breakfast: Before approval of this conditional use, a traffic study is to be performed to determine the impact on the area. A parking plan providing that there is adequate parking and that the parking will be screened from view of adjacent residential properties must be provided.
- H. Overnight parking and storage of vehicles over fifteen thousand (15,000) pounds Gross Vehicle Weight, buses, manufactured homes and trailers. [eff. 10-27-2009]
- I. Resource and Mineral Excavation, but excluding concrete batching plants and asphalt mixed plants. {moved from Article 20} [eff. 03-22-2016]

An application for such operation shall set forth the following information in narrative (text) form and/or maps:

1. Name of the owner(s) of the land which removal is to be made.
2. Name of the Applicant making the request for such permit.
3. Name of the person or corporation conducting the actual mining operations.
4. Vertical aerial photograph showing site, contiguous land and accessible public roads.
5. Location, description and size of the area from which the removal is to be made, drawn by a registered engineer or land surveyor.
6. Location of the processing plant to be used and any accessory or kindred operations that may be utilized in connection with the operation of the processing plant by the mining processor or any other firm, person, or corporation. The processing plant shall be located as to minimize the problems of dust, dirt, and noise insofar as reasonably possible.
7. A detailed plan and timetable of the type of resources or materials to be removed.
8. Proposed method of removal and whether or not blasting or other use of explosives will be required.
9. General description of the equipment to be used.
10. A copy of the Reclamation Plan, approved by the Ohio Department of Natural Resources shall be filed with the Zoning Inspector.
11. Report by a qualified soil scientist, soils engineer or geologist regarding the effect the proposed operation will have upon the watershed of the area with particular attention being devoted to the water table, and if water bodies are to be created, the anticipated permanence of such.

#### Development Standards

- A. Excavation, washing, and stockpiling of extracted material shall not be carried on closer than fifty (50) feet to any property line, or such greater distance as specified by the Board, where such is deemed necessary or the protection of adjacent property except that this distance requirement may be reduced by the written consent of the owner or owners of abutting property, but in such even, adequate lateral support shall be provided for said abutting property.
- B. In the event that the site of the mining operation is adjacent to the right-of-way of any public street or road or adjacent residentially zoned districts, no part of such

operations shall take place closer than one hundred and fifty (150) feet to the nearest lone of such right-of-way or residential district, except as may otherwise be provided by Section 4153.11 of the Revised Code of the State of Ohio.

- C. Any excavated area adjacent to the right-of-way of any public street or road shall be back-filled for a distance of one hundred and fifty (150) feet from the right-of-way line.
- D. Each tract of land for natural resources development shall have a minimum frontage on a major or secondary thoroughfare of at least two hundred (200) feet which shall provide the only approved access to property, except that the BZA may approve:
  - 1. A lesser frontage if written consent of owner in fee adjacent property is first secured.
  - 2. If tract has no frontage but is fronted by a natural resource operation properly zoned, if written permission for access to major or secondary thoroughfare is first secured from owner in fee and leaseholder, if any.
- E. Fencing or other suitable barriers shall be erected and maintained around the entire site or portions thereof where in the opinion of the BZA, such fencing or barriers is necessary for the protection of the public safety and shall be of a type specified by the BZA.
- F. All equipment and machinery shall be operated and maintained in such manner as to minimize dust, noise and vibration. Access roads shall be maintained in a dust-free condition by surfacing or other treatment as may be specified by the BZA.
- G. Quarrying shall not be carried out closer than five hundred (500) or farther if specified by the BZA, to any adjoining property line unless written consent of such adjoining property owner, has first been obtained and approved by the BZA.

{Reclamation Plan & monitoring is controlled by ODNR}

**Section 403 Accessory Uses** A single family dwelling for persons employed on the premises and not rented or otherwise used as a separate dwelling.

- A. A private garage, parking space, or stable.
- B. Roadside stands, offering for sale only agricultural products grown on the premises.
- C. The keeping of animals and/or fowl as pets or for domestic use.
- D. Home occupation as defined in Article 2, Subsection 208.01.
- E. Any other use as defined in ORC 519.01 and which is normally considered to be an agricultural use.

**Section 404 Development Standards**

See Article 26, Schedule of Regulations and Chapter III and IV, General and Specific Regulations.

## ARTICLE 5

### “R-1” THRU “R-4” SINGLE FAMILY RESIDENTIAL DISTRICT

**Section 500 Intent.** The “R-1” thru “R-4” Single Family Residential Districts as herein established are intended to be the most restrictive of the residential districts. The intent is to provide for an environment of predominantly low density, single family detached dwellings along with other residentially related facilities which serve the residents in the district.

#### **Section 501 Permitted Uses**

- A. Single family detached dwellings.
- B. Public, parochial, and other private elementary and/ or high schools offering courses in general education and not operated for profit.
- C. Parks, playgrounds, community centers and libraries. [eff. 4-23-2015]

**Section 502 Conditional Uses.** The following Conditional Uses subject to approval in accordance with Article 39, Section 3906:

- A. Places of worship, having at least one (1) property line abutting a major or secondary thoroughfare, with at least two (2) entrances/exits.
- B. Utility, public service, municipal buildings that do not require outdoor storage or materials or vehicles.
- C. Colleges and universities that meet the following standards:
  - 1. Minimum site: 40 acres
  - 2. All access to site shall be from a major or secondary thoroughfare.
  - 3. All buildings shall be at least one hundred and fifty (150) feet from all property lines, except residential buildings which shall be at least eighty (80) feet all property lines.
- D. Bed and Breakfast: Before approval of this Conditional Use, a traffic study is to be performed to determine the impact on the area. A parking plan providing there is adequate parking and that parking will be screened from view of any adjacent residence must be provided.
- E. Overnight parking and storage of vehicles over fifteen thousand (15,000) pounds Gross vehicle Weight, buses, manufactured homes and trailers. [eff. 10-27-2009]

**Section 503 Accessory Uses**

- A. Accessory uses, buildings, or other structures customarily incidental to any aforesaid permitted use, including private garages and stables (“R-1”), provided that such accessory uses shall not involve the conduct of any business, trade or industry, or any private way or walk giving access to such activity.
- B. Home Occupation as defined in Article 2, Section 208.01
- C. Temporary buildings for uses incidental to construction work, which shall be removed upon completion or abandonment of the construction work.
- D. Other accessory uses permitted for this district by Article 29.

**Section 504 Development Standards**

See article 26, Schedule of Regulations and Chapter III and IV, General and Specific Regulations



## ARTICLE 6

### “R-5” TWO FAMILY RESIDENTIAL DISTRICT

**Section 600 Intent.** The “R-5” Two Family Residential District as herein established is intended to afford transition of use in existing housing areas by permitting new construction or conversion of existing structures between low density, residential and commercial, office, higher density residential, thoroughfares or other uses which would affect residential character. This district also recognizes the existence of older residential areas of the Township where larger houses have been or can be converted from single family residences in order to extend the economic life of these structures and allow the owners to justify the expenditures for repair and modernization. This district allows the construction of new two family residences.

#### **Section 601 Permitted Uses**

- A. Single family dwellings as governed by Article 5.
- B. Two family dwellings as governed by Article 6.
- C. Public, parochial and other private elementary and/or high schools offering courses in general education and not operated for profit.
- D. Parks, playgrounds, community centers and libraries. [eff. 4-23-2015]
- E. Single family condominium units subject to Article 36 and 26.
- F. Two family condominium units subject to Articles 36 and 26.

#### **Section 602 Conditional Uses**

- A. Places of worship having at least one (1) property line abutting a major or secondary thoroughfare, with at least two (2) entrances/exits.
- B. Utility, public services, and municipal buildings that do not require outdoor storage of materials and vehicles.
- C. Colleges or universities that meet the following standards:
  - 1. Minimum site: forty (40) acres.
  - 2. All access to the site shall be from a major or secondary thoroughfare.
  - 3. All buildings shall be at least one hundred and fifty (150) feet from all property lines.
- D. Bed and Breakfast: Before approval of this Conditional Use, a traffic study is to be performed to determine the impact on the area. A parking plan providing that there is adequate parking and that the parking will be screened from view of any adjacent residence must be provided.
- E. Overnight parking and storage of vehicles over fifteen thousand (15,000) pounds Gross Vehicle Weight, buses, mobile homes and trailers. [eff. 10-27-2009]

**Section 603 Accessory Uses**

- A. Accessory uses, building, or other structures customarily incidental to any aforesaid permitted use, including private garages, provided that such accessory uses shall not involve the conduct of any business, trade or industry, or any private or walk giving access to such activity.
- B. Home Occupation as defined in Article 2, Section 208.01.
- C. Temporary buildings for uses incidental to construction work, which buildings shall be removed upon the completion or abandonment of the construction work.
- D. Other accessory uses permitted for this district by Article 29.

**Section 604 Developmental Standards**

See article 26, Schedule of regulations, Chapters III and IV, General and Special Regulations.

## ARTICLE 7

### “R-6” AND “R-7” MULTIPLE FAMILY RESIDENTIAL DISTRICTS

**Section 700 Intent.** The “R-6” and “R-7” Multi-family Residential Districts as herein established are intended to provide site for multiple family dwelling structures and related uses which will generally serve as zones of transition between non-residential districts and lower density single or two (2) family districts.

**Section 701 Permitted Uses in the R-6 Zoning District** [eff. 03-22-2016]

- A. Single Dwellings as governed by Article 5.
- B. Two family dwellings as governed by Article 6.
- C. Multiple-family dwellings.
- D. Public, parochial and other private elementary and/or high schools offering courses in general education and not operated for profit.
- E. Places of worship having at least one (1) property line abutting a major or secondary thoroughfare.
- F. Publicly owned parks, playgrounds, community centers and libraries. [eff: 4-23-2015]
- G. Single family condominium units subject to Articles 36 and 26.
- H. Two family condominium units subject to Article 36 and 26.
- I. Multi-family condominium units subject to Articles 36 and 26.

**Section 702 Principal Permitted Uses in the R-7 Zoning District** [eff. 03-22-2016]

- A. Multiple-family dwellings.
- B. Public, parochial and other private elementary and/or high schools offering courses in general education and not operated for profit.
- C. Places of worship have at least one (1) property line abutting a major or secondary thoroughfare.
- D. Publicly owned parks, playgrounds, community centers, and libraries.

**Section 703 Conditional Uses: “R-6” and “R-7”**

- A. Utility, public service, and municipal buildings that do not require outdoor storage of materials or vehicles.
- B. Colleges or universities that meet the following standards:
  - 1. Minimum site: forty (40) acres.
  - 2. All access to the site shall be from a major or secondary thoroughfare.
  - 3. All buildings shall be at least one hundred and fifty (150) feet from all property lines, except residential buildings which shall be at least eighty (80) feet for all property lines.

- C. Bed and Breakfast: Before approval of this Conditional Use, a traffic study is to be performed to determine the impact on the area. A parking plan providing that there is adequate parking and that the parking will be screened from view of any adjacent residence must be provided.
- D. Nursery or Child Care Centers: A copy of the state certification/license shall be provided. [eff. 03-22-2016]
- E. Overnight parking and storage of vehicles over fifteen thousand (15,000) pounds Gross Vehicle Weight, buses, manufactured homes and trailers. [eff. 10-27-2009]

**Section 704 Accessory Uses:**

- A. Accessory uses, buildings, or other structures customarily incidental to any aforesaid permitted use, including private garages, provided that such accessory uses shall not involve the conduct of any business, trade or industry, or any private way or walk giving access to such activity.
- B. Home occupation as defined in Article 2, Section 208.01.
- C. Temporary buildings for uses incidental to construction work, which buildings shall be removed upon the completion or abandonment of the construction work.
- D. Other accessory uses permitted for this district by Article 29.

**Section 705 Developmental Standards**

See Article 26, Schedule of Regulations, and Chapters III and IV, General and Special Regulations.

## ARTICLE 8

### "R-8" MANUFACTURED HOME RESIDENTIAL DISTRICT

**Section 800 Intent.** This district has been established to provide manufactured homes in manufactured home parks.

**Section 801 Permitted Uses**

- A. Manufactured home parks

**Section 802 Accessory Uses**

- A. Coin-operated laundry, laundry and dry cleaning pick-up stations for use of tenants only. No external signs of any nature whatsoever shall be permitted.
- B. Other accessory uses, buildings, or structures customarily incidental to the aforesaid use.

**Section 803 Developmental Standards.** See Article 26, Schedule of Regulations, and Chapters III and IV, General and Special Regulations.

**803.01 Required Conditions**

- A. Each lot in a manufactured home park shall be served with sanitary sewer and water.
- B. The minimum area of a manufactured home park shall be ten (10) acres.
- C. A twenty (20) foot Greenbelt shall be located and effectively maintained at all times along all park boundary lines except at established entrances and exits service the park.
- D. Each park shall provide a recreational area or areas equal in size to at least eight (8) percent of the gross area of the park. Streets, parking areas and Greenbelt shall not be considered as part of the required recreational area(s).
- E. All exterior park lights shall be so located and shielded as to prevent direct illumination of any areas outside the park.
- F. Manufactured home sites shall be a minimum of five thousand (5,000) square feet in area.
- G. Each manufactured home site shall have a minimum width of fifty (50) feet.
- H. The minimum distance between a mobile home and another manufactured home or structure shall be twenty (20) feet.
- I. Each manufactured home site shall be provided with a stand consisting of a solid concrete slab or two (2) concrete ribbons of a thickness and size adequate to support the maximum anticipated loads during all season. When concrete ribbons are used, the area between the ribbons shall be filled with a layer of crushed rock.
- J. Accessory uses shall be located at least one hundred (100) feet from the Greenbelt.

**803.02 Required Conditions for Existing Manufactured Home Parks**

No enlargements or extensions to any manufactured home park shall be permitted unless they are made to conform with all the requirements for new parks.

ARTICLE 9  
"OR-1" OFFICE RESIDENTIAL DISTRICT

**Section 900 Intent.** This district has been established to provide for a mixture of residential, small office, and professional service establishments which will maintain the residential appearance of the neighborhood while not creating or generating a great amount of traffic and/or noise.

**Section 901 Permitted Uses**

- A. Any Permitted Use in Article 5, Section 501 (R-1 thru R-4). The requirements of that Article will be applicable. [eff. 03-22-2016]
- B. Barber and beauty shops provided:
  - 1. It is a one chair operation.
  - 2. The sole operator is the resident on the premises.
- C. Nursery or child care centers. A copy of the state certification/license shall be provided. [eff. 03-22-2016]
- D. Professional services, including but not limited to, offices of physicians, surgeons, dentists, lawyers, architects, engineers, insurance, and real estate agents and members of similar professions.
- E. Rooming houses.

**Section 902 Conditional Uses** [eff. 10-27-2009]

The Following Conditional Use(s) subject to approval in accordance with Article 39, Section 3906.

- A. Overnight parking and storage of vehicles over fifteen thousand (15,000) pounds Gross Vehicle Weight, buses, manufactured homes, and trailers.

**Section 903 Accessory Uses**

- A. Accessory uses, buildings, or other structures customarily incidental to any aforesaid permitted use, including private garages; provided that such accessory uses shall not involve the conduct of business, trade or industry, or any private way or walk giving access to such activity.
- B. Home occupation as defined in Article 2, Section 208.01.
- C. Temporary buildings for uses incidental to construction work, which buildings shall be removed upon the completion or abandonment of the construction work.
- D. Other accessory uses permitted for this district by Article 29.

**Section 904 Required Conditions.** No Zoning Certificate shall be issued for an “OR-1” use until the applicant shall have certified to the Zoning Inspector that:

- A. Such building shall front onto a collector or arterial street with a right-of-way of sixty-two (62) feet or more as established on the Official Thoroughfare Plan for Clark County.
- B. The office establishment shall be conducted principally in daylight hours and shall not create a nuisance from noise, smoke, or odor.
- C. Not alteration of the principal residential structure shall be made which changes the essential appearance thereof as a dwelling.

**Section 905 Development Standards.** See Article 26, Schedule of Regulations, and Chapter III and IV, General and Special Regulations.

ARTICLE 10  
"OR-2" OFFICE DISTRICT

**Section 1000 Intent.** This "O-2" district as herein established is intended to accommodate uses such as offices, banks and institutions which can serve as transitional area between residential and commercial districts or between major thoroughfares and residential districts.

**Section 1001 Permitted Uses**

- A. Art galleries, libraries, and museums.
- B. Artist, sculptor and composer studios
- C. Banks and financial institutions.
- D. Hospitals
- E. Libraries and reading rooms.
- F. Medical and dental clinics.
- G. Medical research facilities.
- H. Nursing homes, rest homes, and convalescent homes.
- I. Office buildings of any kind provided that no retail trade with the general public is carried on and no stock of good is maintained for sale to customers.
- J. Radio and television broadcasting studios.
- K. Research and development laboratories.
- L. School and educational services.
- M. Veterinarians offices provided that:
  - 1. Offices shall be housed in a completely enclosed and sound-proofed building.
  - 2. Services will be on a strictly "out-patient basis" with no raising, breeding and boarding of dogs or other small animals, except for the confinement of small animals under emergency treatment in facilities within the office.
  - 3. Rooming houses.

**Section 1002 Conditional Uses**

The following Conditional Use(s) subject to approval in accordance with article 39, Section 3906.

- A. Retail and service used such as restaurants, drug stores, barber and beauty shops, tobacconists, gift shops, but only:
  - 1. When located entirely within a building or structure containing primarily a principal use or uses permitted in this district.
  - 2. With access for the public provided only through the lobby.



- B. Hotels and motels which may have eating places #1 and #2, swimming pools, plus other customary incidental facilities.
- C. Testing laboratories which are compatible with the other permitted uses
- D. Publicly owned buildings, telephone exchange buildings and public utility offices; but not including storage yard, transformer stations, sub-stations, or gas regulator stations.
- E. Overnight parking and storage of vehicles over fifteen thousand (15,000) pounds Gross Vehicle Weight, buses, mobile homes and trailers.

**Section 1003 Accessory Uses**

- A. Accessory uses, buildings, or other structures customarily incidental to any aforesaid permitted use, including private garages, provided that such accessory uses shall not involve the conduct of business, trade or industry, or any private way or walk giving access to such activity.
- B. Temporary buildings for uses incidental to construction work, which buildings shall be removed upon the completion or abandonment of construction work.
- C. Other accessory uses permitted for this district by Article 29.

**Section 1004 Development Standards.** See Article 26, Schedule of Regulations, and Chapter III and IV, General and Special Regulations.

ARTICLE 11  
"B-1" NEIGHBORHOOD BUSINESS DISTRICT

**Section 1100 Intent.** This district has been established to provide for relatively small business and service establishments which may be placed in a residential or rural area to serve primarily nearby residents.

**Section 1101 Permitted Uses**

- A. Baked goods shops, retail only.
- B. Barber and beauty shops.
- C. Candy and ice cream stores.
- D. Drug stores
- E. Pick-up stations for dry cleaning and laundry.
- F. Dry cleaning and Laundromats of the self-service type.
- G. Grocery and delicatessen stores.
- H. Parks, playgrounds, community centers and libraries. [eff: 4-23-2015]

**Section 1102 Accessory Uses**

- A. Accessory uses, building, or other structures customarily incidental to any of the foregoing permitted uses.
- B. Temporary buildings for uses incidental to construction work, which buildings shall be removed upon the completion or abandonment of the construction work.

**Section 1103 Required Conditions.** No Zoning Certificate shall be issued for a "B-1" uses until the applicant shall have certified to the Zoning Inspector that:

- A. The business activity shall be conducted wholly within a completely enclosed building.
- B. The business establishment shall not offer goods, services, food, beverages, or make sales directly to customers in automobiles, except for drive-in windows for pick-up or delivery and which will be provided with adequate drive-way space on the premises for waiting vehicles.
- C. All business shall be of retail or service character.
- D. No manufacturing, processing, packaging, repair or treatment of goods shall be carried on, except when incidental or accessory to the performance of service or the sale of goods to the public on the premises.
- E. All premises shall be furnished with all-weather hard surface walks of a material such bituminous or Portland cement concrete, wood, tile, Terrazo or similar material, and, except for parking areas, the grounds shall be planted and landscaped.

- F. Where the property lines separate a business district from a residential district, a visual and mechanical barrier, a minimum of six (6) feet in height, shall be provided along the common lot line, which may consist of any of the following:
  - 1. An evergreen hedge used with a chain link fence not less than three (3) feet in height.
  - 2. A fence of a non-deteriorating material.
  - 3. Masonry wall.
- G. No noise from any operation conducted on the premises, either continuous or intermittent, shall violate the provisions of Article 34.
- H. No emission of toxic or noxious matter, which is injurious to human health, comfort or enjoyment of life and property or to animal or plant life shall be permitted. Where such emissions could be produced as a result of accident or equipment malfunction, adequate safeguards considered suitable for safe operation in the business involved shall be taken.
- I. The emission of smoke or other air pollutants shall not violate the standards and regulations of the Clark County Combined Health District. Dust and other types of air pollution borne by the wind shall be kept to a minimum by appropriate landscaping, paving, or other acceptable means.
- J. There will be no emission of odors or odor-causing substances which can be detected without the use of instruments at or beyond the lot lines.
- K. There will be no vibrations which can be detected without the use of instruments at or beyond the lot lines.
- L. Outside incinerators shall be a minimum of fifty (50) feet from all residential lot lines. The incinerator, and all trash to be burned therein, shall be enclosed within a six (6) foot in height solid enclosure. Any indicator or other trash disposal system shall meet all local, state and/or federal regulations before installation or operation. [rev. 10-27-2009]

Failure to comply with any of the Required Conditions by the property owners or users will be considered a zoning violation appropriate for prosecution under the terms of this resolution or applicable local, state or federal code of law.

**Section 1104 Development Standards.** See Article 26, Schedule of Regulations, and Chapter III and IV, General and Special Regulations.

ARTICLE 12  
"B-2" COMMUNITY BUSINESS DISTRICT

**Section 1200 Intent**

This district has been established to provide for a variety of business functions serving the needs of consumers beyond the immediate neighborhood. Generally, the "B-2" district is characterized by an integrated or planned cluster of establishments served by a common parking area and generating large volumes of vehicular and pedestrian traffic.

**Section 1201 Permitted Uses**

- A. Any use permitted as a Permitted Use in Section 1101; the applicable conditions of Sections 1103 and 1204 shall apply. [eff. 4-23-2015]
- B. All retail businesses, service establishments, or processing uses as follows:
  - 1. Any retail businesses whose principal activity is the sale, rent or lease of merchandise in an enclosed building.
  - 2. Any service establishment of an office, showroom, workshop of an electrician, decorator, dressmaker, tailor, baker, painter, or upholsterer; an establishment doing radio or home appliance repair, photographic reproduction, or similar service establishments that require a retail adjunct.
- C. Private clubs, fraternal organizations, and lodge halls.
- D. Eating place:
  - 1. Eating places #1: as defined in Section 205.01. [rev. 10-27-2009]
  - 2. Eating places- carry-outs. As defined in Section 205.03. [rev. 10-27-2009]
- E. Business schools and colleges or private school operated for profit.

**Section 1202 Conditional Uses**

The following uses shall be permitted subject to the conditions hereinafter imposed for each use and subject further to release and approval in accordance with Article 39, Section 3906.

- A. Automobile service stations, when developed as part of a larger planned shopping center which has been designed so as to integrate the automobile service station with the site plan and architecture of the total shopping center.
- B. Indoor recreation (wholly enclosed places of recreation or amusement) i.e., theaters, bowling alleys, billiard halls, indoor archery ranges, indoor tennis courts, indoor skating rinks, assembly halls or concert halls.
- C. Eating places #2 as defined in Section 205.02. [rev. 10-27-2009]
- D. Indoor Gun Clubs and ranges as defined in Section 3501(D). [rev. 10-27-2009]

### **Section 1203 Accessory Uses**

- A. Accessory uses, buildings or other structures customarily incidental to any of the foregoing permitted uses.
- B. Temporary buildings for uses incidental to construction work, which buildings shall be removed upon the completion or abandonment of construction work.

### **Section 1204 Required Conditions**

No Zoning Certificate for a "B-2" use shall be issued until the applicant has certified to the Zoning Inspector that:

- A. All business establishments shall be retail or service establishments dealing directly with consumers. All goods produced on the premises shall be sold at retail on the premises where produced.
- B. The business activity will be conducted wholly within a completely enclosed building except for the automobile service station in accordance with Sub-Section 1204(F).
- C. The business establishment shall not offer goods, services, food beverages, or make sales directly to customers in automobiles.
- D. No manufacturing, processing, packaging, repair, or treatment of goods shall be carried on, except when incidental or accessory to the performance of services or the sales of goods for the public on the premises.
- E. Exterior lighting shall be shaded wherever necessary to avoid casting direct light upon any property located in a residential district or upon any public street.
- F. Automobile service stations when permitted shall be limited to the selling and dispensing of petroleum fuel primarily to passenger vehicles and to such accessory uses as the sale and installation of lubricants, tires, batteries, accessories and supplies, incidental washing and polishing, tune-ups and brake repair. No outdoor storage or rental of trucks, trailers, or passenger vehicles shall be permitted.
- G. All premises shall be furnished with all-weather hard surface walks of a material such as bituminous or Portland cement concrete, wood, tile, Terrazzo or similar material, and except for parking areas, the grounds shall be planted and landscaped.
- H. Where the property lines separate a business district from a Residential District, a visual and mechanical barrier, a minimum of six (6) feet height, shall be provided along the common lot line, which may consist of any of the following:
  - 1. An evergreen hedge used with a chain link fence not less than three (30 feet in height).
  - 2. A fence of a non-deteriorating material
  - 3. Masonry wall.
- I. No noise from any operation conducted on the premises, either continuous or intermittent, shall violate the provisions of Article 34.

- J. No emission of toxic or noxious matter, which is injurious to human health, comfort or enjoyment of life and property or to animal or plant life shall be permitted. Where such emissions could be produced as a result of accident or equipment malfunction, adequate safeguards considered suitable for sale operation in the business involved shall be taken.
- K. The emission of smoke or other air pollutants shall not violate the standards and regulations of the Clark County Combined Health Department, the Ohio Environmental Protection Agency or the United States Environmental Protection Agency. Dust and other types of air pollution borne by the wind shall be kept to a minimum by appropriate landscaping, paving, or other acceptable means. Water borne pollutants will be subject to the same regulations. [rev. 10-27-2009]
- L. There will be no emission of odors or odor-causing substances which can be detected without the use of instruments at or beyond the lot lines.
- M. There will be no vibrations which can be detected without the use of instrument at or beyond the lot lines.
- N. Outside incinerators shall be a minimum of fifty (50) feet from all residential lot lines. The incinerator, and all trash to be burned therein, shall be enclosed within a six (6) foot in height solid enclosure. Any indicator or other trash disposal system shall meet all local, state and/or federal regulations before installation or operation. [rev. 10-27-2009]

Failure to comply with any of the Required Conditions by the property owners or users will be considered a zoning violation appropriate for prosecution under the terms of this resolution or applicable local, state or federal code of law.

**Section 1205 Development Standards.** See Article 26, Schedule of Regulations, and Chapter III and IV, General and Special Regulations.

## ARTICLE 13

### "B-3" GENERAL BUSINESS DISTRICT

**Section 1300 Intent.** The "B-3" district as herein established is intended to provide sites for more diversified business types which would often be incompatible with the pedestrian movement in the local and community business districts. Open air business uses, when allowed as Conditional Uses, shall be regulated under the provisions of this district.

#### **Section 1301 Permitted Uses**

- A. Any use permitted as a Permitted Use in Section 1201; the applicable conditions of Sections 1204 and 1304 shall apply. [eff. 4-23-2015]
- B. Automobile laundries (or wash) when completely enclosed in a building.
- C. Agricultural implement sales or service.
- D. Auction house.
- E. Bus passenger stations.
- F. Garden stores, garden centers, greenhouses, and nurseries.
- G. Hay, grain, and feed stores.
- H. Sale, rent or lease of new and used motor vehicles, boat and marine equipment, mobile homes and utility trailers; all subject to the following: [eff. 4-23-2015]
  - 1. Driveway access to the property shall be at least sixty (60) feet from the intersection of any two (2) streets.
  - 2. No major repair or major refinishing shall be done on the lot.

**Section 1302 Conditional Uses.** The following uses shall be permitted subject to the conditions hereinafter imposed for each use and subject further to review and approval in accordance with Article 39, Section 3906.

- A. Any use permitted as a Conditional Use in Section 1202 unless listed in Section 1301; the applicable conditions of Sections 1204 and 1304 shall apply. [eff. 4-23-2015]
- B. Businesses in the character of a drive-in or open-front store (including service stations and drive-in eating places) subject to the following conditions:
  - 1. Access points shall be located at least sixty (60) feet from the intersection of any two (2) streets.
  - 2. A setback of at least fifty (50) feet from the right-of-way line of an existing or proposed street must be maintained.

- C. Hotels and motels subject to the following conditions:
  - 1. Access shall be provided so as not to conflict with adjacent business uses or adversely affect traffic flow on a major thoroughfare.
  - 2. Each unit shall contain at least two hundred and fifty (250) square feet of floor area.
  - 3. No guest shall establish a legal residence at a motel.
- D. Mortuary establishments, when adequate assembly area is provided off-street for vehicles to be used in a funeral procession; provided off-street for vehicles to be used in a funeral procession; provided further that such assembly area shall be provided in addition to any required off-street parking area. A caretaker's residence may be provided within the main building of the mortuary establishment.
- E. Outdoor sales space for exclusive sale, rent or lease of new or second-hand automobiles, mobile homes, utility trailers, trucks, motorcycles, boat and marine equipment; all subject to the following:
  - 1. Access to the outdoor sales area shall be at least sixty (60) feet from the intersection of any two (2) streets
  - 2. No major repair or major refinishing shall be done on the lot.
- F. Veterinary hospitals, clinics, kennels or pounds, provided all activities are conducted within a totally enclosed main building, and further that all buildings are set back at least one hundred (100) feet from abutting residential districts on the same side of the street.
- G. Outdoor recreation (non-enclosed place of recreation or amusement) except for the outdoor theaters: see Section 3701.
- H. Indoor Gun Clubs and ranges as defined in Section 3501(D). [eff. 10-27-2009]

**Section 1303 Accessory Uses**

- A. Accessory uses, buildings or other structures customarily incidental to any of the foregoing permitted uses.
- B. Temporary buildings for uses incidental to construction work, which buildings shall be removed upon the completion or abandonment of construction work.

**Section 1304 Required Conditions.** No Zoning Certificate for a "B-3" use shall be issued until the applicant has certified to the Zoning Inspector that:

- A. Drive-in windows for pick-up or delivery shall be located on and accessible only from the premises and shall be provided with adequate driveway space for waiting vehicles.
- B. All business establishments shall be retail or service establishments dealing directly with consumers. All goods produced on the premises shall be sold at retail on the premises where produced.
- C. No manufacturing, processing, packaging, repair, or treatment of goods shall be carried on, except when incidental or accessory to the performance of services or the sales of goods for the public on the premises.



- D. Exterior lighting shall be shaded wherever necessary to avoid casting direct light upon any property located in a residential district or upon any public street.
- E. All premises shall be furnished with all-weather hard surface walks of a material such as bituminous or Portland cement concrete, wood, tile, Terrazzo or similar material, and except for parking areas, the grounds shall be planted and landscaped.
- F. Where the property lines separate a business district from a Residential District, a visual and mechanical barrier, a minimum of six (6) feet height, shall be provided along the common lot line, which may consist of any of the following:
  - 1. An evergreen hedge used with a chain link fence not less than three (3) feet in height.
  - 2. A fence of a non-deteriorating material
  - 3. Masonry wall.
- G. No noise from any operation conducted on the premises, either continuous or intermittent, shall violate the provisions of Article 34.
- H. No emission of toxic or noxious matter, which is injurious to human health, comfort or enjoyment of life and property or to animal or plant life shall be permitted. Where such emissions could be produced as a result of accident or equipment malfunction, adequate safeguards considered suitable for sale operation in the business involved shall be taken.
- I. The emission of smoke or other air pollutants shall not violate the standards and regulations of the Clark County Combined Health Department, the Ohio Environmental Protection Agency or the United States Environmental Protection Agency. Dust and other types of air pollution borne by the wind shall be kept to a minimum by appropriate landscaping, paving, or other acceptable means. Water borne pollutants will be subject to the same regulations. [rev. 10-27-2009]
- J. There will be no emission of odors or odor-causing substances which can be detected without the use of instruments at or beyond the lot lines.
- K. There will be no vibrations which can be detected without the use of instrument at or beyond the lot lines.
- L. Outside incinerators shall be a minimum of fifty (50) feet from all residential lot lines. The incinerator, and all trash to be burned therein, shall be enclosed within a six (6) foot in height solid enclosure. Any indicator or other trash disposal system shall meet all local, state and/or federal regulations before installation or operation. [rev. 10-27-2009]

Failure to comply with any of the Required Conditions by the property owners or users will be considered a zoning violation appropriate for prosecution under the terms of this resolution or applicable local, state or federal code of law.

**Section 1305 Development Standards.** See Article 26, Schedule of Regulations, and Chapter III and IV, General and Special Regulations.

## ARTICLE 14

### “B-4” EXPRESSWAY SERVICE DISTRICT

**Section 1400 Intent.** The expressway service district as herein established is intended to provide for servicing the needs of automobile highway traffic at the interchange areas on feeder roads, the avoidance of the undue congestion along feeder roads, the promotion of smooth traffic flow at the interchange area and on the expressway, and the protection of adjacent properties in adjacent districts from adverse influence of traffic are prime considerations in the application of this district.

**Section 1401 Permitted Uses.**

- A. Any use permitted as a Permitted Use in Section 1301; the applicable conditions of Sections 1304 and 1402 shall apply. [eff. 4-23-2015]
- B. Automobile service stations, parking garages, and bus passenger stations.
- C. Retail establishments to service the needs of the highway traveler including such facilities as: drug stores, gift shops, restaurants but not including drive-in restaurants.
- D. Motels hotels, and transient lodging facilities

**Section 1402 Conditional Uses.**

- A. Any use permitted as a Conditional Use in Section 1302 unless listed in Section 1401; the applicable conditions of Sections 1304 and 1403 shall apply. [eff. 4-23-2015]

**Section 1403 Required Conditions.**

- A. Barriers: All developments shall be physically separated from the feeder road by a curb and planting strip other suitable barrier. Such barrier shall effectively eliminate unchanneled vehicle ingress and egress except for authorized access ways.
- B. Access ways: Each separate use, grouping of buildings or grouping of uses as part of a single development shall not have more than two (2) access ways from a feeder road such access ways shall be located closer than three hundred (300) feet to the point of intersection of an entrance or exit ramp and the feeder road.

**Section 1404 Development Standards.** See Article 26, Schedule of Regulations, and Chapter III and IV, General and Special Regulations.

ARTICLE 15  
"S" SPECIFIC USE CONTROL

**Section 1500 Intent.** There are certain limited circumstances under which the specific use control (S-District) may be allowed. The intent is to allow property which is being rezoned to be restricted to one or more uses of a particular zoning district where better control of its use is needed to ensure the health, morals, safety, prosperity, and general welfare of the community. In Business and Industrial District that are adjacent or border on Zoning Districts that have less intensive uses; i.e., residential or Office Zoning District, Specific Use Control may be granted to lessen the allowed uses that that would conflict with the adjoin districts and/or bring non-conforming uses and/or structures more into line with this Zoning Resolution. All requirements of the identified district and all other general requirements shall apply to the specific use or uses.  
[rev. 10-27-2009]

**Section 1501 Procedures**

- A. The specific use control shall be implemented in the following manner:
  - 1. The property owner or lessee (or authorized agent) shall state in the application for rezoning that the property shall be used for one or more specific uses and those uses only.
  - 2. The Township Zoning Commission may state that the property shall be used for one or more specific uses and those uses only.
- B. The Specific Use Control is subject to the following:
  - 1. All requirements of the underlying district, and
  - 2. All general requirements of the zoning regulations as applicable. [eff. 03-22-2016]

**Section 1502 Change of Use of Uses.** If a property owner wishes to change the use or uses on a tract which is designated as "S" (Specific Uses), and application for rezoning must be completed and filed which indicates either rezoning for another specific use or uses or rezoning to another district without the "S" Specific Use Control. If the request is to change from on Specific Use to another Specific Use the appropriate zoning district must be requested.

ARTICLE 16  
"I-1" LIGHT INDUSTRIAL DISTRICT

**Section 1600 Intent.** The "I-1" Industrial Districts herein established is intended to primarily accommodate wholesale activities, warehouses, and industrial operations whose external and physical effects are restricted to the area of the district and in no manner effects in a detrimental way of the surrounding districts.

**Section 1601 Permitted Uses**

- A. Any use permitted as a Permitted Use in Section 1401; the applicable conditions of Sections 1403 and 1604 shall apply. [eff. 4-23-2015]
- B. The manufacturing, compounding, assembling, or treatment (or any combination of such processes) of articles or products from the following substances: bone, canvas, cellophane, clay, cloth, cork, elastomers, feathers, felt, fiber, fur, glass, hair, horn, leather, paper, plastics, rubber, precious or semi-precious stone or metal, sheet metal, shell, textiles, tobacco, wax, wore, and wood, but not including as a principal operation, the manufacturing of such substances.
- C. Any industry activity, which fulfills all the requirements of this Article, and is not listed initially as a permitted use in Article 17 or 18.
  - 1. The manufacturing or assembling of the following:
    - a. Medical, dental, optical, and similar precision instruments.
    - b. Musical instruments.
    - c. Novelties, toys, rubber products.
    - d. Orthopedic or medical appliances.
    - e. Watches, clocks, including clock operated devices.
  - 2. Machine shops and tool and die shops.
  - 3. Manufacturing, assembling or repairing of electrical and electronic products, components and equipment, compounding, processing and packaging of meat, dairy, and food products, candy, exclusive of slaughtering.
  - 4. Compounding, processing and packaging of chemical products, but not including any materials which decompose by detonation.
  - 5. Awning company
  - 6. Bakeries, wholesale.
  - 7. Beverage distributors manufacturing, bottling plants.
  - 8. Carpet and rug cleaning plants.
  - 9. Electric supply company.
  - 10. Fence company.
  - 11. Glass distributors.
  - 12. Labor Union meeting halls.

13. Laboratories-experimental, firm, or testing.
14. Laundries, dry cleaning plants and linen supply.
15. Mail order houses.
16. Offices
17. Printing, publishing, binding and typesetting plants.
18. Public utilities: including buildings, necessary structures, storage yards, and other related uses.
19. Research and engineering laboratories.
20. Sign painting and manufacturing.
21. Trade or industrial school.
22. Wholesale houses and storage facilities.
23. Warehouse which may have a maximum lot coverage of seventy-five (75) percent or a maximum floor area ratio of point seventy five (.75), whichever is less.
24. Mini-warehouse self-storage units to provide storage in completely enclosed units. There will be no storage outside of units.

**Section 1602 Conditional Uses.** The following Conditional Uses are subject to approval in accordance with Article 39, Section 3906:

- A. Any use permitted as a Conditional Use in Section 1402 unless listed in Section 1601; the applicable conditions of Sections 1403 and 1604 shall apply. [eff. 4-23-2015]
- B. Truck and motor freight terminals and hauling services.
- C. Retail sales which have an industrial character in terms of either their outdoor storage requirements or activities (such as but not limited to: lumber yards, building materials outlets, garage sales, upholsters, cabinet makers, outdoor boat or house trailers, automobiles, or agriculture implement sales) or serve the convenience needs of the district (such as but not limited to: eating and drinking establishments, banks, saving and loan associations, credit unions, automobile service stations, motels, bowling alleys or industrial clinics).
- D. Outdoor storage for Mini-warehouse self-storage units. Storage area shall be screened from any surrounding lots as deemed necessary by the BZA.
- E. Indoor and outdoor gun clubs or ranges as defined in Section 3501(D).

**Section 1603 Accessory Uses**

- A. Accessory uses, buildings or other structures customarily incidental to any of the foregoing permitted uses.
- B. Temporary buildings for uses incidental to construction work, which buildings shall be removed upon the completion or abandonment of construction work.

**Section 1604 Required Conditions** . No Zoning Certificate for “I-1” use shall be issued until the applicant has certified to the Zoning Inspector that:

- A. The industrial activity will be conducted wholly within a completely enclosed building, except for automobile service stations, drive in restaurants, equipment rental services, including automobiles, truck and trailers; truck motor freight terminals and hauling services.
- B. No noise from any operation conducted on the premises, either continuous or intermittent, shall violate the provisions of Article 34.
- C. No emission of toxic or noxious matter, which is injurious to human health, comfort or enjoyment of life and property or to animal or plant life shall be permitted. Where such emissions could be produced as a result of accident or equipment malfunction, adequate safeguards considered suitable for sale operation in the business involved shall be taken.
- D. The emission of smoke or other air pollutants shall not violate the standards and regulations of the Clark County Combined Health Department, the Ohio Environmental Protection Agency or the United States Environmental Protection Agency. Dust and other types of air pollution borne by the wind shall be kept to a minimum by appropriate landscaping, paving, or other acceptable means. Water borne pollutants will be subject to the same regulations. [rev. 10-27-2009]
- E. There will be no emission of odors or odor-causing substances which can be detected without the use of instruments at or beyond the lot lines.
- F. There will be no vibrations which can be detected without the use of instruments at or beyond the lot lines.
- G. Where the property lines separate an Industrial District from a Residential District, a visual and mechanical barrier, a minimum of six (6) feet height, shall be provided along the common lot line, which may consist of any of the following:
  - 1. An evergreen hedge used with a chain link fence not less than three (3) feet in height.
  - 2. A fence of a non-deteriorating material
  - 3. Masonry wall.
- I. Exterior lighting shall be shaded wherever necessary to avoid casting direct light upon any property located in a Residential District or upon any public street.
- J. No building or structure shall be used for residential purposes except that a watchman or custodian may reside on the premises.
- K. No raw material shall be processed into any of the following basic products; metals of any kind, glass, plastic, textiles, leather or paper.
- L. All premises shall be furnished with all-weather hard surface walks of a material such as bituminous or Portland cement concrete, wood, tile, Terrazzo or similar material, and except for parking areas, the grounds shall be planted and landscaped.
- M. The storage, utilization and manufacture of solid, liquid and gaseous chemicals and other materials shall be permitted subject to the following conditions:
  - 1. The storage, utilization or manufacture of solid materials or products ranging from free or active burning to intense burning is permitted ; but only is said

materials or products are stored, utilized or manufactured within enclosed buildings having incombustible exterior walls and protected throughout by an automatic fire extinguishing system.

2. All activities involving the use and/or storage and/or disposal of flammable liquids or materials which produce flammable or explosive vapors or gases shall be provided with adequate safety and protective devices against hazards of fire and explosion, as well as with adequate firefighting and suppression equipment and devices standard to the industry involved. All above ground shall be enclosed fireproof vaults.
3. The storage, utilization or manufacture of pyrophoric and explosive powders and dust, and of materials and products which decompose by detonation is prohibited.
4. The manufacture of flammable liquids or materials which produce or explosive vapors or gases is prohibited.
5. The storage and utilization of flammable liquids, or of materials that produce flammable or explosive vapors or gases shall be permitted on an any in accordance with the following table.

**Total Permitted Quantities of Flammable Materials in Gallons**

<b>Closed Cup Flashpoint in Degrees F</b>	Class I below 100 degrees F	Class II above 100 degrees F and below 140 degrees F	Class III above 140 degrees in F
<b>Above Ground</b>	I not permitted	II 1,000	III 5,000
<b>Below Ground</b>	20,000	40,000	80,000

- N. The handling of radioactive materials, the discharge of such materials into the air and water, and the disposal of radioactive wastes shall be in strict conformance with:
- a. The applicable regulations of the Atomic Energy Commission.
  - b. The applicable regulations of any instrumentality of the State of Ohio.

Failure to comply with any of the Required Conditions by property owners or users will be considered a zoning violation for the prosecution under the terms of the Resolution.

**Section 1605 Development Standards.** See Article 26, Schedule of Regulations, and Chapter III and IV, General and Special Regulations.

ARTICLE 17  
"I-2" GENERAL INDUSTRIAL DISTRICT

**Section 1700 Intent.** This district has been established to accommodate a broad range of industrial activities, diverse in products, operational techniques, and size and which have a greater impact upon their environment than those permitted in "I-1."

**Section 1701 Permitted Uses.**

- A. Any use permitted as a Permitted Use in Section 1601; the applicable conditions of Section 1604 and 1704 shall apply. [eff. 4-23-2015]
- B. The manufacturing, compounding, assembling, or treatment (or any combination of such processes) of articles or products from the following previously prepared materials:
  - 1. Light metal products, excluding structural steel and foundry products.
  - 2. Pharmaceutical products, including cosmetics, toiletries and the compounding of perfumes, but excluding the manufacture of soap from raw materials.
- C. Any industry activity, such as those enumerated below as examples, which fulfils all the requirements of the other sections of this Article, and is not listed initially as a permitted use in Article 18.
  - 1. Bus garages, repair, and storage.
  - 2. Cement block and formed products manufacturing
  - 3. Building material sales and storage facilities.
  - 4. Cold storage plants.
  - 5. Concrete mixing plants.
  - 6. Contractor sales, storage and equipment yards.
  - 7. Motor vehicle repair and storage facilities.
  - 8. Sawing and planing mills.
  - 9. Trucking and motor freight terminals.
  - 10. Water treatment plants and reservoirs.

**Section 1702 Conditional Uses.** Any use permitted as a Conditional Use in Section 1602 unless listed in Section 1701; the applicable conditions of Sections 1604 and 1704 shall apply. [eff. 4-23-2015]

**Section 1703 Accessory Uses.**

- A. Accessory uses, buildings or other structures customarily incidental to any of the foregoing permitted uses.
- B. Temporary buildings for uses incidental to construction work, which buildings shall be removed upon the completion or abandonment of construction work.



**Section 1704 Required Conditions.** No Zoning Certificate for “I-2” use shall be issued until the applicant has certified to the Zoning Inspector that:

- A. Where the property lines separate an Industrial District from a Residential District, a visual and mechanical barrier, a minimum of six (6) feet height, shall be provided along the common lot line, which may consist of any of the following:
  - 1. An evergreen hedge used with a chain link fence not less than three (3) feet in height.
  - 2. A fence of a non-deteriorating material
  - 3. Masonry wall.
- B. No noise from any operation conducted on the premises, either continuous or intermittent, shall violate the provisions of Article 34.
- C. No emission of toxic or noxious matter, which is injurious to human health, comfort or enjoyment of life and property or to animal or plant life shall be permitted. Where such emissions could be produced as a result of accident or equipment malfunction, adequate safeguards considered suitable for safe operation in the business involved shall be taken.
- D. The emission of smoke or other air pollutants shall not violate the standards and regulations of the Clark County Combined Health Department, the Ohio Environmental Protection Agency or the United States Environmental Protection Agency. Dust and other types of air pollution borne by the wind shall be kept to a minimum by appropriate landscaping, paving, or other acceptable means. Water borne pollutants will be subject to the same regulations. [rev. 10-27-2009]
- E. There will be no emission of odors or odor-causing substances which can be detected without the use of instruments at or beyond the lot lines.
- F. There will be no vibrations which can be detected without the use of instrument at or beyond the lot lines.
- G. Any operation that produces intense glare or heat shall be performed within a completely enclosed building or structure and exposed sources of light shall be screened so as not to be detectable to the lot line.
- H. Exterior lighting shall be shaded wherever necessary to avoid casting direct light upon any property located in a Residential District or upon any public street.
- I. No building or structure shall be used for residential purposes except that a watchman or custodian may reside on the premises.
- J. All premises shall be furnished with all-weather hard surface walks of a material such as bituminous or Portland cement concrete, wood, tile, Terrazzo or similar material, and except for parking areas, the grounds shall be planted and landscaped.
- K. The storage, utilization and manufacture of solid, liquid and gaseous chemicals and other materials shall be permitted subject to the following conditions:
  - 1. The storage, utilization or manufacture of solid materials or products ranging from free or active burning to intense burning is permitted; but only if said materials or products are stored, utilized or manufactured within enclosed buildings having incombustible exterior walls and protected throughout by an automatic fire extinguishing system.

2. All activities involving the use and/or storage and/or disposal of flammable liquids or materials which produce flammable or explosive vapors or gases shall be provided with adequate safety and protective devices against hazards of fire and explosion, as well as with adequate firefighting and suppression equipment and devices standard to the industry involved. All above ground shall be enclosed fireproof vaults.
3. The storage, utilization or manufacture of pyrophoric and explosive powders and dust, and of materials and products which decompose by detonation is prohibited.
4. The manufacture of flammable liquids or materials which produce or explosive vapors or gases is prohibited.
5. The storage and utilization of flammable liquids, or of materials that produce flammable or explosive vapors or gases shall be permitted on an any in accordance with the following table.

**Total Permitted Quantities of Flammable Materials in Gallons**

<b>Closed Cup Flashpoint in Degrees F</b>	Class I below 100 degrees F	Class II above 100 degrees F and below 140 degrees F	Class III above 140 degrees in F
<b>Above Ground</b>	I not permitted	II 3,000	III 15,000
<b>Below Ground</b>	60,000	120,000	240,000

- L. The handling of radioactive materials, the discharge of such materials into the air and water, and the disposal of radioactive wastes shall be in strict conformance with:
  - a. The applicable regulations of the Atomic Energy Commission.
  - b. The applicable regulations of any instrumentality of the State of Ohio.

Failure to comply with any of the Required Conditions by property owners or users will be considered a zoning violation for the prosecution under the terms of the Resolution.

**Section 1705 Development Standards.** See Article 26, Schedule of Regulations, and Chapter III and IV, General and Special Regulations.

ARTICLE 18  
"I-3" HEAVY INDUSTRIAL DISTRICT

**Section 1800 Intent.** This district is established to accommodate industrial uses not provided for in other Industrial Zoning Districts.

**Section 1801 Permitted Uses.**

- A. Any use permitted as a Permitted Use in Section 1701; the applicable conditions of Sections 1704 and 1805 shall apply. [eff. 4-23-2015]
- B. Any industrial activity, such as those enumerated below as examples, which fulfill all the requirements of the other sections of this Article.
  - 1. Asphalt or asphalt products.
  - 2. Ammonia or chlorine manufacturing and storage.
  - 3. Boiler shops.
  - 4. Celluloid or cellulose products and manufacturing.
  - 5. Cement, lime or lime products manufacturing.
  - 6. Coal, tar, and creosote manufacturing.
  - 7. Coke ovens.
  - 8. Drop-forge plants.
  - 9. Fat rendering
  - 10. Fertilizer manufacturing.
  - 11. Foundries and foundry products.
  - 12. Garbage or offal reduction or transfer.
  - 13. Glue manufacturing
  - 14. Incinerators.
  - 15. Petroleum refining plants.
  - 16. Rubber manufacturing from crude or scrap material or the manufacturing of articles therefrom.
  - 17. Sewage treatment plants.
  - 18. Soap and detergent manufacturing from raw materials.
  - 19. Stockyards, shambles and slaughterhouses.
  - 20. Stone products processing and manufacturing.
  - 21. Turpentine, varnish or paint manufacturing.

**Section 1802 Conditional Uses.**

- A. Any use permitted as a Conditional Use in Section 1702 unless listed in Section 1801; the applicable conditions of Sections 1704 and 1805 shall apply. [eff. 4-23-2015]

The following uses subject to Section 1803 (A), as well as Article 39, Section 3906.

- B. Manufacturing and bulk storage of corrosive acids and derivation and bulk storage stations for liquid fuels, petroleum products, petroleum and volatile oils.
- C. Manufacturing of flammable liquids or materials which produce flammable or explosive vapors or gases.
- D. The storage, utilization or manufacture of pyrophoric and explosive powders and dust, and of materials and products which decompose by detonation.

The following uses subject to Section 1803 (B), as well as Article 39, Section 3906.

- E. Junk yards/salvage yards.

**Section 1803 Conditions for Conditional Uses.**

- A. Uses of the types exemplified by Section 1802 (A-D) shall be confined to tracts located at least one thousand (1,000) feet from any property where residents are permitted by this Zoning Resolution.
- B. Junk yards subject to the requirements of Section 1802(E) shall be confined to tracts located at least six hundred (600) feet from any property zoned for residential purposed, shall observe fifty (50) foot yard setback, and shall comply with Chapter 4737 of the Ohio Revised Code or any other pertinent code or regulatory agency rules. [rev. 10-27-2009]

**Section 1804 Accessory Uses.**

- A. Accessory uses, buildings or other structures customarily incidental to any of the foregoing permitted uses.
- B. Temporary buildings for uses incidental to construction work, which buildings shall be removed upon the completion or abandonment of construction work.

**Section 1805 Required Conditions.** No Zoning Certificate for “I-2” use shall be issued until the applicant has certified to the Zoning Inspector that:

- A. Where the property lines separate an Industrial District from a Residential District, a visual and mechanical barrier, a minimum of six (6) feet height, shall be provided along the common lot line, which may consist of any of the following:
  - 1. An evergreen hedge used with a chain link fence not less than three (3) feet in height.
  - 2. A fence of a non-deteriorating material.
  - 3. Masonry wall.
- B. No noise from any operation conducted on the premises, either continuous or intermittent, shall violate the provisions of Article 34.

- C. No emission of toxic or noxious matter, which is injurious to human health, comfort or enjoyment of life and property or to animal or plant life shall be permitted. Where such emissions could be produced as a result of accident or equipment malfunction, adequate safeguards considered suitable for safe operation in the business involved shall be taken.
- D. The emission of smoke or other air pollutants shall not violate the standards and regulations of the Clark County Combined Health Department, the Ohio Environmental Protection Agency or the United States Environmental Protection Agency. Dust and other types of air pollution borne by the wind shall be kept to a minimum by appropriate landscaping, paving, or other acceptable means. Water borne pollutants will be subject to the same regulations.
- E. There will be no emission of odors or odor-causing substances which can be detected without the use of instruments at or beyond the lot lines.
- F. There will be no vibrations which can be detected without the use of instrument at or beyond the lot lines.
- G. Any operation that produce intense glare or heat shall be performed within a completely enclosed building or structure and exposed sources of light shall be screened so as not to be detectable to the lot line.
- H. Exterior lighting shall be shaded wherever necessary to avoid casting direct light upon any property located in a Residential District or upon any public street.
- I. No building or structure shall be used for residential purposes except that a watchman or custodian may reside on the premises.
- J. All premises shall be furnished with all-weather hard surface walks of a material such as bituminous or Portland cement concrete, wood, tile, Terrazzo or similar material, and except for parking areas, the grounds shall be planted and landscaped.
- K. The storage, utilization and manufacture of solid, liquid and gaseous chemicals and other materials shall be permitted subject to the following conditions:
  1. The storage, utilization or manufacture of solid materials or products ranging from free or active burning to intense burning is permitted ; but only is said materials or products are stored, utilized or manufactured within enclosed buildings having incombustible exterior walls and protected throughout by an automatic fire extinguishing system.
  2. All activities involving the use and/or storage and/or disposal of flammable liquids or materials which produce flammable or explosive vapors or gases shall be provided with adequate safety and protective devices against hazards of fire and explosion, as well as with adequate firefighting and suppression equipment and devices standard to the industry involved. All above ground shall be enclosed fireproof vaults.
  3. The storage, utilization or manufacture of pyrophoric and explosive powders and dust, and of materials and products which decompose by detonation is prohibited.
  4. The manufacture of flammable liquids or materials which produce or explosive vapors or gases is prohibited.
  5. The storage and utilization of flammable liquids, or of materials that produce flammable or explosive vapors or gases shall be permitted on an any in accordance with the following table.

**Total Permitted Quantities of Flammable Materials in Gallons**

<b>Closed Cup Flashpoint in Degrees F</b>	<b>Above Ground</b>	<b>Below ground</b>
Class I below 100 degrees F	I Not permitted	Unlimited
Class II above 100 degrees F and below 140 degrees F	II Unlimited	Unlimited
Class III above 140 degrees F	III Unlimited	Unlimited

- L. The handling of radioactive materials, the discharge of such materials into the air and water, and the disposal of radioactive wastes shall be in strict conformance with:
1. The applicable regulations of the Atomic Energy Commission.
  2. The applicable regulations of any instrumentality of the State of Ohio.

Failure to comply with any of the Required Conditions by property owners or users will be considered a zoning violation for the prosecution under the terms of the Resolution.

**Section 1806 Development Standards.** See Article 26, Schedule of Regulations, and Chapter III and IV, General and Special Regulations.

ARTICLE 19  
"F" FLOODPLAIN DISTRICT

**Section 1900 Intent.** Certain areas within the unincorporated area of Springfield Township, Ohio, are not readily usable or suitable for residential, commercial, or industrial uses and should be reserved as conservation areas. Such areas may be subject to periodic flooding which may development contrary to the public interest. These areas are flood plain districts. The areas are based on three (3) sources of information.

- A. Flood Administration, Flood Hazard Boundary Maps;
- B. Flood Plain Management Study, elected streams in Clark County Ohio; and
- C. Any other relevant document or map based on ground engineering principals and accepted by the County's Floodplain Administrator. [eff. 03-22-2016]

**Section 1901 Permitted Uses**

- A. Agricultural operations, according to Article 2, Section 201.02, but this shall not include or permit the spreading, accumulation, feeding or use of garbage in any manner on the open surface of the ground.
- B. Forestry.
- C. Wildlife refuse, fish hatchery, or wildlife propagation.

**Section 1902 Conditional Uses.** The following Conditional Uses subject to approval in accordance with Article 39, Section 3906.

- A. Before taking action on such request, the BZA shall secure a written recommendation from CEDA, RPC and applicable Conservancy District regarding the advisability and approval of the request and conditions for the proper operation of the proposed use. [eff. 03-22-2016]
  - 1. Public and private park recreating areas to include parks, playgrounds, picnic grounds, golf courses, and fishing lakes; also, boat docks, private and commercial, including leasing of fishing and recreational equipment and sale of bait.
  - 2. Riding stables, provided that any building in which the animals are housed shall be at least five hundred (500) feet distant from any lot or tract in any Residential District.
  - 3. Circus, carnival or similar transient and portable amusement enterprise.
  - 4. Indoor and outdoor gun clubs or ranges as defined in Section 3501(D). [eff. 10-27-2009]

ARTICLE 20  
"NR" NATURAL RESOURCES DISTRICT

**Section 2000 Intent.** The "NR" Natural Resources Districts is designated with the recognition that the sand and gravel deposits within the Township's land area are unrenovable material resources necessary and beneficial to the economy of the Township and regional area about it and the welfare of its citizens. To provide for the utilization of this resource in a manner compatible with nearby residential areas, and to insure complete restoration of the sand and gravel areas ready for another land use at the conclusion of excavation and treatment, the Natural Resources District is hereby established.

**Section 2001 Permitted Uses.** None. [eff. 03-22-2016]

**Section 2002 Conditional Uses**

- A. The mining, extraction and processing of mineral deposits. [eff. 03-22-2016]
- B. Indoor and outdoor gun clubs or ranges as defined in Section 3501 (D) [rev. 10-27-2009]

**Section 2003 Conditional Requirements** [rev. 10-27-2009]

- A. No Zoning Certificate shall be used for a "NR" use until the applicant shall have certified to the Zoning Inspector that he meets the following requirements of this and subsequent section of Article 20.
- B. The removal of sand, gravel, limestone or similar materials by excavation, Stripping, mining or otherwise taking and including on-site operations appurtenant to the taking including washing, grading, storing, grinding operations shall be carried on within the limits of the "NR" District. All extraction from new pits begun subsequent to the effective date of this Resolution shall be washed, graded and further processed and/or stored within the limits of the "NR" District; no material resource extracted outside the limits of this district shall be brought in for washing, grading or further processing, except in the event f a public emergency as declared by the Township Board of Trustees requiring the use of said Natural Resources. Resources related to industries including, but not limited to: concrete batching plants and asphalt mixed plants shall not be permitted as a part of this Natural Resource District.



## **Section 2004 Application, Review and Permit Renewal Procedure**

### A. Filing of petition

Petitions for the granting of permits for natural resource operations shall be filed with the Zoning Inspector by the owners and lease holders, if any, of the land proposed for natural development. Two (2) copies of the petition shall be submitted, fully supplemented by data, maps, and aerial photographs specified, and shall be accompanied by a fee established by resolution of the Township Trustees. A permit for such use shall be issued for a one (1) year period by the Zoning Inspector. Unless the owner of the petition ignored and/or violated the Restoration Plan, the permit is automatically renewable for one (1) year periods. Petitions shall be accompanied by the following:

1. Name of the owner or owners of land which removal is to be made.
2. Name of the applicant making the request for such permit.
3. Name of the person or corporation conducting the actual mining operations.
4. Vertical aerial photograph showing site, contiguous land and accessible public roads (1" equals 200').
5. Location, description and size of the area from which the removal is to be made (1" equals 200'), drawn by registered engineer or land surveyor.
6. Location of the processing plant to be used and any accessory or kindred operations that may be utilized in connection with the operation of the processing plant by the mining processor or any other firm, person, or corporation. The processing plant shall be located as to minimize the problems of dust, dirt, and noise, insofar as reasonably possible.
7. A detailed plan and timetable of the type of resources or materials to be removed.
8. Proposed method of removal and whether or not blasting or other use of explosives will be required.
9. General description of the equipment to be used.
10. A copy of the Reclamation Plan, approved by ODNR, shall be filed with the Zoning Inspector. [eff. 03-22-2016]
11. Report by a qualified soil scientist, soils engineer, or geologist regarding the effect the proposed operation will have upon the watershed of the area with particular attention being devoted to the water table, and if water bodies are to be created, the anticipated permanence of such.

## **Section 2005 Development Standards**

- A. Excavation, washing, and stockpiling of extracted material shall not be carried on closer than fifty (50) feet to any property line, or such greater distance as specified by the Board, where such is deemed necessary or the protection of adjacent property except that this distance requirement may be reduced by the written consent of the owner or owners of abutting property, but in such even, adequate lateral support shall be provided for said abutting property.
- B. In the event that the site of the mining operation is adjacent to the right-of-way of any public street or road or adjacent residentially zoned districts, no part of such operations shall take place closer than one hundred and fifty (150) feet to the nearest lone of such right-of-way or residential district, except as may otherwise be provided by Section 4153.11 of the Revised Code of the State of Ohio.
- C. Any excavated area adjacent to the right-of-way of any public street or road shall be back-filled for a distance of one hundred and fifty (150) feet from the right-of-way line.
- D. Each tract of land for natural resources development shall have a minimum frontage on a major or secondary thoroughfare of at least two hundred (200) feet which shall provide the only approved access to property, except that the BZA may approve:
  - a. A lesser frontage if written consent of owner in fee adjacent property is first secured.
  - b. If tract has no frontage but is fronted by a natural resource operation properly zoned, if written permission for access to major or secondary thoroughfare is first secured from owner in fee and leaseholder, if any.
- E. Fencing or other suitable barriers shall be erected and maintained around the entire site or portions thereof where in the opinion of the BZA, such fencing or barriers is necessary for the protection of the public safety and shall be of a type specified by the BZA.
- F. All equipment and machinery shall be operated and maintained in such manner as to minimize dust, noise and vibration. Access roads shall be maintained in a dust-free condition by surfacing or other treatment as may be specified by the BZA.
- G. Quarrying shall not be carried out closer than five hundred (500) or farther if specified by the BZA, to any adjoining property line unless written consent of such adjoining property owner, has first been obtained and approved by the BZA.

ARTICLE 21  
PLANNED DEVELOPMENT DISTRICTS

**Section 2100 Intent**

Planned Development Districts have been established and shall be permitted as amendments to the Zoning Map, but in both cases require application and approval of specific and detailed plans, where tracts suitable in location and character for the uses and structures proposed are to be planned and developed as units. Regulations set forth herein are adapted to unified planning and development in such districts. Applications for Planned Development (either by a rezoning amendment or when such tract is within a Planned Development District), will be granted only when the Development Plan for the project is such that the public health, safety and morals will not be jeopardized by a departure from the restrictions on corresponding uses in the standard zoning district.

**Section 2101 Application**

The provisions of Articles 22, 23, 24, and 25 shall apply to a tract of land for a Planned Development as defined in Section 216.01.

**Section 2102 Types of Planned Development**

“PD-1” Planned Residential District

“PD-3” Planned Business District

“PD-2” Planned Office District

“PD-4” Planned Industrial District

**Section 2103 Standards for Planned Development**

The Township Trustees shall not approve an application for Planned Development unless it shall, in each specific case, make specific findings of fact directly based upon the particular evidence presented to it, which support conclusions that:

- A. The Planned Development can be substantially completed within the period of time specified in the schedule of development submitted by the developer. The Planned Development will not jeopardize the public health, safety and morals.
- B. The site will accessible from public roads that are adequate to carry the traffic that will be imposed upon them by the proposed Development and the streets and driveways on the site of the proposed development will be adequate to serve the residents or occupants of the proposed Development. Traffic controls signals will be provided without expenses to Clark County when the County Engineer determines that such signals are required to present traffic hazards or congestion in adjacent streets.
- C. The Development will not impose an undue burden on public services and facilities, such as fire and police protection.
- D. The Development Plan contains such proposed covenants, easements and other provisions relating to the proposed development standards, as reasonably are required for the public health, safety and morals.

- E. The location and arrangement of structures, parking areas, walks, lighting and appurtenant facilities shall be compatible with surrounding land uses, and any part of a Planned Development not used for structures, parking and loading areas, or access ways, shall be landscaped or otherwise improved.
- F. When business or manufacturing structures or uses in a Planned Development District about a Residential District, screening shall be provided as provided in Article 22, 23, 24 and 25. In no event shall a business or manufacturing structure in a Planned Development District be located nearer than one hundred (100) feet to a residential building.

**Section 2104 Procedure**

The following procedure shall be followed in each application for Planned Development.

**2104.01 Submission of Application**

- A. The owner(s) or lessee(s) of a tract of land may request that the Zoning District Map be amended, or that a tract within a previously established Planned Development District be approved for one of the Planned Development Districts. Each request shall follow the procedure outlined in Article 40.
- B. The applicant is encouraged to engage in informal consultations with the staff of the Zoning Inspector prior to preparing his final plans, it being understood that no statement or representation by the Zoning Inspector shall be binding upon the Zoning Commission or the Township Trustees.
- C. An application for a Planned Development shall be processed, noticed and heard by the Zoning Commission concurrently with an application for a proposed subdivision or re-subdivision of the same property pursuant to the Clark County Subdivision Regulations.

**2104.02 Submission of Development Plan**

Two (2) copies of a Development Plan shall be submitted with the application and shall include in text and map form:

- A. A survey of the tract that is to be developed showing existing features of the property including streets, alleys, easements, utility lines, existing land use, general topography and physical features.
- B. A site plan showing the location and arrangement of all existing and proposed structures, the proposed traffic circulation pattern within the development, the areas to be developed for parking, the points of ingress and egress, including access streets where zoning districts, proposed lots and blocks, if any, including parks, playgrounds, school sites, and recreational facilities.
- C. A statement of the anticipated Land Use Intensity (see Article 41), when applicable, the proposed total gross floor area, and the percentage of the development which is to be occupied by the structures.
- D. Preliminary sketches of the proposed structures and landscaping.
- E. When a Planned Development is to be constructed in stages or units, a schedule for the development of such stages or units shall be submitted. No such stage or unit shall have a Land Use intensity that exceeds by more than twenty (20) percent of the proposed Land Use intensity of the entire Planned Development. When a Planned Development provides for common open space, the total area of common open

space provide at any stage of the development shall, at a minimum, bear the same relationship to the total open space to be provided in the entire Planned Development as the stages or units completed or under development bear to the entire Planned Development.

- F. Proposed provisions for water sanitary sewer and surface drainage with engineering feasibility study or other evidence of reasonableness.
- G. The location of parks, schools, and other community facility sites if any.
- H. Evidence that the applicant has sufficient control over the tract to effect the proposed plan; including a statement of all the ownership and beneficial interest in the tract of land and the proposed Development.
- I. In the case of an office, Business or Industrial Planned Development, a statement identifying the principal types of office, business, and/or industrial uses that are to be included in the proposed Development.
- J. When a Planned development includes provisions for a common open space, or recreational facilities, a statement describing the provision that is to be made for the care and maintenance of such open space or recreational facilities. If it is proposed that such open space be owned and/or maintained by an entity other than a incorporation and bylaws of such entity shall be submitted.
- K. Copies of any restrictive covenants that are to be recorded with respect to property included in the Planned Development District.

#### **2104.03 Action by Zoning Commission**

The Zoning Commission shall hold a public hearing on the Development Plan as provided by Article 40.

Such public hearing shall consider all aspects of the Development Plan including all proposed stages and/or units of development. Within thirty (30) days after the public hearing, the Zoning Commission shall prepare and transmit to the applicant specific finding of fact with respect to the extent to which the Development Plan complies with the standards set out in the District for which the change has been requested, together with its recommendations to the Township Trustees with respect to the action to be taken on the application. The Zoning Commission may recommend disapproval, approval, or approval with amendments, conditions, or restrictions.

#### **2104.04 Final Development Plan**

Prior to the Township Trustees public hearing, the applicant shall submit a reproducible Final Development Plan, which shows the required information including any additional information requested by the Zoning Commission, to properly describe the Planned Development approved by the Zoning Commission and agreed to by the applicant.

#### **2104.05 Action by Township Trustees**

The Township Trustees shall hold a public hearing on the Development Plan as provided by Article 40 of this Zoning Resolution. If the application is approved, the subject property shall be designated as either PD-1, PD-2, PD-3 or PD-4 District by Resolution.

Such Resolution shall incorporate the Final Development Plan and include any conditions or restrictions that may be imposed by the Township Trustees. [eff. 03-22-2016]

**2104.06 Expiration Date for Development Plan Approval**

- A. The approval of a Planned Development application shall become null and void and the land shall revert to its former zoning classification construction of the development has begun within two (2) years from the Township Trustees approval.
- B. Time Extension Request: Prior to the expiration date, the Applicant/Developer may file a written request for a Time Extension. This request shall be heard by the Zoning Commission at a regular meeting prior to the expiration date. [eff. 03-22-2016]

ARTICLE 22  
“PD-1” PLANNED RESIDENTIAL DISTRICT

**Section 2201 Permitted Uses**

- A. Residential use developed in a unified manner in accordance with the approved Development Plan.
- B. Other uses may be permitted if specifically approved as part of the Plan, provided that the areas and structures occupied shall be so located and designed as to protect the character of the surrounding property, and provided further that convenience establishments shall be subject to additional requirements as herein specified:
  - 1. Convenience Establishments
    - a. Such establishments and their parking areas shall not occupy more than five (5) percent of the total area of the development.
    - b. Such establishment shall be limited to those permitted in the “B-1” Business District and shall fulfill all the requirements of Article 11.
    - c. Such establishments shall be so located, designed and operated as to serve primarily the needs of persons within the Development Plan and persons residing elsewhere.
    - d. Off-street parking and loading requirements shall be appropriate to the particular case upon the types of convenience establishments permitted and the anticipated proportion of walk-in trade. Multiple use of off-street parking and service areas and access ways for convenience establishments may be permitted if such multiple use will not lead to congestion or the creation of hazards to pedestrian or vehicular traffic.

**Section 2202 Development Standards**

In addition to the provision of Chapter III and IV, General Regulations and Special Regulations, the Development Plan must comply with the following:

**2202.01 Area Requirements**

The minimum land area required for a Planned Residential District shall be five (5) acres.

**2202.02 Land Use Intensity**

The relationship between the size of the tract, the floor area of the structure, the open space, the living space and the recreation space in any given Planned Development shall, as set forth in Article 41 for the LUI Index Number, be selected by the applicant.

**2202.03 Site Planning**

- A. The physical character of the site shall be suitable for development in the manner proposed without hazards to persons or property, on or off the site from probability of flooding, erosion, subsidence, or slipping of the soil or other dangers, annoyances, or inconveniences.

- B. The site must have direct access to a major street without creating traffic on minor residential streets outside the district. Must either be so located in relation to utilities and public facilities existing or to be developed that no additional public cost be involved.
- C. Efficient, safe, convenient, and harmonious grouping of structure, uses, and facilities. Appropriate relation of space inside and outside building to intended uses and structural features.
- D. Appropriate relation of space inside and outside building to intended uses and structural features.
- E. Vehicular access to streets and pedestrian ways.
- F. Protection of pedestrian and traffic visibility.
- G. Location of common open space.
- H. Screening of off-street parking areas, and service areas for loading and unloading vehicles, and areas for storage and collection of trash and garbage.
- I. Where the Planned Residential District abuts another Residential District, a permanent open space at least twenty-five (25) feet wide shall be provided along property lines. A ten (10) foot depth along the property lines shall be maintained in landscaping and no driveway or off-street parking shall be permitted in such areas.

#### **2202.04 Parking and Loading**

Off-street parking and loading spaces shall be required as set forth under Article 32 and Article 33 of this Resolution.



## ARTICLE 23

### “PD-2” PLANNED OFFICE DISTRICT

#### **Section 2301 Permitted Uses**

- A. Office establishments developed, operated, and maintained within and organized development of associated office activities in accordance with an approved Development Plan.
- B. Residential uses developed in a unified manner in accordance with Article 22.

**Section 2302 Development Standards.** In addition to the provision of Chapter III and IV, General Regulations and Special Regulations, the following standards for arrangement and development of land and buildings are required in the “PD-2” Planned Office District.

**2302.01 Area Requirements.** The minimum area for a Planned office District shall be five (5) acres.

**2302.02 Land Occupancy by Buildings.** Total land occupancy by all building for an office park shall not exceed sixty (60) percent of the area of the tract, provided however, that underground parking structures, the highest of which are not more than thirty (30) inches above the level of the centerlines of land occupancy by buildings.

**2302.03 Open Space Requirements.** Open space shall be twenty (20) percent of the land area and shall not be used or occupied by automotive vehicles. Such space shall be reserved for landscaping, and its location, use and other improvements shall be consistent with the character of the site and its relation to the general area in which it is located.

**2302.04 Relation to Major Transportation Facilities.** There shall be direct access to at least one (1) major thoroughfare, as established on the Official Thoroughfare Plan for Clark County, Ohio.

**2302.05 Site Planning.** The same requirements applicable to Planned Residential Districts, as set forth in sub-section 2202.03 of Article 22 shall apply to Planned Office Districts. In addition, yards with a minimum width of twenty-five (25) feet shall be provided along all property lines, except where it adjoins a Business or Industrial District. Landscaping and use of such yards shall be as follows:

- A. Along thoroughfares or collector streets, as established on the Official Thoroughfare Plan for Clark County, Ohio, the nearest ten (10) feet to the right-of-way shall be maintained in landscaping, unless turnout or merging lanes, in which case the nearest ten (10) feet to the turnout or merging lane shall be landscaped.
- B. Where lots in Residential Districts front onto residential streets at the boundary of a Planned Office District, the nearest twenty-five (25) feet shall be maintained in landscaped strip shall be permitted. Vehicular access through such landscaped strip shall be permitted.
- C. All other yards within the Development Plan, except those abutting a Business or industrial District shall be maintained in landscaping and not used for parking, to the extent of a ten (10) foot depth along the property lines.

**2302.06 Parking and Loading.** Off-street parking spaces shall be required as set forth under Article 32 and Article 33 of this Resolution.

ARTICLE 24  
“PD-3” PLANNED BUSINESS DISTRICT

**Section 2401 Permitted Uses**

- A. Retail, service and office establishments developed, operated and maintained within an organized development of associated activities in accordance with the approved Development Plan.
- B. Residential uses developed in a unified manner in accordance with Article 22.

**Section 2402 Development Standards**

In addition to the provision of Chapter III and IV, General Regulations and Special Regulations, the following standards for arrangement and development of land and buildings are required in the “PD-3” Planned Business District.

**2402.01 Area requirements.** The minimum area for a Planned office District shall be five (5) acres.

**2402.02 Land Occupancy by Buildings.** Total land occupancy by all building for an office park shall not exceed sixty (60) percent of the area of the tract, provided however, that underground parking structures, the highest of which are not more than thirty (30) inches above the level of the centerlines of land occupancy by buildings.

**2402.03 Relations to major transportation Facilities**

- A. Planned Business Districts less than twenty (20) acres in area shall have direct access to at least one (1) major thoroughfare as established on the Official Thoroughfare Plan for Clark County, Ohio.
- B. Planned Business Districts more than twenty (20) acres in area shall have direct access to at least two (2) major thoroughfares as established on the Official thoroughfare Plan for Clark County, Ohio.

**2402.04 Site Planning.** The same requirements applicable to Planned Residential Districts, as set forth in sub-section 2202.03 of Article 22 shall apply to Planned Office Districts. In addition, yards with a minimum width of fifty (50) feet shall be provided along all property lines, except where it adjoins a Business or Industrial District. Landscaping and use of such yards shall be as follows:

- A. Along thoroughfares or collector streets, as established on the Official Thoroughfare Plan for Clark County, Ohio, the nearest twenty (20) feet to the right-of-way shall be maintained in landscaping, unless turnout or merging lanes, in which case the nearest ten (10) feet to the turnout or merging lanes, in which case the nearest twenty (20) feet to the turnout or merging lane shall be landscaped.

- B. Where lots in Residential Districts front onto residential streets at the boundary of a Planned Office District, the nearest thirty (30) feet shall be maintained in landscaping and no off-street parking shall be permitted in such area. Vehicular access through such landscaped strip shall be permitted only for the convenience of residents of adjoining residential areas, or for access to dwelling units within the Planned Business District and not for use by the general public.
- C. All other yards within the Development Plan, except those abutting a Business or industrial District shall be maintained in landscaping and not used for parking, to the extent of a twenty (20) foot depth along the property lines.
- D. Where residential uses separate the retail service and office uses from a Residential District, the yard requirements of Article 23 shall be applicable.

**2402.05 Off-Street Parking and Loading Requirements.** Off-street parking shall be provided at the minimum ratio of 5.5 spaces per one thousand (1,000) square feet of gross leasable floor area. In addition, two (2) off-street parking spaces shall be provided for each dwelling or lodging unit. Gross leasable area shall mean total floor area designed for tenant occupancy and use, including basements, expressed in square feet, measured from the centerline of adjoining partition and from outside wall faces; but shall exclude parking areas in structures reserved for tenant use and occupancy.

A minimum of ten (10) percent of the area devoted to off-street parking shall be maintained in landscaping in such parking areas, with appropriate areas and facilities for multi-modal means of transportation; such as, bus stops, areas for bicycle storage and connection to bike and walking paths. The designated multi-modal areas shall be designated and maintained in accordance with standards set by the Springfield Township Zoning Commission following guidelines that are accepted by the Clark County Transportation Coordinating Committee and its subsidiaries. Small "pocket parks" shall be incorporated wherever possible; with benches and areas for pedestrian traffic to rest and/or relax. [rev. 10-27-2009]

Off-street loading space shall be provided with area, location, and design, appropriate to the needs of the shipping center and specific uses within it, and no space designated for off-street parking shall be used as off-street loading space.

ARTICLE 25  
"PD-4" PLANNED INDUSTRIAL DISTRICT

**Section 2501 Permitted Uses**

- A. Manufacturing, processing, warehousing and industrial service activities developed, operated and maintained within an organized development of associated activities in accordance with the Approved Development Plan.

**Section 2502 Development Standards**

In addition to the provisions of Chapters III and IV, General Regulations and Special Regulations, the following standards for arrangements and development of land and buildings are required in the "PD-4" Planned Industrial District.

**2502.01 Area Requirements.** The minimum area for an Industrial District shall be five (5) acres.

**2502.02 Land Occupancy by Buildings.** Total land occupancy by all buildings for an Industrial District shall not exceed sixty (60) percent of the area of the tract.

**2502.03 Relation to Major Transportation Facilities.** Industrial Parks shall have direct access to at least one major thoroughfare as established on the Official Thoroughfare Plan for Clark County, Ohio.

**2502.04 Site Planning.** The same requirements applicable to Planned Residential Districts, as set forth in sub-section 2202.03 of Article 22 shall apply to Planned Office Districts. In addition, yards with a minimum width of one hundred (100) feet shall be provided along all property lines, except where it adjoins a Business or Industrial District. Landscaping and use of such yards shall be as follows:

- A. Along thoroughfares or collector streets, as established on the Official Thoroughfare Plan for Clark County, Ohio, the nearest thirty (30) feet to the right-of-way shall be maintained in landscaping, unless turnout or merging lanes, in which case the nearest thirty (30) feet to the turnout or merging lanes shall be landscaped.
- B. Where lots in Residential Districts front onto residential streets at the boundary of a Planned Office District, the nearest fifty (50) feet shall be maintained in landscaped no off-street parking shall be permitted in such area. Vehicular access through such landscaped strip shall be permitted only for the convenience of residents of adjoining residential areas, or for access to dwelling units within the Planned Business District and not for use by the general public.
- C. All other yards within the Development Plan, except those abutting a Business or industrial District shall be maintained in landscaping and not used for parking, to the extent of a thirty (30) foot depth along the property lines.

**2502.05 Parking and Loading.** Off-street parking spaces shall be required as set forth under Article 32 and Article 33 of this Resolution.

Off-street loading space shall be provided with area, location, and design, appropriate to the needs of the shipping center and specific uses within it, and no space designated for off-street parking shall be used as off-street loading space.

ARTICLE 26  
SCHEDULE OF REGULATIONS: SITE PLAN REQUIREMENTS

**Section 2600 Schedule Limiting Height, Bulk, Density and area by Zoning District**

Use District	Minimum Size Zoning Lot		Maximum Height of Dwelling	Minimum Yard Setback				Minimum Lot Area Per Family in Square Feet	Maximum Percent of Lot area Covered by All Building	Minimum Floor Area Per Unit Sq. Ft
	Area in Sq. Ft	Width in Feet		Feet "B"	Front	Min Side	Sum of Both Sides			
A	5 Acres	300	35	50	50	100	50		25	
R-1 (A J)	25,000	150	35	40	20	40	40		25	1,300
R-2 (A J)	15,000	90	35	35	10	30	40		25	1,100
R-3 (A J)	10,000	80	35	30	8	20	40		25	950
R-4 (A J)	7,500	60	35	30	8	20	40		25	800
R-5 (A C J)	10,000	80	35	30	8	20	40	5,000	25	700
R-6 (D IJ)	20,000	150	25	30	10	20	40	3,000	40	Eff. 350
R-7 (D I J)	15,000	100	25	30	10	20	40	2,500	40	BR-600 2 BR-800 3 BR-1000 4 BR-1200
R-8	10 Acres	50	15					5,000	40	600
OR-1A	7,500	60	25	25	8	20	40			800 (Rooming House)
O-2A	10,000	80	30	25	10	20	30	Max FAR=.5	50	Rooming House=600
B-1A	7,500	60	30	25	6	20	40	Max FAR=.35	30	Nurse. Rest and Convalescent Home = 400
B-2A	10,000	80	30	25	(E)		(G)	Max. FAR =.40	40	
B-3A	15,000	90	30	25	(E)		(G)	Max. FAR=.5	50	
B-4A			30	25	(E)			Max. FAR= .5		
I-1A		100	30	60	(F)		(H)	Max. FAR=.45	40	
I-2A		100	30	50	(F)		(H)	Max. FAR =.50	50	
I-3A		100	30	50	(F)		(H)	Max. Far=.75	50	
F	See Article #19									
NR	See Article #20									
PD1-4	See Article #21-25									

Condominium – See Article #36

A Rezoning Sign may be placed on the property which is being considered for Rezoning

**2600.01 Notes to Schedule**

- A. 1. In those instances where neither public water supply nor public sanitary sewer is accessible, the minimum lot area and frontage requirements, shall be:
  - Lot area: 1 acre
  - Lot frontage at the building line: One Hundred Fifty (150) feet
- 2. Provided, however, that where a public water supply system or public sanitary system is accessible and will be installed, these requirements shall be:
  - Lot area: 15,000 square feet
  - Lot frontage at the building line: One Hundred (100) feet [eff. 03-22-2016]
- 3. In those instances where either public water or public sanitary sewers are not accessible the proposed methods of water supply and waste disposal shall have written approval from the Clark County Combined Health District or the Ohio EPA as applicable.
- B. Except signs and billboard whose heights are controlled by the appropriate Sections of Article 31.
- C. For single family dwellings, the height, bulk, density, and area requirements of District R-4 shall apply.
- D. For single and two family dwellings, the height, bulk, density and area requirements of District R-4 and R-5 shall apply respectively.
- E. A minimum of six (6) feet per each side, unless adjacent to a residential district or residential use where it shall be a minimum of fifteen (15) feet per each side. [eff. 03-22-2016]
- F. A minimum of ten (10) feet per each side, unless adjacent to a residential district or residential use where it shall be a minimum of twenty (20) feet per each side. [eff. 03-22-2016]
- G. A minimum of twenty (20) feet, unless adjacent to a residential district or residential use where it shall be a minimum of forty (40) feet. [eff. 03-22-2016]
- H. A minimum of twenty (20) feet, unless adjacent to a residential district or residential use where it shall be a minimum of fifty (50) feet. [eff. 03-22-2016]
- I. Public water and sewer approval by the Ohio EPA or the Clark County Combined Health District are required for multiple family dwellings.
- J. Accessory uses such as: detached garages, sheds, decks (attached or detached), carports, in-ground swimming pools, above ground swimming pools that are deeper than 24 inches, and/or any structure that is more than 120 Square Feet in floor area.

**Section 2601 Subdivision Open Space Plan**

**2601.01 Intent.** The intent of the Subdivision Open Space Plan is to promote the following objectives:

- A. Provide a more desirable living environment by preserving the natural character of open fields, stands of trees, brooks, hills and similar natural assets.
- B. Encourage developers to use a more creative approach in the development of residential area.
- C. Encourage a more efficient, aesthetic and desirable use of open space while recognizing a reduction in development costs and by allowing the developer to bypass natural obstacles on the site.
- D. Encourage the provision of open space with reasonable distance to all lot development of the subdivision and to further encourage the development of recreational facilities.

**2601.02 Procedure.** Modifications to the standards as outlined in Section 2600 may be made in the Single- Family residential Districts when the following conditions are met:

- A. The lot area is all Single-Family Residential Districts, which are served by public sanitary sewer and water system, may be reduced up to twenty (20) percent. In the "R-4" District this reduction may be accomplished in part by reducing the lot widths up to five (5) feet. In the "R-1," "R-2" and "R-3" Districts, this lot width reduction may be up to ten (10) feet. These lot area reductions shall be permitted provided that the dwelling unit density shall be no greater than if the land area to be subdivided were developed in the minimum square foot lot areas as required under Section 2600. All calculations shall be predicted upon the Single-Family Districts having the following gross densities (including roads):

"R-1" = 2.2 Dwelling units per acre	"R-3"= 3.4 Dwelling units per acre
"R-2"= 2.8 Dwelling units per acre	"R-4"= 4.2 Dwelling units per acre
- B. Rear yards may be reduced to thirty (30) feet when such lots border on land dedicated for park, recreation, and/or open space purposes, provided that the width of said dedicated land shall not abuts the rear yard of the adjacent lot.
- C. Dedicated land shall not include bodies of water, swamps or land with excessive grades making it unsuitable for recreation. All dedicated land shall be so graded and developed as to have natural drainage. The entire area may be located in flood plain.
- D. The developer or subdivision shall dedicate the total park are at the time of filing the final plat.

## **Section 2602 Site Plan Review**

**2602.01 Site Plan.** A Site Plan shall be submitted to the Zoning Commission for approval of:

- A. Any use or development for which the submission of a Site Plan is required by any provision of this Resolution.
- B. Any development, including Single-Family Residential, for which off-street parking areas are provided as required by Article 33.
- C. Any use which lies contiguous to a major thoroughfare.
- D. All residentially related uses permitted in Single-Family Residential Districts such as, but not limited to: churches, school and public facilities.

**2602.02 Site Plan Format.** Each Site Plan submitted to the Zoning Commission in accordance with the requirements of this Resolution shall contain such information and be in such form as the Zoning Commission may prescribe in its rules. Fees for the review of Site Plans shall be established by Resolution of the Township Board of Trustees.

**2602.03 Site Plan Review.** In the process of reviewing the Site Plan, the Zoning Commission shall consider:

- A. Residential developments designated in accordance with this Zoning Resolution.
- B. The traffic circulation features within the site and location of automobile parking areas; and may make such requirements with respect to any matters as will assure:
  - 1. Safety and convenience of both vehicular and pedestrian traffic both within the site and in relation to access streets;
  - 2. Satisfactory and harmonious relations between the development of the site and the existing and prospective development of contiguous land and adjacent neighborhoods.
- C. The Zoning Commission may further require landscaping, fences and walls in pursuance of these objectives and same shall be provided and maintained as a condition of the establishment and the continued maintenance of any use to which they are appurtenant.