

ZONING RESOLUTION

OF

CHESTER TOWNSHIP
GEAUGA COUNTY

OHIO

AMENDED TO
SEPTEMBER 29, 1956



ZONING COMMISSION

Ralph H. Schwarz, Chairman

George Painter

Howard W. Reiter

Charles Sweet

R. H. Tesreau

ZONING BOARD OF APPEALS

Allen Hull

Eugene Painter

S. A. Patterson

Ralph Shanower

Donald Stuart

ZONING INSPECTOR

William E. Bebout

TOWNSHIP TRUSTEES

Lyle Battles, Chairman

John F. Richmond, Vice Chairman

Forest Bond

ZONING RESOLUTION

A resolution providing for the zoning of the unincorporated area of Chester Township by regulating the location, size, height, and use of buildings and structures, the area and dimension of lots and yards, and the use of lands and for such purposes dividing the unincorporated area of the township into zones or districts of such number, sizes and shapes as are deemed best suited to carry out said purposes, providing a method of administration, and prescribing penalties and proceedings for the administration and enforcement of this resolution.

WHEREAS, the Board of Trustees of Chester Township deems it in the interest of the public health, safety, morals, comfort, and general welfare of said Township and its residents to establish a general plan of zoning for the unincorporated area of said township.

There is hereby created a Township Zoning Commission of five (5) members who shall be residents of the unincorporated area of the township included in area zoned. The term of each member shall be five (5) years beginning January 1st, and the terms of the members shall be so arranged that the term of one member will expire each year. Vacancies shall be filled by the board of township trustees and shall be for the unexpired term.

The Commission shall organize, adopt rules for the transaction of its business and keep a record of its action and determinations. Members of the Zoning Commission shall serve without compensation. No township trustee shall be employed by the Zoning Commission of his township.

The Township Zoning Commission shall meet quarterly.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Trustees of Chester Township:

SECTION I. PURPOSE

For the purpose of promoting public health, safety, morals, comfort and general welfare; to conserve and protect property and property values; to secure the most appropriate use of land; and to facilitate adequate but economical provision of public improvements, all in accordance with a comprehensive plan, the Board of Trustees of this Township finds it necessary and advisable to regulate the location, height, bulk, number of stories and size of buildings and other structures, including tents, cabins and trailer coaches, percentages of lot areas which may be occupied, set-back building lines, sizes of yards, courts and other open spaces, the density of population, the uses of buildings and other structures, including tents, cabins and trailer coaches and the uses of land for trade, industry, residence, recreation, or other purposes and for such purposes divides the unincorporated area of the township into districts or zones.

SECTION II. DISTRICTS

For the purpose of carrying out the provisions of this resolution, the unincorporated area of the township is hereby divided into the following districts:

1. Residential, which shall be designated as "R" districts.
2. Business and commercial, which shall be designated as "B" districts.
3. Industrial and manufacturing, which shall be designated as "I" districts.

The districts as shown on the map hereto attached are hereby established and said map is made a part of this resolution. No building or premises shall be used and no building shall be erected except in conformity with the regulations prescribed herein for the district in which it is located.

SECTION III. AGRICULTURE

Land in any district may be used for agricultural purposes. No zoning certificate shall be required for the construction of buildings incident to the use for agricultural purposes of the land on which such buildings shall be located, but such buildings shall conform to the regulations contained in this resolution. For the purpose of this resolution, "agriculture" shall include

SECTIONS IV. CLASSIFICATION OF USES.
For the purposes of this resolution, the various uses of buildings and premises shall be classified as follows:

R District (Residential)

The following uses and no other shall be deemed Class R uses and permitted in all R districts:

1. Single or two-family dwellings and buildings accessory thereto, but excluding tents, cabins and trailer coaches, except that any structure or trailer coach may be temporarily used as a residence on a lot while a dwelling is being constructed thereon, but such excluded use shall not be continued for more than two (2) years, provided that within one (1) year of the date of issue of a zoning permit the permanent dwelling be enclosed and roofed.
2. Tourist homes, rooming houses and boarding homes accepting not more than four (4) guests at any one time.
3. Church, school, college, university, children's home, public library, public museum, community center, fire station, township hall, publicly-owned park, publicly-owned playground.
4. Any person may maintain an office or may carry on a customary home occupation in the dwelling house used by him as his private residence providing such use does not involve any extension or modification of said dwelling which will alter its outward appearance as a dwelling and providing such use does not involve any outward evidence of such use other than a sign as authorized in other sections of this resolution and provided such occupation does not involve the selling of goods, merchandise, groceries, or commodities to the transient public, or cause undue traffic upon such premises.

The above uses shall be permitted only providing such use is not noxious, dangerous or offensive by reason of odor, dust, smoke, gas, noise, fumes, flame or vibration.

B District (Business and Commercial) Map designates depth of Commercial zones.

The following uses and no other shall be deemed Class B uses and permitted in all B districts:

1. Any use permitted in an R district shall be permitted in a B district.
2. Apartment house, rooming house, hotel, living quarters over business establishment, restaurant, lunchroom, garage.
3. Retail store or shop, repair shop, beauty parlor, funeral home, mercantile establishment, bank, office, office building, or studio.
4. Hospital or rest home other than for contagious diseases, insane, mental cases, drug or liquor addicts.
5. Lodge hall.
6. Gasoline filling and service station providing storage tanks are underground.
7. Indoor theater, bowling alley, dance hall.
8. Job printing, newspaper printing plant.
9. Coal yard, builders' supply, ice storage and sales, plumbing and heating supply.
10. Dairy.
11. Cabins and/or Motels for transient use on Mayfield Road Business Districts only and shall have a minimum floor space per living unit of 192 square feet.

The above uses shall be permitted only providing such is not noxious, dangerous or offensive by reason of emission of odor, dust, smoke, gas, noise, fumes, flame or vibration.

I District (Industrial and Manufacturing)

The following uses and no other shall be deemed Class I uses and permitted in all I districts:

1. Any use permitted in an R district or a B district shall be permitted in an I district.
2. Any normal industrial or manufacturing use, providing such use is not noxious, dangerous, or offensive by reason of emission of odor, dust, smoke, gas, noise, flame, or vibration, except uses specifically prohibited in this resolution.

SECTION V. PROHIBITED USES

The following uses shall be deemed to constitute a nuisance and shall not be permitted in any R, B, or I districts:

1. Amusement Park.
2. Commercial Aviation Field.
3. Brewery.
4. Metallic powder works.
5. Bulk petroleum station with tanks above

6. Distilling of bones, fat or glue, glue or gelatin manufacturing.
9. Manufacturing or storage of explosives, gun powder, or fireworks.
10. Dumping, storing, burying, reducing, disposing of or burning garbage, refuse, scrap metal, rubbish, offal or dead animals, except such as result from the normal use of premises, unless such dumping is done at a place provided by the township trustees for such specific purpose.
11. Junk yards, automobile graveyards, or places for the collection of scrap metal, paper, rags, glass or junk for salvage or storage purposes. The storage of three or more unlicensed or abandoned motor vehicles shall be deemed to constitute an automobile graveyard.
12. Outdoor theaters.
13. Slaughter houses.
14. Trailer parks.
15. Hospitals and sanitariums for contagious diseases, insane, mental cases, drug or liquor addicts.
16. Veterinary hospital.
17. Commercial Breeding or Boarding Kennel.
18. Basements, wholly or partially below the grade of the lot upon which it is located for dwelling purposes.

SECTION VI. NON-CONFORMING USES

A. A non-conforming use existing at the time this resolution takes effect may be continued, except that if it is voluntarily discontinued for (2) years or more, it shall then be deemed abandoned and any further use must be in conformity with the uses permitted in such district.

B. Any building arranged, intended or designed for a non-conforming use, the construction of which has been started at the time of the passage of this resolution, but not completed may be completed and put to such non-conforming use, providing it is done within one (1) year after this resolution takes effect.

C. Any building or structure, existing as a non-conforming use at the time this resolution takes effect, which is destroyed by fire or the elements, may be reconstructed and restored providing the same is done within two (2) years from the date of said destruction.

D. A building or structure devoted to a non-conforming use at the time this resolution takes effect may not be altered or enlarged so as to extend the floor area devoted to such non-conforming use more than 10%.

Any non-conforming use of land at the time this resolution takes effect may not be extended more than 10% in area.

E. Whenever a non-conforming use has been changed to a more restricted use or to a conforming use, such use shall not thereafter be changed to a less restricted or non-conforming use.

SECTION VII. OUTDOOR ADVERTISING

For the purpose of this resolution, outdoor advertising shall be classified as a business use and shall be permitted in all B and I districts and on all lands used for agricultural purposes, subject to the regulations contained in this resolution:

1. Signs not larger than three square feet in area are permitted in any district when the use of the sign is in direct relation to the use of the premises.

1A Signs not larger than six (6) square feet in area are permitted in B and I Districts when the top of the sign is no higher than four (4) feet from the ground and provided the sign is in direct relation to the use of the premises.

1B Signs larger than six (6) square feet in area but not larger than fifteen (15) square feet in area are permitted in B and I Districts when the bottom of the sign is no less than eight (8) feet from the ground and provided the sign is in direct relation to the use of the premises.

2. An outdoor advertising sign or billboard, other than those mentioned in paragraph 1 of this section, shall be deemed a structure and shall require a zoning certificate before being erected, constructed or replaced.

3. No outdoor advertising sign other than those mentioned in paragraphs 1, 1A and 1B of this section shall be placed nearer any street or road than the minimum set-back building line.

4. No outdoor advertising sign except those mentioned in paragraphs 1, 1A and 1B shall

- above the same more than three (3) feet.
- Any illuminated sign shall be so shaded as to not interfere with the vision of persons on the highway or to annoy neighbors.

SECTION VIII. PUBLIC UTILITIES AND RAILROADS

This resolution shall not apply to public utilities or railroads.

SECTION IX. MINIMUM LOT AREA PER FAMILY

- No single family dwelling shall be erected or building altered to accommodate one family as a residence on less than one (1) acre of lot area unless such lot was designated on a recorded plat or separately owned at the time this resolution took effect and cannot practically be enlarged to conform with this requirement.
- No two-family or multiple dwelling shall be erected or building altered for dwelling purposes to accommodate more than one (1) family on less than three fourths ($\frac{3}{4}$) acre per family.
- No apartment house or living quarters over a business establishment shall be erected or building altered into apartments to accommodate more than one family for each twenty-five hundred (2500) square feet of lot area.
- In computing lot areas, not to exceed one-half of the width of the road or street right-of-way be included if the lot owner holds title to the same.

SECTION X. MINIMUM LOT WIDTH

No dwelling shall be erected in any district on a lot having a frontage of less than one hundred (100) feet on a public thoroughfare except as provided for in Section XV of these regulations unless lot was designated on a recorded plat or separately owned at the time this resolution took effect and cannot practically be enlarged to comply with this requirement. No minimum lot width shall be required in a B or I District for uses other than dwellings except such as is necessary to comply with the requirements for yard and lot areas or parking facilities.

SECTION XI. SET-BACK BUILDING LINES

No building or structure or any portion thereof, except steps and uncovered porches less than ten (10) feet in width, shall be erected within fifty (50) feet of the right-of-way side line of any road or street. If there is no established right-of-way side line for any road or street, said side line shall be deemed to be thirty (30) feet from the center of the road. Provided, however, that the set-back building line on Opalocka Drive and Ward Drive shall be forty (40) feet from the right-of-way side line. The minimum set-back for any building on Mayfield Road shall be one hundred (100) feet from the center line of the road.

SECTION XII. SIDE YARDS

For every building erected in an R district or for every dwelling erected in any district, there shall be a minimum side lot clearance on each side of said building of not less than fifteen (15) feet, except on Opalocka Drive where the minimum side lot clearance on each side of said building shall be not less than eight (8) feet, which space shall remain open and unoccupied by any building or structure. Attached garages or accessory buildings connected with the main building by a breezeway or other permanently constructed connection shall be construed to be part of the main building for the purposes of this section. All other accessory buildings shall be at least twenty (20) feet distant from any dwelling.

Provided, however, that an accessory building located not less than twenty (20) feet to the rear of the main building may be erected not less than five (5) feet from a side lot line, except on corner lots, provided that it will be not less than twenty (20) feet distant from any existing residence. An accessory building is a subordinate building customarily incident to and located on the same lot with the main building.

SECTION XIII. CORNER LOTS

The set-back building line on a corner lot shall be in accordance with the provisions governing the road or street on which the building faces. If possible, the sideyard clearance on the side street should conform to the set-back line or an inside lot on said road or street, but in no event shall said sideyard clearance be less than twenty-five (25) feet.

SECTION XIV. REAR YARDS

of said building of at least five (5) feet provided it is twenty (20) feet from an existing dwelling, which space shall remain open and unoccupied by any building or structure.

SECTION XV. REAR HOUSES

No dwelling or apartment house shall be erected or altered or used unless the same shall have access to a public street and, if located in the rear of another building and has no immediate street frontage, then a permanent easement for access shall be provided over an unoccupied strip of land at least twenty (20) feet in width and such reserved strip may not form a part of any lot width or lot yard or lot area required by this resolution, and, if more than one dwelling is located in the rear of another building and has no immediate street frontage, then said easement for access shall be not less than forty (40) feet in width and each additional said rear house shall be subject to the same requirements for frontage on the easement for access and other requirements for lot and yard areas as though said dwelling was located on a public street. Said easements shall be executed with the requirements provided by law for deeds and shall be filed with the Recorder in this county for record.

SECTION XVI. MAXIMUM HEIGHT OF BUILDINGS

No building shall be erected in any B or I district to a height in excess of two and one-half ($2\frac{1}{2}$) stories or in excess of thirty-five (35) feet, measured from the natural grade at the building line to the highest point on the roof, except that these provisions shall not apply to the height of a church spire, belfry, clock tower, wireless tower, chimney, water tank, elevator bulk head, stage tower, scenery loft or other mechanical appurtenances when erected upon and as integral part of such building.

SECTION XVII. MINIMUM SIZE OF DWELLING

A single family single story dwelling shall have a ground floor area of not less than 960 square feet, exclusive of porches, garages, breezeways or terraces.

A single family dwelling with living floor space on the second floor accessible by a built-in stairway shall have a ground floor area of not less than 720 square feet exclusive of porches, garages, breezeways or terraces.

Multiple dwellings or apartment houses shall have not less than 600 square feet per family unit of floor space designed and used for living quarters exclusive of basements, porches, garages, breezeways, terraces, attics or partial stories.

SECTION XVII-A. MINIMUM SIZE OF BUSINESS-COMMERCIAL BUILDINGS

Every Business-Commercial Building shall have a minimum ground floor area of one thousand (1000) square feet exclusive of loading docks or garages.

SECTION XVII-B. MINIMUM SIZE OF INDUSTRIAL BUILDINGS

Every Industrial Building shall have a minimum ground floor area of fifteen hundred (1500) square feet exclusive of loading docks or garages.

SECTION XVIII. PARKING FACILITIES

- All dwellings and apartment houses shall provide parking space off the road or street and outside of the public right-of-way, together with means of ingress and egress thereto, for not less than one motor vehicle per dwelling unit or apartment. Not less than two hundred (200) square feet of area shall be deemed necessary for each vehicle.
- All Class B uses shall provide parking space off the road or street, outside of the public right-of-way and not more than three hundred (300) feet distant from an entrance to said establishment of an area of not less than two hundred (200) square feet for each one hundred (100) square feet of area of the first floor of said establishment which it serves.
- Every theatre, auditorium, stadium, arena, building or grounds used for the assembling of persons to attend theatrical performances, shows, exhibitions, contests, concerts, lectures, entertainment and similar activities shall provide off the street or road and outside of the public right-of-way not

to be accommodated. Such parking space shall be within four hundred (400) feet of the main entrance to such use, shall provide adequate means of ingress and egress and shall be available for the use of such patrons.

4. All Class B and Class I uses shall provide adequate parking space off the road or street and outside of the public right-of-way for vehicles delivering to, loading or taking away from said user, goods, unloading materials, supplies, or waste in connection with said business or use.
5. All Class B and I uses shall provide off street parking space off the road or street and outside of the public right of way for vehicles of employees of not less than 200 square feet suitable for parking automobiles and other vehicles for every two employees.

SECTION XIX. ZONING CERTIFICATE

The position of Township Zoning Inspector is hereby created. The Township Clerk or any other person appointed by Township Trustees shall serve as the Township Zoning Inspector and shall receive as compensation the fees to be determined by the Township Trustees. He shall keep records of all applications for zoning certificates and the action taken thereon.

Before constructing, changing the use of, or altering any building, including accessory buildings, or changing the use of any premises, application shall be made to the Chester Township Zoning Inspector for a zoning certificate. The application shall indicate the exact location of the proposed construction, alteration or change of use and shall include a plot plan, showing the proposed location and dimensions, height of the building and the proposed use. Within ten (10) days after receipt of the application, the Zoning Inspector shall issue a zoning certificate if the application is accompanied by the proper fee.

The following fees shall be paid to the Township Zoning Inspector prior to the issuance of a Zoning certificate. Such fees are for the purpose of defraying the cost of inspection, certification, enforcement and maintaining necessary records—Minimum Fee \$3.00.

Building containing 600 to 800 square feet of floor space as defined in these regulations—fee \$5.00.

Building containing 801 to 1000 square feet of floor space as defined in these regulations—fee \$10.00.

Building containing more than 1000 square feet of floor space as defined in these regulations—fee \$15.00.

Commercial or Industrial Building containing more than 1500 square feet floor space the fee shall be \$15.00 plus \$1.00 for each additional 100 square feet of floor space.

A zoning certificate shall be null and void if within six months of the date of issue no appreciable start of construction has been made.

SECTION XX. BOARD OF ZONING APPEALS

There is hereby created a Township Board of Zoning Appeals of five (5) members, who shall be residents of the unincorporated area of the township included in the area zoned. The terms of each member shall be five (5) years beginning January 1st, except that the terms of the original members shall be of such length and so arranged that the term of one member will expire each year. Each member shall serve until his successor is appointed and qualified. Vacancies shall be filled by the Board of Township Trustees for the respective unexpired term. The members of the Board of Zoning Appeals shall serve without compensation.

The Township Board of Zoning Appeals shall have the following power:

1. To hear and decide appeals where it is alleged there is error in any order, requirement, decision or determination made by an administrative official in the enforcement of the zoning laws or of this resolution or any amendments thereto.
2. To authorize, upon appeal, in specific cases, such variance from the terms of this zoning resolution as will not be contrary to the public interest, where owing to special conditions a literal enforcement of the provisions of the resolution or any amendments thereto will result in unnecessary hardship, and so that the spirit of the resolution shall be observed and substantial justice

law and this resolution and amendments thereto, reverse or affirm, wholly or partly, or may modify the order, requirement, decision or determination appealed from, and may make such order, requirement, decision or determination as ought to be made, and to that end shall have all powers of the officer from whom the appeal is taken.

The Township Board of Zoning Appeals shall organize, and adopt rules in accordance with the provisions of this zoning resolution. Meetings of the Board of Zoning Appeals shall be held at the call of the chairman and at such other times as the Board may determine. The chairman, in his absence, the acting chairman, may administer oaths and the Township Board of Zoning Appeals may compel the attendance of witnesses. All meetings of the Board of Zoning Appeals shall be open to the public. The Board shall keep minutes of its proceedings showing the vote of each member upon each question, or, if absent or failing to vote, indicating such fact, and shall keep records of its examinations and other official actions, all of which shall be immediately filed in the office of the Board of Township Trustees and shall be a public record.

Appeals to the Board of Zoning Appeals may be taken by any person aggrieved or by any officer of the township effected by any decision of the administrative officer. Such appeal shall be taken within (20) days after the decision by filing with the officer from whom the appeal is taken and with the Board of Zoning Appeals a notice of appeal specifying the grounds thereof. The officer from whom the appeal is taken shall forthwith transmit to the Township Board of Zoning Appeals all the papers constituting the record upon which the action appealed from was taken.

The Township Board of Zoning Appeals shall fix a reasonable time for the hearing of the appeal, give ten (10) days notice to the parties in interest, including legal advertisement in a paper of general circulation within the Township, and decide the same within thirty (30) days after it is submitted. Upon the hearing, any party may appear in person or by attorney. Any person adversely affected by a decision of a Township Board of Zoning Appeals may appeal to the Court of Common Pleas of this county on the ground that such decision was unreasonable or unlawful.

SECTION XXI. AMENDMENTS

Amendments or supplements to the zoning resolution may be *** initiated by the passage of a resolution therefor by the board of township trustees or by the filing of an application therefor by one or more of the owners or lessees of property within the area proposed to be changed or affected by the proposed amendment or supplement with the township zoning commission. The board of township trustees shall upon the passage of such resolution certify it to the township zoning commission.

Upon the certification of such resolution or the filing of such application the township zoning commission shall set a date for a public hearing thereon, which date shall not be less than thirty-five days from the date of the certification of such resolution or the date of the filing of such application. Notice of such hearing shall be given by the township zoning commission by one publication in one or more newspapers of general circulation in the township at least thirty days before the date of such hearing.

Within ten days after the certification of such resolution or the filing of such application the township zoning commission shall transmit a copy thereof together with text and map pertaining thereto to the county or regional planning commission, if there is such a commission.

The county or regional planning commission shall recommend the approval or denial of the proposed amendment or supplement or the approval of some modification thereof and shall, within twenty-five days after the receipt of such resolution or application, submit such recommendation to the township zoning commission. Such recommendation shall be considered at the public hearing held by the township zoning commission on such proposed amendment or supplement.

The township zoning commission shall, after such hearing, recommend the approval or denial of the proposed amendment or supplement, or the approval of some modification thereof and submit such recommendation together with such

county or regional planning commission thereon to the board of township trustees.

The board of township trustees shall, upon receipt of such recommendation, set a time for a public hearing on such proposed amendment or supplement, which date shall not be less than thirty days from the date of the receipt of such recommendation from the township zoning commission. Notice of such public hearing shall be given by the board by one publication in one or more newspapers of general circulation in the township, at least thirty days before the date of such hearing. Within twenty days after such public hearing the board shall either adopt or deny the proposed amendment or supplement or adopt some modification thereof. In the event the board denies or modifies the recommendation of the township zoning commission the unanimous vote of the board shall be required.

Such amendment or supplement adopted by the board shall become effective in thirty days after the date of such adoption unless within thirty days after the adoption of the amendment or supplement there is presented to the board of township trustees a petition, signed by a number of qualified voters residing in the unincorporated area of the township or part thereof included in the zoning plan and affected by the amendment or supplement equal to not less than eight per cent of the total vote cast for all candidates for governor in such area at the last preceding general election at which a governor was elected, requesting the board of county commissioners to submit the amendment or supplement to the electors of such area for approval or rejection at the next primary or general election.

No amendment or supplement for which such referendum vote has been requested shall be put into effect unless a majority of the vote cast on the issue is in favor of the amendment. Upon certification by the board of elections that the amendment has been approved by the voters it shall take immediate effect.

SECTION XXII. ENFORCEMENT

- A. It shall be unlawful to construct, reconstruct, enlarge, change, maintain or use any building or to use any land in violation of any regulation or any provision of this resolution or any amendment thereto. Any person, firm or corporation violating this resolution or any regulation, provision or amendment thereto shall be deemed guilty of a misdemeanor and upon conviction thereof shall be fined not more than One Hundred Dollars (\$100.00). Each day and every day during which such illegal erection, construction, reconstruction, enlargement, change, maintenance or use continues may be deemed a separate offense.
- B. In case any building is or is proposed to be located, erected, constructed, reconstructed, enlarged, changed, maintained or used or any land is or is proposed to be used in violation of law or of this resolution or any amendment thereto, the Board of Township Trustees, the prosecuting attorney of the county, the Township Zoning Inspector or any adjacent or neighboring property owner who would be especially damaged by such violation, in addition to other remedies provided by law, may institute injunction, mandamus, abatement, or any other appropriate action, actions, proceeding or proceedings to prevent, enjoin, abate or remove such unlawful location, erection, construction, reconstruction, enlargement, change, maintenance or use.

SECTION XXIII. INTERPRETATION

In interpretation and application, the provisions of this resolution shall be held to the minimum requirements adopted for the promotion of public health, safety, morals, comfort and general welfare.

Nothing herein shall repeal, abrogate, annul, or in any way impair or interfere with any provision of law or any rules or regulations, other than zoning regulations, adopted or issued pursuant to law relating to the construction and use of buildings or premises.

Where this Resolution imposes a greater restriction upon the use of buildings or premises or upon the height of buildings or requires

there with, abrogate or annul any easements, covenants, deed restrictions or agreements between parties which impose restrictions greater than those imposed by this resolution.

SECTION XXIV. VALIDITY

Each section, sub-section, provision, requirement, regulation or restriction established by this resolution or any amendment thereto, is hereby declared to be independent, and the holding of any part to be unconstitutional, invalid or ineffective for any cause shall not affect nor render invalid the resolution or amendments thereto as a whole or any other part thereof, except the particular part so declared to be invalid.

DESCRIPTION and DEPTH of BUSINESS and INDUSTRIAL ZONES

As recorded on Chester Township's Map dated March 1, 1948

(1) MAYFIELD ROAD ROUTE 322 (SCOTLAND AREA)

The Business Zone on Mayfield Road includes all property on the north side of Mayfield Road from West side of Valley View Road west to the east side of Caves Road to a depth of 500 feet from the center line of Mayfield Road, except that the south line of the Manning property the depth at that point.

All property on the south side of Mayfield Road from the East line of the Moss property west to the east side of Caves Road to a depth of 500 feet from the center line of Mayfield Road.

(2) CHILLICOTHE (ROUTE 306) & MAYFIELD (ROUTE 322) INTERSECTION

The North side of Mayfield Road from the west line of the R. L. Kochert Property east to Chillicothe Road and from the east line of the Public Park to the west line of the Cleveland Electric Illuminating Company property to a depth of 500 ft. north from the center line of Mayfield Road, except the J. & I. Arp Property where the north line of the Arp Property is the depth of the Business Zone. The south side of Mayfield Road from the west line of the Luc Hall Property east to the west line of Property owned by Guy Mansfield to a depth of 500 ft. south from the center line of Mayfield Road except A. Hill, Cottrell, Shanower, Klouda, George Painter, H. Reinold and J. Inkster properties where the depth of the business zone is the south property lines of these parcels.

(2a) The depth of the Business Zone on the Linda Beech property on the south side of Mayfield Road to be 1,129 feet instead of 500 feet from the center line of Mayfield Road.

(2b) The depth of the Business Zone on the Forrest Bond property of 15 acres immediately west of the Illuminating Co. property to be the full depth of the property which is approximately 1,135 feet from the center line of Mayfield Road.

(3) CHILLICOTHE ROAD (ROUTE 306)

The west side of Chillicothe Road from the south line of the A. Hill Property north to the north line of the Isaac Welk Property to a depth of 500 ft.

The east side of Chillicothe Road from the south line of the Lena Cottrell Property north to Mayfield Road to a depth of 500 ft. and from the north line of the Public Park north to Seminary Lane to a depth of 300 ft.

(4) MULBERRY ROAD and ROUTE 306

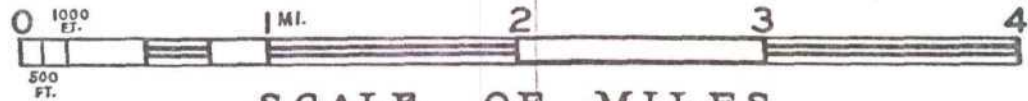
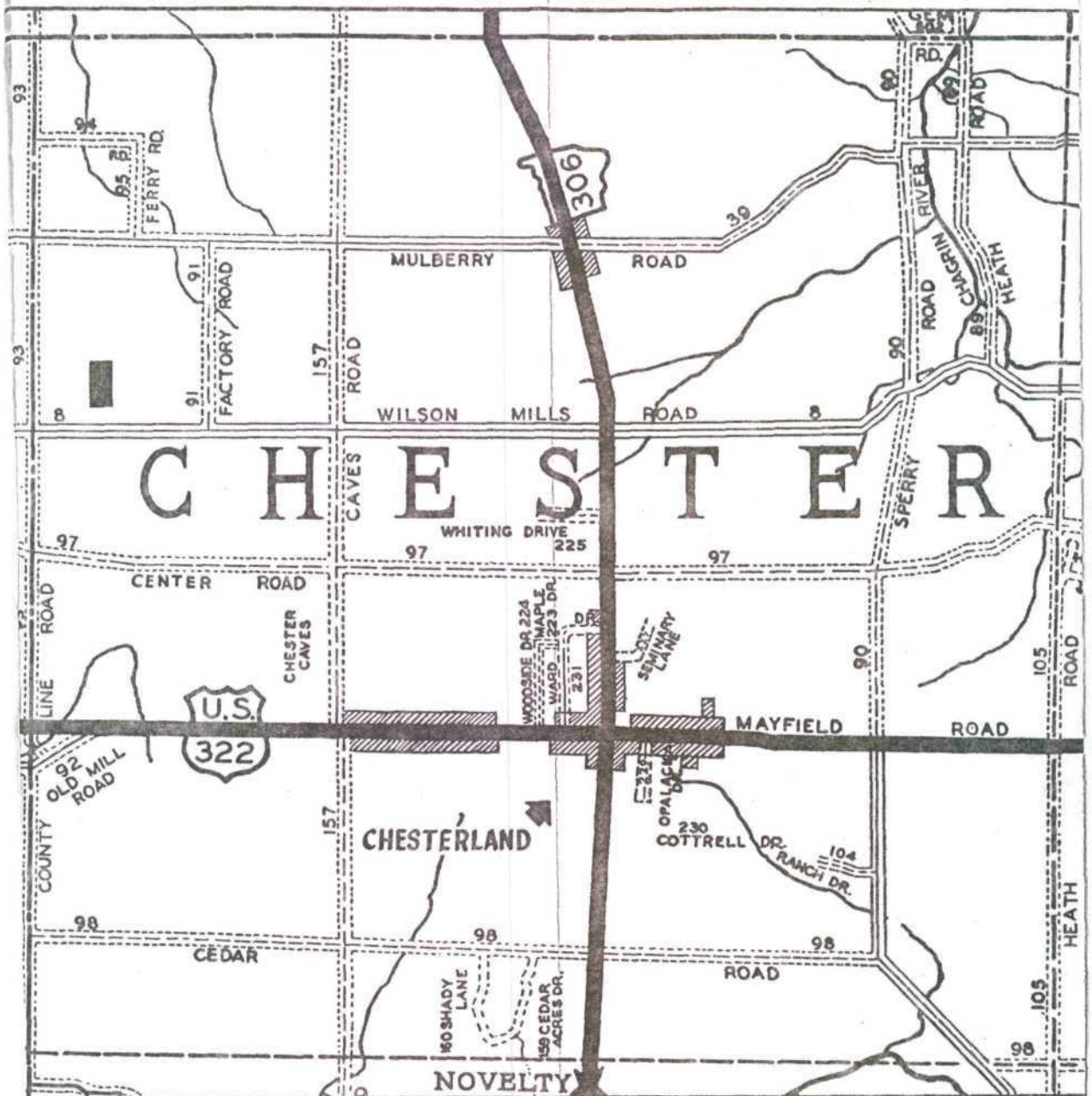
The east side of Chillicothe Road from the south line of Milan Jacobs Property south to the north line of the Mattie Battles Property to a depth of 500 ft., except to east line of Butler Property on the north and east line of F. Betts Property on the south. The west side from the south line of Milan Jacobs Property south to the south line of L. F. Whitmer Property to a depth of 500 ft.




INDUSTRIAL ZONE

Schoenfeld Property (Chesterland Realty) beginning 700 ft. north of Wilson Mills Road, 1122 ft. deep on the north and south lines of the property and 191 ft. wide on the east and west lines of the property, containing approximately 4.9 acres.

The rezoning of 9.32 acres from Residential to Industrial, north off Wilson Mills Road bounded on the south by F. & F. McGowan on the east

MAP SHOWING DIVISION OF RESIDENTIAL, BUSINESS-COMMERCIAL
AND INDUSTRIAL DISTRICTS IN CHESTER TOWNSHIP



- SCALE OF MILES**
-  **Business-Commercial (B) Districts.**
 -  **Industrial (I) Districts**
 -  **Residential (R) Districts**

FOR AN ACCURATE DESCRIPTION OF B & I DISTRICTS, REFER TO "DESCRIPTION
AND DEPTH OF BUSINESS AND INDUSTRIAL ZONES" ON PAGE 10.