

CHAPTER IV
SPECIAL REGULATIONS

ARTICLE 31
SIGNS AND BILLBOARD REGULATIONS

Section 3101 Permitted Signs for Which No Zoning Certificate is Required:

The following signs shall be permitted in the unincorporated area of Springfield Township that is subject to these Zoning Regulations according to the following Regulations. No Zoning Certificate shall be required for any sign constructed or erected under the terms of this Section.

- A. **Signs for Sale, Lease or Rent** of the premises on which the sign is located. Not more than two (2) signs shall be displayed on any lot or parcel. Such signs shall not be illuminated and shall not exceed six (6) square feet of area per sign in any "R" District and thirty-two (32) square feet per side in all other districts with not more than two (2) sides or signs identifying the builder or contractor. All such signs shall be removed within thirty (30) days after occupancy.
- B. **Vehicular Signs.** Directional or other incidental signs pertaining to vehicular or pedestrian control on private property shall be permitted, provided that the said signs are located outside the right-of-way of any public street or road, do not exceed two (2) square feet of area per side, and do not interfere or obstruct visibility when entering or leaving said property.
- C. **Temporary Signs** announcing special, public or institutional events. Such signs shall not exceed six (6) square feet in area per side in any "R" District, or thirty-two (32) square feet in area per side if relating to a church, school, community center, or other institutional or public building. Such signs shall not be permitted more than thirty (30) days prior to the planned event nor more than seven (7) days after said event, no such signs shall be closer than twelve (12) feet to the right-of-way of any public road unless attached to the building.
- D. **Signs Approved in Planned Development Districts.** Plans of development, provided that the approved sign is constructed in strict compliance with the approved guidelines.
- E. **Farm Signs; unless specifically exempted under Chapter 519.21 of the Ohio Revised Code,** denoting the name and address of the occupants denoting produce or products for sale on the premises, and denoting memberships in organizations. If such sign is located within one hundred (100) feet of any principal building having a greater setback or front yard than required for such district, such sign shall not be erected nearer the road right-of-way than the established building line on such road, but not exceed a distance of one hundred (100) feet from the established right-of-way line of each such highway or thoroughfare, unless erected on or adjacent to the wall of building or other structure or in such other manner as not to interfere with or obstruct clear vision of the intersection in any direction. NO such billboard or sign shall be permitted which faces the front or side lot line of, or which faces any public square, entrance to any public park, public, private or parochial school, library, church, or similar institution within three hundred (300) feet thereof. Advertising signs may not exceed thirty-two (32) square feet in area per side and all other signs shall be limited to six (6) square feet in area per side.

- F. **Political Signs:** The Township recognizes that signage for candidates and the passage of issues are necessary and legal political processes; however, the Township must protect the safety of residents and citizens who use the public Right-Of-Way. Therefore, the Township prohibits the placing of such signs on any Township property and/or public Right-Of-Way. Also, the Township requests that all legally placed political signs are limited to ninety (90) days before an election and fifteen 15 days after an election. [rev. 10-27-2009]
- G. **Announcement Signs** relating to the premises provided they do not exceed four (4) square feet in area in any "R" District, however, a church, school, community center or other institution or public building may have an announcement sign or bulletin board not exceeding thirty-two (32) square feet in area. No such sign shall be closer to a street line than twelve (12) feet or thirty feet from any side lot line unless attached flat to the building. [rev. 10-27-2009]

Section 3102 Permitted Signs for which a Zoning Certificate is Required:

The following signs shall be permitted in the unincorporated area of Springfield Township that is subject to these Zoning Regulations, according to the following regulations. Zoning Certificates shall be required for any sign constructed or erected under the terms of this section.

- A. **Signs for Home Occupation:** One (1) on-premise sign per lot shall be permitted for the purpose of announcing a home occupation. Such signs shall not be illuminated and shall not exceed two (2) square feet in area and shall be attached to dwelling. No off-premises signs shall be permitted for any home occupation. [rev. 10-27-2009]
- B. **Off-Premise Signs:** Advertising a product or service not located upon the premises on which the sign is located shall be classified as a business use and shall be permitted in all Business Districts, the Industrial Districts and/or lands used for agricultural purposes subject to regulations set forth herein:
 1. Off-premises signs located adjacent to and intended for primary visibility on any street, road or highway in the unincorporated area of Springfield Township, shall not exceed one (1) sign face with a total of one thousand two hundred (1,200) square feet, or two (2) faces exceeding a total of one thousand two hundred (1,200) square feet on any single lot or location, excluding supports, decorative trim, or other embellishments.
 2. Off-premise signs shall conform to all applicable height regulations for the appropriate zoning district, except off-premise signs located along the Interstate Highway System may be constructed at a greater height in accordance with the provisions contained in Chapter 5516 of the Ohio Revised Code.
 3. No off-premise signs shall be constructed closer than three hundred fifty (350) feet to another off-premise sign located on the same side of any thoroughfare in the unincorporated area of the Township Unless the natural terrain or other obstructions prevent both signs from being seen at the same time along the main travel way. Off-premise signs along the Interstate System shall be separated by no less than eight hundred (800) feet from any other off-premise sign (or less if specified by the Ohio Revised Code) on the same side of the main highway. [rev. 10-27-2009]
 4. No off-premise sign site shall have more than two (2) displays facing the same direction of the main highway.

C. **On-Premise Signs:** Free standing, building mounted, or ground signs identifying or advertising commercial or industrial uses on the premises. If the signs are located with-in a Planned Office, Business, or Industrial Development Districts or are erected pursuant to a Conditional Use requirements in addition to any restrictions imposed herein.

1. No more than one (1) free-standing or ground sign shall provide for each business use, and in no case shall a lot contain more than three (3) free-standing or ground signs.
2. No free-standing, ground, or building mounted sign shall have a surface area of greater than one hundred (100) square feet per side.
3. Free-standing on premise signs shall not exceed thirty-five (35) feet in height or the height of the principal building in the respective zoning district, whichever is the greater height.
4. Free-standing or ground signs shall not be located closer than twelve (12) feet to any existing or proposed street right-of-way, and not closer than thirty (30) feet to any adjoining lot line.
5. Electronic Message Display Sign (EMDS): is a specific type of on-premise sign whose content can be changed electronically on a fixed display surface composed of electronically illuminated changeable elements. One (1) EMDS shall be permitted per lot subject to the requirements listed below. [eff. 03-22-2016]

A written certification and a photometric plan, both signed by the sign manufacturer or a professional engineer, must be provided when submitting a zoning permit application for an EMDS sign certifying that the light intensity of the sign has been preset not to exceed the illumination levels established by these requirements and an affidavit signed by the sign's owner that the preset intensity level will not be increased in excess of the standards set forth by these requirements.

- a. The message shall relate to a business currently operating on the lot where it is located.
- b. The EMDS shall not contain more than two (2) sides.
- c. Each side of the message area shall not exceed a maximum eight (8) feet in width and a maximum of two (2) feet in height.
- d. The EMDS shall comply with all location and size requirements for On-Premise Signs.
- e. The message shall not flash, scroll, blink, fluctuate or be animated in any way. The message shall only change by fading or dissolving.
- f. There shall be a minimum hold time of eight (8) seconds before an image or message can change, and a maximum two (2) seconds for the change to be completed.
- g. The intensity of the lighted message shall be such that it does not interfere with traffic or cause glare as determined by the Zoning Inspector.
- h. The EMDS shall be equipped with an automatic dimmer to comply with the following luminance requirements:

1. The maximum nits during daytime shall not exceed 5,000 except during inclement weather (i.e., fog, rain or snow) when it shall not exceed 3,000 nits.
2. The maximum nits during night time shall not exceed 500 except during inclement weather (i.e., fog, rain or snow) when it shall not exceed 300 nits.

1st Sunday in November through 2nd Sunday in March through
2nd Sunday in March 1st Sunday in November

Daytime	7:30 am to 6:00 pm	6:00 am to 7:30 pm
Nighttime	6:00 pm to 7:30 am	7:30 pm to 6:00 am

- i. The EMDS shall be programmed so that in the event the display malfunctions in any manner it will automatically be set to go blank.
- j. Should the Zoning Inspector determine the EMDS no longer complies with the requirements of this subsection, and the sign cannot be promptly adjusted to comply with said requirements, the EMDS shall immediately be turned off until it is restored to operate in compliance with said requirements.

D. Portable Signs: Portable signs announcing a special event or advertising a product or service. Such signs shall be considered a Temporary Use and shall be permitted subject to regulations set forth herein:

1. All signs shall be located in compliance with all State and Federal Regulations controlling the same.
2. Such signs shall not be permitted for more than a total of ninety (90) days per calendar year.
3. Said signs shall be located outside the right-of-way limits of the road and shall not interfere with the visibility of vehicular traffic either entering or leaving any property or entering, leaving, or operating on any thoroughfare.
4. No illumination device shall be used which causes unnaturally high light levels to be cast upon adjacent thoroughfares thereby creating a hazard to vehicular traffic. The lighting requirements contained in Section 3104 shall apply.
5. Said signs must be compatible of posting and removal without destruction of public or private property.

E. Any vehicle or trailer may be parked on a business premises or lot for the sole purpose of advertising a business, product, service, event, object, organization, or the like, no more than fourteen (14) consecutive days or ninety (90) days in any calendar year total.

Section 3103 Prohibited Signs and Billboards. The following signs shall be prohibited in the unincorporated area of Springfield Township:

- A. All signs not specifically permitted by the express terms of this Zoning Resolution.
- B. Signs or advertising devices erected and maintained on trees or painted or drawn upon rocks or other features.
- C. Except for identification signs on agricultural buildings, no sign or billboard shall painted directly upon the wall or roof of any building or structure. This restriction shall not restrict the use of aesthetic graphics such as murals or other illustrative or decorative paintings that are intended as cosmetic devices.

- D. No signs or billboards shall be painted on or attached to any awning, canopy, or balcony. No sign shall be attached to any board or wooden fence regardless of the location without the permission of the owner of the fence.
- E. Signs or advertising devices which attempt, or appear to attempt to direct the movement of traffic, or which interfere with, imitate, or resemble an official sign, signal or device.

Section 3104 Design Standards for Signs and Billboards. The following design standards shall apply to all signs and billboards located and erected within the unincorporated area of Springfield Township, regardless of type style, location, design, or other classification:

- A. **Location;** No signs shall be located within or project over the right-of-way of any Public or private road. No sign shall be erected or maintained within six hundred sixty (660) feet of the edge of the right-of-way of a thoroughfare on the Interstate or primary highway system without complying with the provisions of Chapter 5516 of the Ohio Revised Code, and the regulation promulgated and enforced by the Director of the Ohio Department of Transportation, and the regulations specified herein. No sign in a “B,” “O,” or “I” Zoning District shall face the side of any adjoining lot located in any “R” District unless the sign is located not less than fifty (50) feet from the lot. Said sign or signs shall be located in strict compliance with these regulations and the approved locating Development Plan or restrictions imposed by the BZA. Regardless of any standard or restriction already imposed by Section 3104(B), no sign erected in any Zoning District shall cast any direct light beyond the lot lines of the lot in which it is erected. All lighting for such signs shall be directed toward the sign and not onto adjoining lots or into the sky. [rev. 10-27-2009]
- B. Signs may be illuminated when such sign does not constitute a public safety or traffic hazard. Any lighting or not interfere with any official sign or signaling device. All lighting and illuminating shall not interfere with any official sign or signaling device. All lighting and illumination will meet all regulations and code requirements for the jurisdiction that is located in and signs located in any ‘scenic byway’ shall meet all regulations for that designation; like the “Ohio Historic National Road,” and the “Eastern Edge Corridor Plan.” Any lighting or illumination located in any County or Ohio Department of Transportation right-of-way shall meet any requirements that those jurisdictions stipulate, as well as, any applicable standards set forth in this Resolution. Where illumination is provided, it shall be placed or directed so as not to permit the illumination there from to be directed or beamed upon adjacent property or public street. [rev. 10-27-2009]
 - 1. No illumination sign shall be constructed which will interfere with the operation or safety or any traffic control signal.
 - 2. No flashing, rotating, moving light source shall be permitted on any sign.
 - 3. All wiring, fitting, and material used in the construction, connection and operation of signs shall be in accordance with the provisions of the Ohio Building Code or Residential Code of Ohio, whichever is applicable.
- C. **Height.** No sign shall be erected to a height greater than the maximum permitted height for the Zoning District in which the sign is located, except that signs located within six hundred sixty (660) feet of the edge of the right-of-way of a thoroughfare on the Interstate Highway System may be erected to a greater height, as may be specified by the Director of the Ohio Department of Transportation or his/her

authorized representative, in accordance with the provisions contained in Chapter 5516 of the Ohio Revised Code.

- D. **Slight Interference.** No sign shall be permitted which interferes with the visibility of pedestrian or vehicular traffic entering, leaving, or operating on thoroughfares,
- E. **Maintenance.** All signs or billboard constructed or erected shall be maintained so that all sign surfaces, supports, braces, guys, and anchors shall be kept in repair and in a proper state of preservation by painting or otherwise.
- F. **Abandoned Signs**
 - 1. If any sign or billboard shall become abandoned, in the manner defined herein, such a sign or billboard is declared to be a public nuisance by reason that continued lack of use results in lack of reasonable and adequate maintenance, thereby causing deterioration and blighting influence on nearby properties.
 - 2. A sign or billboard is abandoned if it meets any one (1) of the following criteria.
 - a. Any sign or billboard associated with an abandoned Non- Conforming Use.
 - b. Any sign or billboard that remains after the termination of a business. A business has ceased operations if it is closed to the public for at least one hundred eighty (180) consecutive days. Seasonable businesses are exempted from this determination.

Section 3105 Non-Conforming Signs and Billboards

- A. Any sign or billboard in existence within the unincorporated area of Springfield Township prior to the effective date of these regulations that does not conform with the provisions of Article 31 is considered to be non-conforming.
- B. Any sign or billboard that does not conform to the provisions of Article 31 shall be allowed to continue its non-conforming status provided the sign or billboard was erected in compliance in all respects with applicable laws in existence on the date of its erection.
- C. A non-conforming sign or billboard shall not be structurally relocated or replaced unless it is brought into compliance with the provisions of Article 31. Should any replacement or relocation take place without being brought into compliance, the sign or billboard shall be existing illegally.
- D. A non-conforming sign or billboard shall be maintained or repaired in accordance with the following provisions:
 - 1. The size and structural shape shall not be changed or altered.
 - 2. The display area may be changed provided that the display area shall not be enlarged.
 - 3. In the case where damage occurs to the sign or billboard to the extent of fifty (50) percent or more of either the structure or the replacement value, the sign or billboard shall be brought into compliance with this Zoning Resolution. Where the damage to the sign or billboard is less than fifty (50) percent of the structure or its replacement value, the sign or billboard shall be repaired within sixty (60) days.

Section 3106 Zoning Certificate Required. No signs, except as provided for in Section 3101 of the Chapter, shall be erected prior to the issuance of a Zoning Certificate by the Zoning Inspector.

- A. The applicant for a Zoning Certificate herein shall pay such fee(s) as is prescribed by the Township Trustees.
- B. The Zoning Certificate issued pursuant hereto shall be valid so long as the owner complies with the terms and conditions of these Zoning Regulations or any amendment thereto.
- C. The application for a Zoning Certificate for posting a sign or billboard that is considered Temporary Use shall indicate the name and address of the person charged with the removal of the sign or billboard.
- D. All signs and billboards erected within the unincorporated area of the Township are subject to inspection, whether a Zoning Certificate is required or not prior to erection. Such inspection may be made at any reasonable time and the Zoning Inspector may order the removal of any sign or billboard that is not maintained in accordance with the provisions of these Zoning Regulations.
- E. In the event that the owner of any sign or property fails to comply with the terms of these Zoning Regulations, said permit may be revoked upon compliance with the following terms:
 - 1. The Zoning Inspector shall notify the owner of any deficiency or violation of these regulations. Notice shall be served by ordinary mail at the last known address of the permit holder. The permit holder may seek a hearing on said notice by complying with the provisions of Section 3904, Procedure for Administrative Appeal of these Regulations. Failure to correct deficiencies or to appeal the decision of the Zoning Inspector within twenty (20) days of said notification will result in cancellation of the permit for such sign and said sign shall then be removed as provided by these Zoning Regulations. [rev. 10-27-2009]
- F. The Zoning Inspector may effect removal of any sign illegally placed within the right-of-way of any road within the unincorporated area of the Township. The Zoning Inspector shall maintain said sign and shall notify the owner thereof of its location, by ordinary mail. If the owner of any sign fails to claim the same within one hundred eight (180) days after the mailing of the notice the Zoning Inspector, said sign may be destroyed.

Section 3107 General Requirements

- A. No projecting sign shall be erected or maintained from the front face of a building a distance of more than two (2) feet, including those projecting from the face of any theater, hotel, or motel marquee.
- B. No sign shall be placed on the roof of any building, except those signs whose supporting structure is screened so the sign appears to be a continuation of the face of the building.
- C. No sign or part thereof shall contain or consist of banners, posters, pennants, ribbons, streamers, spinners, or other similar moving devices for more than ninety (90) days per calendar year.
- D. No sign of any classification shall be installed, erected, or attached in the form, shaper, or manner to a fire escape or any door or window giving access to any fire escape.
- E. All signs hung or erected shall be marked with the name and the telephone number of the person or firm responsible for maintaining the signs.

Section 3108 Governmental Signs Excluded. For the purpose of these regulations, *sign* does not include signs erected and maintained pursuant to, and discharge of any governmental function, or required by any law, ordinance or governmental regulations.

ARTICLE 32
OFF-STREET LOADING AREAS

Section 3201 Off-Street Loading Spaces Required

In connection with every building or part thereof thereafter erected, except dwelling, there shall be provided, on the same lot as such building, off-street loading spaces or berths, for uses which customarily receive or distribute material or merchandise by vehicle, in accordance with the requirements of Section 3202.

Section 3202 Off-Street Loading Requirements

Off-street loading requirements shall be as follows:

Building Area	Number of Space Required
Less than 1,000 square feet	None required
More than 1,000 square feet, but less than 20,000 square feet.	One space
More than 20,000 square feet, but less than 100,000 square feet.	One space plus one space for each 20,000 square feet in excess of 20,000 square feet.
100,001 square feet and over	Five spaces, plus one space for each 30,000 square feet over 100,000 square feet of building area.

Section 3203 Off-Street Loading Standards

- A. Dimension: Each off-street loading space shall be at least ten (10) feet in width by twenty-five (25) feet in length having vertical clearance of fifteen (15) feet or more, plus adequate area for ingress or egress.
- B. Surfacing: All open loading spaces shall be graded and improved with Bituminous concrete or Portland cement concrete.
- C. Drainage: All loading spaces shall be provided with adequate drainage facilities as approved by the County Engineer.
- D. Location: all required loading spaces shall be off-street and shall be located on same lot as the Specified Use to be served. No loading space shall be located within a required front or side yard when adjacent to a Residential District. No permitted or required loading space shall be located within fifty (50) feet of the nearest point of intersection of any two (2) streets or highways.

ARTICLE 33
OFF-STREET PARKING

Section 3301 Off-Street Parking

In connection with every use, there shall be provided, at the time any building or structure is erected, or at any time any building or structure is altered or expanded, or at the time any use of land is extended, off-street parking as provided in Sections 3302 through 3305, except that no off-street parking space shall be required for uses in existence as of the effective date of this Zoning Resolution. [rev. 10-27-2009]

Section 3302 Off-Street Parking Requirements

Off-street parking requirements shall be as follows:

GROUP #1 DWELLING AND LODGING USES

Use	Number of Spaces Required
One and two family dwellings	Two (2) spaces for each dwelling
Three family dwellings and mobile home parks	One and one-half (1 ½) spaces for each dwelling
Four or more dwelling units	Two (2) spaces for each dwelling
University owned or leased housing, fraternities and sororities	One (1) space for each three occupants calculated on the designed capacity of the building.
Hotels and motels	One (1) space for each rental unit, plus one (1) space for each employee on the maximum work shift, plus such spaces as required by this resolution for restaurants, assembly rooms and affiliated facilities
Housing for the elderly	One (1) space for each two (2) dwelling units
Rooming houses	One (1) space for each two (2) roomers or boarders based on the designed capacity of the building plus two (2) spaces for a resident owner or resident manager.

GROUP #2 BUSINESS AND COMMERCIAL

Use	Number of Spaces Required
All businesses and commercial establishments, except those specified hereafter	One (1) space for each 300 square feet of floor area.
Retail stores	One (1) space for each 250 square feet of floor area
Barber shops, beauty parlors, or similar personal services	Two (2) space per chair
Eating place	One (1) space for each 100 square feet of floor area with a minimum of fifteen (15) spaces for eating places (drive-in) and ten (10) spaces for eating places (carry-out)

Automobile service stations	Six (6) spaces, plus one (1) for each employee on the largest shift, except that station which primarily dispenses only petroleum products and has no under-roof facilities for the regular servicing of motor vehicles, will require only two (2) spaces, plus one (1) for each employee on largest shift
Furniture stores, appliance stores, automobile salesrooms and new and used car lots	One (1) spaces 1,000 square feet of enclosed floor area and one (1) space for each 3,000 square feet of open lot area devoted to the sale and display of motor vehicles
Laundromats	One (1) space for each two (2) washing or cleaning machines
Private clubs and lodges	One (1) space for each member of the staff, plus one (1) space for each three (3) clubs members, plus one (1) space for each room which can be used to provide lodging accommodations for members or their guests

GROUP #3 OFFICE

Use	Number of Spaces Required
Administrative or business office	One (1) space for each 300 square feet of floor area

GROUP #4 MEDICAL AND HEALTH

Use	Number of Spaces Required
Dental clinics and offices	Two (2) spaces for each examination or treatment room, plus one (1) space for each dentist and other employee(s)
Medical clinic and offices	Three (3) spaces for each examination or treatment room, plus one (1) space for each doctor and other employee(s)
Hospital or similar medical facility	One (1) space for each hospital bed, plus one (1) space for each (2) employees and staff on the combined major work shifts
Nursing home, rest home and convalescent home	One (1) space for each two (2) beds
Funeral home	One (1) space for each 50 square feet of floor area in public rooms plus one (1) space for each vehicle maintained on the premises, plus one (1) space for each employee

GROUP #5 EDUCATION

Use	Number of Spaces Required
Elementary schools, junior high schools, public or private	One (1) space for every thirty (30) classroom seats, one (1) space for each teacher or other employee in addition to the requirements of an auditorium
High schools, public or private	One (1) space for each six (6) students based on the design capacity of the building, one (1) space for each teacher or other employee, plus the requirements for an auditorium
Nursery or child care center	Two (2) spaces, plus one (1) space for each staff member
Colleges and universities	One (1) space for each five (5) classrooms seats, plus one (1) space for each three (3) seats in an auditorium
Trade or commercial schools	One (1) space for each student based on the design, plus one (1) space for each teacher or other employee
Libraries, museums, art galleries and other public buildings	One (1) space for each 300 square feet of floor area

GROUP #6 RECREATION AND RELIGION

Use	Number of Spaces Required
Churches, chapels, temples, synagogues, mosques, auditoriums, gymnasiums, stadiums, and other places of public assembly	One (1) space for each three (3) seats or six (6) feet of benches.
Theaters	One (1) space for each two (2) seats
Assembly halls, exhibition halls, or rooms without seats	One (1) space for each fifty (50) square feet of floor area
Golf courses, swimming pools or similar places	One (1) space for each three (3) patrons the establishment is designed to serve
Enclosed place of amusement or recreation or similar place of assembly	One (1) space for each one hundred (100) square feet of floor area devoted to assembly
Bowling establishments	Five (5) spaces for each bowling lane, plus such additional space as may be required for affiliated uses.

GROUP #7 INDUSTRY

Use	Number of Spaces Required
Manufacturing, warehousing, wholesaling or other similar establishments	Five (5) plus one (1) for every one and half (1 ½) employees in the largest working shift, plus one (1) for every vehicle maintained on the premises. Space on the sit shall also be provided for all construction workers during periods of construction.

Section 3303 Off-Street Parking Standards

3303.01 General

- A. Utilization: Required off-street parking facilities as listed in Section 3302 shall be solely for parking of motor vehicles in operation condition, of patrons, occupants, or employees of such uses.
- B. Size: A required off-street parking space shall be at least ten (10) feet in width and twenty (20) feet in length, exclusive of access drives or aisles, ramps, columns, office or work areas.
- C. Access: Each required off-street parking space shall open directly upon an aisle or driveway of such width and design as to provide safe and efficient means of vehicular access to such parking space. Such aisle or driveway shall not be used for the parking of other vehicles, except that the driveway of a single family residence may be counted as one (1) parking space.
- D. Required Yards: Structures and buildings containing off-street parking shall be subject to the yard requirements applicable in the district in which located. Off-street parking areas open to the sky may be located on any yard, except that:
 - 1. In any "R" or "OR-1" District, off-street shall not be located in any required setbacks.
 - 2. On a corner lot devoted to a residential use, the off-street parking shall not be located closer to the side lot line bounding a street than the minimum side yard width prescribed by the development standards for the district.
 - 3. If a lot is devoted to a non-residential use and if its front lot line, side lot line, or rear lot line separates the lot from a lot in a Residential District, the off-street parking facilities located thereon shall not be closer to such lot line than the minimum front yard depth, side yard width, or rear yard depth prescribed by the development standards for the district.
- E. Location: All required parking spaces shall be located as follows:
 - 1. In an "R", "OR-1" or "B-1" District on the same lot as the building or used served, or a contiguous parcel, or within three hundred (300) feet of the nearest point of the principal structure.
 - 2. In a Business District (except a "B-1" District) on the same lot as the building or use served, or a contiguous parcel, or within four hundred (400) feet of the principal structure.
 - 3. In any Industrial District on the same lot as the building or used served, or a contiguous parcel or within one thousand (1,000) feet of the nearest point of the principal structures; provided, however, that no off-street parking facilities for a business or industrial use shall be located in a Residential District.
- F. Restricted parking Lots-Conditional Use: Notwithstanding the provisions of Section 3303.01 (E), the BZA may permit the use of lots in a Residential or Office District as restricted parking lots.
 - 1. The Board's BZA approval of restricted parking lots must be based on a finding that:
 - a. The parcel to be used is located not more than fifty (50) feet from the parcel on which is located the land use requiring such parking facilities.

- b. The parking lot shall be for use in connection with an office, business or industrial use located in adjacent Business or Industrial District and shall be used solely for the parking of passenger vehicles.
 - c. The parking lot shall not be used for repair work or vehicle servicing or loading of any kind, and no advertising signs of any kind shall be erected on the lot.
2. Application for a Conditional use Certificate shall be treated, processed, noticed and heard in the manner prescribed for in Section 3906.
 3. The BZA shall impose further conditions, such as screening and landscaping, as may be deemed necessary and appropriate, in order to reduce the adverse effect of a parking lot upon the preservation of the residential character and development of the Residential District in which the parking lot is proposed to be located.

3303.02 Maintenance

- A. Surfacing : All open off-street parking areas (except a required parking space accessory to a single family dwelling) shall be graded, and provided with a hard surface of bituminous or Portland cement concrete, except residential tracts exceeding forty thousand (40,000) square feet in area.
- B. All open off-street parking areas shall be separated from public sidewalks by a space at least four (4) feet in width, and a six (6) inch high barrier (curb) shall be provided on the parking lot side of the four (4) foot width.
- C. Screening: When any open off-street parking area used for a non-residential purpose containing more than two (2) parking spaces is not separated from a district zoned Residential by a dedicated street, an effective buffer or screen, consisting of a solid wall, fence, or dense living hedge, shall be provided at the lot line to protect the privacy of the adjoining residential uses. Such wall, fence, or hedge shall be not less than six (6) feet in height.
- D. Lighting: Any lighting used to illuminate off-street parking areas shall be equipped with suitable shielding or be designed as to prevent a glare at eye level on surrounding public and private property.
- E. Repair and Service: No motor vehicle repair work or service of any kind, except emergency repairs, shall be permitted in or in association with an off-street parking area. [eff. 03-22-2016]
- F. Drainage: All open off-street parking areas shall be provided with adequate drainage facilities as approved by the County Engineer. Said approval will not require for off-street parking for single-and two-family dwellings in the "A" through "R-6" Zoning Districts. [eff. 03-22-2016]
- G. Interior Design: All parts of open off-street parking areas not used for parking stalls or parking aisles, shall be paved or landscaped with planting of grass, flowers, shrubs, and/or trees, which shall be continuously maintained.
- H. Marking: Designated parking spaces shall be marked on the surface on the parking area with paint or permanent marking materials and maintained in clearly visibly condition.

3303.03 Units of Measurement. For the purpose of determining off-street parking requirements, the following units of measurements shall apply:

- A. Floor Area: Floor area for non-residential purposes shall be the sum of gross horizontal area of all the floors of a building measured from the exterior faces of the exterior walls or from the center line of walls separating two (2) buildings.
- B. Hospital Bassinets: In hospitals, bassinets shall not be counted as beds.
- C. Places of Public Assembly
 - 1. In stadiums, sports arenas, churches and other places of assembly in which those in attendance occupy benches, pews, or other similar seating facilities, each twenty (20) inches of such seating facilities shall be counted as one (1) seat for the purpose of determining the off-street parking requirements of this Zoning Resolution.
 - 2. Fixed Seats and Assembly Area
In cases where a place of assembly has both fixed seats and open assembly area, requirements shall be computed separately for each type and added together.
- D. Fractions: When units of measurement determining the number of required parking spaces result in requirement of a fractional space, any fraction up to one half (1/2) shall be disregarded and fractions of over and including one half (1/2) shall require one (1) parking space.

3303.04 Additions and Extensions. Whenever any addition to a building or extension of land use results in an increase in the number of units used to measure required off-street parking spaces, and such additional or extension creates a need for an increase of more than ten (10) percent in the number or required off-street parking spaces, additional off-street parking shall be provided on the basis of the increase in the number of units of measurement.

- A. Exception: In any case of additional dwelling units created by conversion of an existing dwelling, on (1) off-street parking space shall be required for each additional dwelling unit so created.

3303.05 Mixed Occupancies and Uses Not Specified. In the case of mixed uses, the total requirements for off-street parking facilities shall be the sum of the requirements for the various uses computed separately. Where a use is not specifically mentioned in Section 3302, the requirements for a use which is so mentioned and to which said use is similar, as determined by the Zoning Inspector, shall apply. Off-street parking facilities for one (1) use shall not be considered as providing requirements for any other use, except as specified joint use.

3303.06 Collective Provision. Nothing in this Article shall be construed to prevent collective provision of off-street parking facilities for two (2) or more building or uses, provided that the total of such off-street parking such off-street parking spaces supplied collectively shall not be less than the sum of the requirements for various uses computed separately; provided also, that the requirements set forth in Section 3303.01E as to maximum distances between parking areas and establishments served shall apply to each establishment participating in the collective provisions of parking.

Section 3304 School Bus Parking. Nothing in this Zoning Resolution shall be construed to prohibit the parking of a school bus at the residence of the driver residing in Springfield Township if each school bus is being operated in behalf of the board of Education as conveying children to and from school, except that in the summer months when school is not in session, said school bus shall not be so located.

Section 3305 Inoperable Vehicle. No real property owner or occupant shall cause or permit a motor vehicle to be parked or stored in any district in the open for 72 hours or longer when any of the following applies:

- A. The vehicle is apparently inoperable as defined in Section 3305.02.
- B. The body of the vehicle is extensively damaged or is missing any of the following: wheel(s), tire(s), motor, transmission, door(s), roof, or hood.
- C. The motor vehicle does not bear a valid current license plate. [eff. 03-22-2016]
- D. This section shall not apply to:
 1. Any vehicle store in an enclosed building.
 2. Licensed junk yards or scrap metal processing facilities per Ohio Revised Code, Section 4737.05 to Section 4734.12.
 3. Collector's vehicles which bear a current validation sticker and license plate as described in Section 4503.45 of the Ohio Revised Code.
 4. Historical Vehicles which bear a *Historical Vehicle-Ohio* plate as described in Section 4503.181 of the Ohio Revised Code.
 5. Road rollers, traction engines, power shovels, power cranes, and other equipment used in construction work and not designed for or employed in general highway transportation, well drilling machinery, ditch digging machinery, farm machinery, trailers used to transport agricultural produce or agriculture production materials between a local place of storage or supply and the farm when drawn or towed on a public road or highway at a speed of twenty-five (25) miles per hour or less, threshing machinery, hay baling machinery, corn sheller, hammermill and agricultural tractors and machinery used in the production of horticultural, agricultural, and vegetable products.

3305.01 Procedure. Notification by certified mail that the real property owner or occupants shall have thirty (30) days after the receipt of the letter to either:

1. Remove the vehicle(s) from the premises
2. Store or park said vehicle(s) in an enclosed building, or
3. Meet the standards for an operable vehicle

3305.02 Definitions

Enclosed Buildings: Any permanent structure having a roof supported by columns and walls which are opaque.

In the Open: Not located in an enclosed building.

Inoperable Vehicle: Any motor vehicle not capable of providing its own motive power, or unable to pass an Ohio State Highway Patrol safety inspection. [eff. 03-22-2016]

Motor Vehicle: Anything on wheels propelled or drawn by power other than muscular power.

ARTICLE 34

NOISE

Section 3401 Method of Measurement. For the purpose of measuring the intensity and frequency of sound, the sound level meter, the octave band analyzer, and the impact noise analyzer shall be employed. The flat network and the fast meter response of the sound level meter shall be used. Sounds of short duration as from forge hammers, punch presses and metal. Shears which cannot be measured accurately with the sound level meter shall be measured with the impact noise analyzer.

Octave band analyzers calibrated in the Preferred Frequencies (American Standards Association S1, 6-1960, Preferred frequencies for Acoustical Measurements) shall be used with Table I (A-D). Octave band analyzers calibrated with pre-1960 Octave (American Standard Association 224-10-1953, Octave Band Filter Set) shall use table II (A through D) in Section 3304 through 3306, inclusive. For impact sounds measured with the impact noise analyzer, the sound pressure levels set forth in Tables I and II (A through D) may be increased by six (6) decibels in each octave band.

Section 3402 Exemptions. The following uses and activities shall be exempt from the noise level regulations:

- A. Noises not directly under the control of the property users.
- B. Noises emanating from construction and maintenance activities between 7:00 A.M. and 7:00 P.M.
- C. The noise of safety signals, warning devices, and emergency pressure relief valves.
- D. Transient noises of moving sources such as automobiles, trucks, airplanes and railroads.

Section 3403 Required Performance Level. No operation or activity shall cause or create noise in excess of the sound levels prescribed herewith.

Section 3404 Standards in the “B-1” Through “B-4” Business Districts and “I-1” Light Industrial District

- A. At the District Boundaries

In the “B-1” through “B-4” and the “I-1” Districts at no point or beyond the boundary of the Zoning District shall the sounds pressure level resulting from any use, operation or activity exceed the maximum permitted sound levels set forth in Tables I A and II A.

Table I A, Preferred Frequencies

Center Frequency Cycles per Second	Maximum Permitted Sound Pressure Level, Decibels
31.5	65
63.0	67
125.0	66
250.0	59
500.0	52
1,000.0	46
2,000.0	37
4,000.0	26
8,000.0	17

Table II A, Pre-1960 Octave Bands

Octave Band Cycles per Second	Maximum Permitted Sound Pressure Level, Decibels
20-75	67
75-150	66
150-300	61
300-600	54
600-1200	47
1200-2400	39
2400-4800	29
4800-10 KC	20

B. At lot lines

In the "B-1" through "B-4" and the "I-1" Districts, at no point on or beyond the boundary of a lot, shall the sound pressure level exceed the maximum permitted decibel levels for the designated octave band as set forth in Table I B and II B.

Table I B, Preferred Frequencies

Center Frequency Cycles per Second	Maximum Permitted Sound Pressure Level, Decibels
31.5	76
6.0	74
125.0	68
250.0	63
500.0	57
1,000.0	52
2,000.0	45
4,000.0	38
8,000.0	32

Table II B, Pre 1960 Octave Bands

Octave Band Cycles per Second	Maximum Permitted Sound Pressure Level, Decibels
20-75	75
75-150	70
150-300	64
300-600	59
600-1200	53
1200-2400	47
2400-4800	40
4800-10 KC	34

Section 3405 Standards in the “I-2” General Industrial District and “PD-4” Planned Industrial Park District

In the “I-2” and the “PD-4” Districts at no point on or beyond the boundary of the Zoning District, shall the sound pressure level resulting from any use, operation or activity exceed the maximum permitted sound levels as set forth in Table I C and II C.

Table I C, Preferred Frequencies

Center Frequency Cycles per Second	Maximum Permitted Sound Pressure Level, Decibels
31.5	76
63.0	74
125.0	68
250.0	63
500.0	57
1,000.0	52
2,000.0	45
4,000.0	39
8,000.0	32

Table II C, Pre 1960 Octave Bands

Octave Band Cycles per Second	Maximum Permitted Sound Pressure Level, Decibels
20-75	75
75-150	70
150-300	64
300-600	59
600-1200	53
1200-2400	47
2400-4800	40
4800-10 KC	34

Section 3406 Standards in the “I-3” Heavy Industrial District

In the “I-3” District at no point on or beyond the boundary of the Zoning District, shall the sounds pressure level resulting from any use, operation, or activity exceed the maximum permitted sound levels as set forth in Tables I D and II D.

Table I B, Preferred Frequencies

Center Frequency Cycles per Second	Maximum Permitted Sound Pressure Level, Decibels
31.5	90
63.0	81
125.0	71
250.0	66
500.0	61
2,000.0	52
4,000.0	50
8,000.0	47

Table II B, Pre 1960 Octave Bands

Octave Band Cycles per Second	Maximum Permitted Sound Pressure Level, Decibels
20-75	83
75-150	74
150-300	67
300-600	62
600-1200	57
1200-2400	53
2400-4800	51
4800-10 KC	48

Between the hours of 9:00 P.M. and 7:00 A.M., the sound levels shall not exceed the maximum permitted sound pressure levels prescribed for the “I-2” and the “PD-4” Districts in Section 3305.

ARTICLE 35

PUBLIC RECREATIONAL USES SUCH AS GOLF COURSES, SWIMMING POOLS, TENNIS COURTS, MINIATURE GOLF COURSES, DRIVING RANGES

Section 3501 Required Conditions

{Section 3501, A (re. swimming pools) was moved to Section 2901,D, 1}

- A. Loud speakers, juke boxes, public address systems and electric amplifiers shall be permitted, if the use of same is for the occupants of the building only within which such equipment is installed, and does not create a nuisance and disturb the peace of any other persons or properties in this or any other Zoning District and meets the requirements of Article 34. [rev. 10-27-2009]
- B. Exterior lighting shall be shaded wherever necessary to avoid casting direct light upon any property or upon a public street. All outdoor lighting shall be directed toward and confined to the ground areas, lawns or parking areas.
- C. Gun Clubs: All indoor gun clubs/ranges shall be located in a B-2 through B-3 or I-1 through I-3 Zoning District. All outdoor gun clubs will be located in an A, Agricultural; I-1 through I-3, Industrial; a F, Flood Plain District or a NR, Natural Resource, Zoning Districts; and the firing line(s) shall be at least one thousand (1,000) feet distance from any adjoining property lines or more if deemed the Springfield Township Board of Zoning Appeals during the required conditional use hearing. [rev. 10-27-2009]
- D. In all Zoning Districts other than "A," only four (4) dogs over six months old per household will be allowed before a kennel license is required.

ARTICLE 36
RESIDENTIAL CONDOMINIUM REGULATIONS

- A. The development shall have safe and adequate access to a public street as determined by the County Engineer for country and township roads and the Ohio Department of Transportation for state and federal highways.
- B. A traffic impact statement shall be provided at an adequate level of detail to assess the effect of the development on adjacent streets.
- C. In every case, the uses shall be provided with public water and sewer systems approved by the Ohio EPA or Clark County Combined Health District.
- D. Development Plans shall be submitted with the application for a Zoning Certificate for every condominium property which shows particulars of the site, proposed buildings and other improvements, including the layout of the interior streets, drives, and parking areas, the layout, location, designation, and dimensions of each unit, the layout and details of the water and sewer property, the layout and details of the soil erosion and storm water runoff control facilities proposed, and the location and dimensions of any existing or proposed easements. The name, registration numbers, and address of the design professional preparing such plans shall be clearly indicated thereon.
- E. Approval shall be based on the Development Plan as submitted after review and approval by Springfield Township and by the appropriate agencies such as Clark Soil & Water Conservation District, County Engineer's Department, Health Department, County Utilities Department or OEPA. [eff. 03-22-2016]

ARTICLE 37

USES NOT OTHERWISE INCLUDED WITHIN A SPECIFIC ZONING DISTRICT

Section 3700 Intent. Because the uses hereinafter referred to possess unique characteristics making it impractical to include them in a Specific Use District classification, they may be permitted by the BZA as Conditional Uses as follows.

Section 3701 Outdoor Theaters. Because outdoor theaters possess the unique characteristics of being used only after darkness and since they develop a concentration of vehicular traffic in terms of ingress and egress from their parking area, they shall be permitted in "I-1" Districts only. Outdoor theaters shall further be subject to the following conditions:

- A. The proposed internal design shall receive approval from the Zoning Inspector as to the adequacy of drainage, lighting, and other technical aspects.
- B. Outdoor theaters shall about a major thoroughfare and points of ingress and egress shall be available only from such major thoroughfare.
- C. All vehicles, waiting or standing to enter the facility, shall be provided off-street waiting space. No vehicles shall be permitted to wait or stand within a dedicated right-of-way.
- D. The area shall be laid out as to prevent the movie screen from being viewed from residential areas or adjacent major thoroughfares. All lighting used to illuminate the area shall be so installed as to be confined or directed onto the premises of the outdoor theater site.

Section 3702 Commercial Cell Phone, Wind Turbines, Television and Radio Towers; Public Utility Microwaves and Public Utility Television Transmitting Towers.

Cell phone, Radio and television towers, public utility television transmitting towers, and their attendant facilities shall be permitted in "I-1" and "A" Districts except that in "A" Districts, the attendant facilities shall not include production studios and business offices. In both Districts said use shall not include production studios and business offices. In both Districts said use shall be located centrally on a continuous parcel of not less than one and one-half (1 ½) times the height of the tower measured from the base of said tower to all points of each property line. This section shall not be intended to replace or subvert the limits places on Township Zoning authority set forth in Ohio Revised Code 519.211. [rev. 10-27-2009]

Section 3703 Airports and Related Uses. Airports, landing fields, and platforms, hangers, masts, and other facilities for the operation of aircraft may be permitted in “A” and “R-1” Districts and shall be subject to the following conditions:

- A. The plans for such facility shall have received approval by the Federal Aviation Agency and the Ohio Department of Commerce, Division of Aviation, prior to being submitted to the BZA for their review and approval.

Section 3704 Oil and Gas Wells. In the “A,” “I-1” and “I-2” Districts, as well may be drilled for the exploration for, or production of natural oil or gas.

3704.01 A Zoning Certificate Application shall be filed with the Zoning Inspector setting forth:

- A. The location of the proposed well on a map (1”=200’) drawn by a registered engineer or land surveyor that further shows:
 - 1. The location of all property lines bordering the proposed well site.
 - 2. The location and use of each structure within three hundred (300) feet of the proposed well site.
 - 3. The location of all underground public and private utility or drainage lines or facilities within one hundred (100) feet of the proposed well site.
 - 4. The location of all public easements and rights-of-way within three (300) feet of the proposed well site.

3704.02 Required Conditions

- A. No well shall be located within two hundred (200) feet of any lot in any “R” District.
- B. No well shall be located within fifty (50) feet of any property line except as allowed under the provisions of voluntary pooling as set forth by the regulations of the Department of Industrial Relations Division of Mines.
- C. No well shall be located within three hundred (300) feet of any school, church, hospital or other structure used for public assembly.
- D. Other fire, health, and safety standards shall be reviewed and a determination made that, as set forth in the Zoning Certificate or as conditions to its approval, adequate precautions have been provided. Such conditions may control the hours of operation of such drilling operations, the mode of transportation used at the well site, the location and type of waste gases, the location and housing of proposed internal combustion or towers the location and size of electric lights the protection of site from the public view and other reasonable standards related to the protection of the public health, safety, and welfare.

3704.03. If during the drilling operation, the conditions set forth in the Zoning Certificate or the conditions set forth by the BZA prior to its approval are violated, the Zoning Inspector shall report such actions to the BZA which, if it concurs, may cancel the Zoning Certificate. If said Zoning Certificate is canceled and any drilling operations are continued thereafter, the same shall be a violation of this Zoning Resolution and subject to the penalties as provided herein under Article 38 and in Sub-section 519.99 of the Ohio Revised Code.

3704.04 . The BZA may determine the amount of time for which the Zoning Certificate is valid but in no case shall it exceed twenty-four (24) months. Before the Zoning Certificate becomes invalid, the applicant shall submit either:

- A. A well closing report stating the manner in which the well has been abandoned and sealed, which must be accepted by the Board and Township Trustees which shall demonstrate that the site has been restored to its previous condition insofar as such is desirable and possible and the well-sealed so as to be impervious through the level of the water table, or:
- B. A well production plan enlarging upon a supplementing the Zoning Certificate Application in regard to the proposed location and character of pumps and pump housing, the proposed location of storage tanks, their size and type, the proposed landscaping, the fencing and screening of the well site and the pipes or lines, all of which shall be subject to approval by the BZA on the basis of being compatible with the vicinity.

Section 3705 Refuse (Solid Waste) Disposal Sites

Refuse disposal sites should be located in accordance with a county-wide disposal plan based on population and land use forecasting. Sanitary land fill operations may be allowed in "A" and I-3" Districts.

3705.01 Application, Review, and Permit Renewal Procedure

Applications for a Zoning Certificate shall be filed with the Zoning Inspector by the owners and lease holders, if any, of the proposed site. Two (2) copies shall be submitted and shall be accompanied by a fee as established by Resolution of the Township Trustees. A Zoning Certificate for a land fill shall be issued for a one (1) year period. Unless the owner of the petition ignores and/or violates the conditions of the Zoning Certificate, it will be renewed automatically for one (1) year periods. Applications shall include the following:

- A. The location of the proposed land fill on a map (1"=100') drawn by a registered engineer or land surveyor that shows the following:
 - 1. The location of all property lines bordering the proposed land fill site.
 - 2. The location and use of each structure within three hundred (300) feet of the proposed land fill site.
 - 3. The location of all underground public and private utility or drainage lines or facilities within one hundred (100) feet of the proposed land fill site.
 - 4. The location of all public easements and right-of-ways within three hundred (300) feet of the proposed land fill site.

5. The location, size, and population served by other sanitary land fill sites in and adjacent to Springfield Township.
6. Soil borings (one per acre) of proposed land fill site.
7. Method of rehabilitation and reclamation of the land fill site, including a grading plan showing existing contours of the site and the proposed future contours showing topography of the area after completion. Such plan shall include the surrounding area within five hundred (500) feet of the land fill property line, drawn with contour lines at intervals of five (5) feet or less.

3705.02 Required Conditions

- A. No land fill shall be located within two hundred (200) feet of any "R" residential District
- B. The Required Conditions of Section 1805 shall apply to all approved land fill sites.
- C. Other fire, safety, and health standards shall be reviewed and a determination made that, as set forth in the land fill permit or as a condition to its approval, adequate precautions have been provided. Such conditions may control the hours of operation, the location and intensity of electronic lights, the location of structures on the site, the protection of the site from the public view and any other reasonable standards related to the protection of the public safety or general welfare.
- D. 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 Board.

Section 3706 Permitted Temporary Uses [eff. 03-22-2016]

- A. The temporary use of a structure or premises for a purpose or use that does not conform to the requirements prescribed elsewhere in these Regulations for the District in which it is located, provided that such use be of a temporary nature and that the use does not involve the erection of a substantial structure, may be permitted subject to the requirements herein stated, and subject to such conditions as will safeguard the public health and safety. The Zoning Inspector may inspect any temporary use at any time and may request evidence from the property owner and/or occupant that they are in compliance with the required conditions as stated for each temporary use. A Zoning Certificate is not required for the following temporary uses:
 1. Orderly display at an automotive service station building of canned fluids, lubricants, and/or tires not required for immediate servicing of automobiles, and display of other products normally sold at service stations. Such display shall be setback not less than ten (10) feet from the front lot line and not less than five (5) feet from any side or rear lot line.
 2. Promotional activities of retail merchants, located in any "B" district, involving the display of goods and merchandise may be conducted outside of enclosed buildings for a time period of not more than fourteen (14) days in any three (3) month period. Goods and merchandise that will be used in the promotional activity and are also for sale within the building may be displayed subject to the following conditions:
 - a) No portion of the display shall be on or over publicly owned property, except for sidewalk sales. Public access shall be maintained throughout such sales.

- b) No food or drink shall be dispensed outside the building except in accordance with standards and prior written approval of the Clark County Combined Health District.
- 3. Garage sales and yard sales shall be permitted at individual dwellings in the “A”, “R” or “PD-1” district not to exceed two (2) times per calendar year for a total time not to exceed seven (7) days per calendar year. No more than two (2) signs not to exceed four (4) sq. ft. each per side shall be permitted.
- 4. Real estate offices (containing no sleeping or cooking accommodations unless located in a model dwelling unit) incidental to a new housing development, to continue only until the sale or lease of all dwelling units within the development.
- 5. Contractor’s office, trailer, and equipment shed (containing no sleeping or cooking accommodations) accessory to a construction project, and to continue only during the duration of such project.
- 6. Christmas tree sales in any “B” or “I” district for a time period not to exceed sixty (60) days. Display of Christmas trees need not comply with the yard and setback requirements of these Regulations provided that no tree shall be displayed within thirty (30) feet of the intersection of the curb line of any two (2) streets.
- 7. Open-air carnivals or tent circuses in the “B-3”, “B-4 or any “I” district, and then only for a time period that does not exceed one (1) week. Such use need not comply with the front yard requirements, provided that structures or equipment which might block the view of operators of motor vehicles on adjacent public streets shall not be located within thirty (30) feet of the intersection of the curb line of any two (2) streets.
- 8. Festivals sponsored by non-profit organizations in any District for a time period of only three (3) days. Such use need not comply with the front yard requirements, provided that structures or equipment which might block the view of operators of motor vehicles on adjacent public streets shall not be located within thirty (30) feet of the intersection of the curb line of any two (2) streets.
- 9. The posting of portable signs and billboards announcing a special event or advertising a product or service for a time period may not exceed ninety (90) days per calendar year. The applicable standards of Article 31 shall also apply.
- B. All of the temporary uses described above shall be conducted and all merchandise displayed in an orderly and safe manner, free from injurious or offensive effects to the occupants of adjacent premises and to the public in general, and shall be effectively screened from an adjoining “R” District where required by the Zoning Inspector.

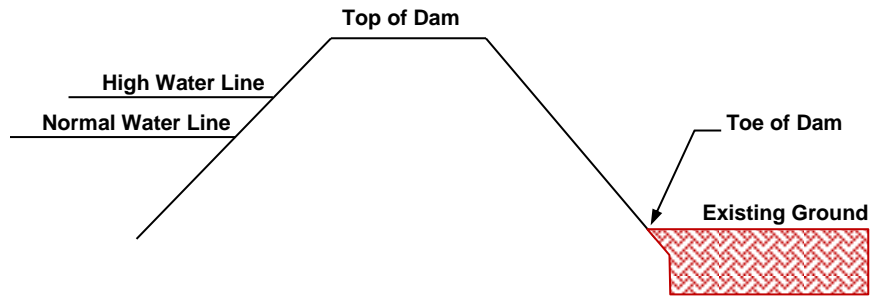
Section 3707 Emergency Housing The Zoning Inspector may, in times of emergency, permit the placement of not more than one (1) manufactured home on a lot for use as temporary housing by any family or resident whose dwelling has been rendered uninhabitable by flooding, fire, wind, or other catastrophe. Such manufactured home may remain on the lot for a period not to exceed one (1) year and may be occupied only as long as reconstruction of the original dwelling or construction of a new, permanent dwelling is underway. [eff. 03-22-2016]

Section 3708 Water Impoundments All water impoundments such as ponds, lakes, or wetlands shall be constructed and developed in compliance with the following standards:

- A. The purpose of these regulations is to guide the development, design, maintenance and structural integrity of ponds, lakes, wetlands, or other water detention/retention

structures. It is the purpose of these regulations to promote the public's health, safety and welfare by minimizing local nuisances, as well as potentially dangerous health and safety concerns, and to further the general harmony between and amongst neighbors.

- B. No applicable structure shall hereafter be located, constructed, repaired, extended, enlarged, converted or altered without full compliance with the terms of these regulations. Said construction, alterations or modifications require a zoning permit.
- C. "DETENTION POND" shall mean an artificially formed structure designed to hold storm water runoff, detaining it for a period of time before ultimately slowly discharging the water downstream. Detention ponds are designed to complement large scale residential, commercial and industrial developments. Detention ponds must be designed and constructed to the specifications of a licensed professional engineer and the engineering plans must be reviewed and approved by the respective authorized agencies. No Zoning Permit Required.
- D. "RETENTION POND" shall mean an artificially formed structure designed to hold water year round with the capacity to accommodate a limited amount of storm water runoff. Retention ponds are reservoirs of natural water designed to enhance aesthetic elements of large scale residential, commercial and industrial developments. Retention ponds must be designed and constructed to the specifications of a licensed professional engineer and the engineering plans must be reviewed and approved by the respective authorized agencies. No Zoning Permit Required.
- E. "AGRICULTURAL PONDS" shall mean a natural or artificially formed structure which serve as a reservoir of water for year round agricultural use. Agricultural ponds are to be used for agricultural based activities including aquaculture, hatcheries, hydroponics or irrigation and animal related maintenance and/or production activities. Agricultural ponds may also support fire suppression due to the lack of access to municipal water services. The use of such ponds are limited and restricted to those activities supported by the owners. Agricultural ponds shall not engage in off-farm commercial uses nor in any commercial recreational activities such as, but not limited to, fishing or swimming. Zoning Permit subject to agricultural exemption in accordance with ORC 303.21.
- F. "RECREATIONAL PONDS" shall mean a new artificially formed structure over five hundred (500) square feet which is intended to serve as a permanent reservoir of water serving aesthetic desires and/or as an activity center for year round use. Such ponds are to be designed for year round enjoyment and to further such activities such as wildlife habitats, swimming, fishing, ice skating, etc. ponds must be reviewed by the Clark Soil and Water Conservation District, and designed ponds must meet or exceed the standards and specifications of the Natural Resource Conservation Service (See attached NRCS Spec. 378 or http://efotg.sc.egov.usda.gov/references/public/OH/Oh378_Standard_Pond.pdf). Zoning Permit is Required.
- G. Ponds shall not be located closer than twenty-five (25) feet from any lot lines and where applicable, they shall not be located closer than seventy-five (75) feet from a road right-of-way or easement located on any parcel. In addition, they shall meet current Clark County Combined Health District on-site utilities horizontal isolation distances for private water systems and sewage disposal systems. Ponds shall not present a contamination hazard to groundwater or local drinking water sources. A site approval, from the Clark County Combined Health District, is required prior to approval of plans for pond construction. They shall not restrict or block existing or future surface and/or sub-surface drainage systems. No pond shall be located on a parcel less than five (5) acres in size.
- H. Setbacks shall be measured from the high water line or toe of dam, whichever is closer.



- I. Large ponds of a sufficient size, determined by the Ohio Dam Safety Law, may be subject to review approval and annual inspection by the Ohio Department of Natural Resources, Division of Water.
- J. The property owner and/or applicant will be required to submit to the Zoning Inspector a copy of the proposed construction plan which has been approved by the authorized agency and other necessary documentation for the purpose of obtaining a zoning permit.
[eff. 03-22-2016]

Section 3709 Keeping of Animals No animals, except for household pets, shall be kept on any parcel of less than five (5) acres unless the building housing said animals is at least fifty (50) feet from any lot line. This Subsection shall apply only to those parcels where the total landholdings of the using party is five (5) acres or less, and shall not be construed to apply to individual pens, pastures, or fields of less than five (5) acres if part of a larger tract of land devoted to agricultural uses. [eff. 03-22-2016]

- A. Fencing shall be provided per Section 3008 or other approved method as imposed by the Zoning Inspector.