

CHESTER TOWNSHIP

GEAUGA COUNTY, OHIO

ZONING RESOLUTION

INCLUDING ZONING MAP OF
CHESTER TOWNSHIP

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ZONING RESOLUTION OF CHESTER TOWNSHIP

GEAUGA COUNTY , OHIO

A resolution providing for the zoning of the unincorporated area of CHESTER TOWNSHIP, Geauga County, Ohio, by regulating, in accordance with a comprehensive plan, the location, height, area, number and size of buildings and other structures, percentages of lot area which may be occupied, size of yards, courts and other open spaces, density of population, uses of buildings and other structures and the uses of land; -and for such purposes dividing the unincorporated area of the township into districts and zones of such number, shape, and area 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, convenience, prosperity and general welfare of said Township and its residents to establish a general plan of zoning.

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

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SECTION 1
PURPOSE

Section 1. PURPOSE

This Resolution is adopted in order to protect and promote the public health, safety, welfare, morals, comfort, convenience and prosperity. Specifically, the purposes of this Resolution are, among others:

- a. The protection of the community against fire, explosion, air pollution, vibration and other hazards to their health, safety, comfort or welfare.
- b. The prevention of vehicular traffic congestion on the streets by the appropriate classification of uses for each type of zoning district and the provision for off-street parking and loading facilities.
- c. To provide sufficient space in appropriate locations for the integrated development of residence, business and industry and those related uses supplying essential services, in accordance with a comprehensive plan, thus promoting the most desirable and appropriate use and development of all land in order to better stabilize the value of land and buildings and thus protect the tax base of the Township and the public health, safety, prosperity, comfort, convenience and welfare of said Township and its residents.
- d. Protect residential areas by limiting the density of population in order to avoid water pollution because of the difficulties in providing adequate sewage disposal and to protect the limited supply of water; by providing for access of light and air to windows and also for privacy, by means of controls over the spacing and relative height of buildings and other structures; and by providing for open space on the same lot with residential development.
- e. The prevention of overcrowding and blight of residential, commercial and industrial areas by regulating the area and height of buildings, yards and other open spaces in order to provide light, air and privacy and thus to protect the public health, safety, morals, comfort, convenience, prosperity and welfare.
- f. Secure the most appropriate use of land, to promote the beneficial development of all land, to promote stability, to protect the character and established pattern of desirable development in each area, to facilitate adequate but economical provision of public improvements, to conserve the value of buildings and to enhance the value of land; all in accordance with a comprehensive plan.

SECTION 2
DEFINITIONS

Section 2. DEFINITIONS AND
INTERPRETATIONS

For the purpose of this Resolution the following words and terms shall be defined and interpreted in accordance with the provisions set forth in this Section 2.

Section 2.1. RULES OF INTERPRETATION. The following general rules of interpretation shall apply:

- a. The particular controls the general.
- b. In case of any difference of meaning or implication between the text of this Resolution and the captions for each section, the text shall control.
- c. The word "shall" is always mandatory and not directory. The word "may" is permissive.
- d. Words used in the present tense include the future, unless the context clearly indicates the contrary.
- e. Words used in the singular number include the plural, and words used in the plural number include the singular, unless the context clearly indicates the contrary.
- f. A "building" or "structure" includes any part thereof. A "building or other structure" includes all other structures of every kind, regardless of similarity to buildings.
- g. The phrase "used for" includes "arranged for", "designed for", "intended for", "maintained for" and "occupied for".

- h. Unless defined in this Resolution, words and phrases shall be given their usual and customary meaning.

Section 2.2. ACCESSORY USE. An "accessory use" is either a sub-ordinary use of a building, other structure, or lot, or a subordinate building or other structure:

- a. Whose use is clearly indicated to the use of the principal building, other structure or use of land, and
- b. Which is customary in connection with the principal building, other structure or use of land, and
- c. Which is located on the same lot with the principal building, other structure or use of land.

An "accessory use" includes - but is not limited to - the following:

- (1) Sleeping accommodations for servants and caretakers.
- (2) A non-commercial greenhouse.
- (3) A barn, shed, tool room, or other similar building or other structure for domestic or agricultural storage.
- (4) Keeping of domestic animals, but only for personal enjoyment, for household use, or for cultivation of the soil, and not including a commercial stable or kennel. No building or structure in which

livestock and/or poultry are kept, or the storage of manure or odor - or dust - producing substance or use, shall be located less than one-hundred (100) feet from any lot line.

- (5) Incinerators incidental to residence and public or private institutions.
- (6) Home occupations.
- (7) Storage of merchandise normally carried in stock, on the same lot with any retail, service or commercial use, unless such storage is excluded by the district regulations.
- (8) Storage of goods used in or produced by manufacturing activities, on the same lot with such activities, unless such storage is excluded by the district regulations.
- (9) The removal for sale of sod, loam, clay, sand, gravel or stone in connection with the construction of a building or other structure on the same lot.
- (10) Private swimming pools as regulated by the provisions of this resolution.
(Amend. Z-74-1, effective date 1-11-75)
- (11) Off-street parking spaces as required by the provisions of this Resolution.
- (12) Off-street loading spaces as required by the provisions of this Resolution.
- (13) Fall-out or bomb shelters.

Section 2.3. ADVERTISING SIGN.
An "advertising sign" is a sign which directs attention to a business, commodity, service, or entertainment conducted, sold, or offered elsewhere than upon the premises.

Section 2.4. AGRICULTURE.-
"Agriculture" shall include farming, dairying, pasturage, agriculture, horticulture, viticulture, animal and poultry husbandry, and the sale of agricultural products.

Section 2.4.5. ARCHITECTURAL REVIEW BOARD.

(Amend. Z-72-2, Effective Date, 5-5-72, Deleted. Amend. Z-77-4, Effective date, 11-12-77)

Section 2.5. AUTO WRECKING YARD.
An "auto wrecking yard" is a lot where motor vehicles are disassembled dismantled, junked or wrecked, or where inoperative motor vehicles or used parts of motor vehicles are stored.

Section 2.6. AVERAGE FINISHED GRADE LEVEL. The "average finished grade" is the average of the grade of the ground at all corners of a building or other structure.

Section 2.7. BOARD. The "Board" shall mean the Board of Zoning Appeals of Chester Township.

Section 2.8. BUILDING. A "building" is any structure which is permanently affixed to the land, and has one or more floors and a roof, and is bounded by either open space or lot lines.

A "Building" shall not include such structures as bill-boards, radio towers, etc., nor structures with interior surfaces not normally accessible for human use, such as gas holders, oil tanks, water tanks, grain elevators, coal bunkers, oil cracking towers, and other similar structures.

A "building" may consist, for example, of a one-family dwelling, a two-family dwelling, a row of garden apartments with individual entrances, or an apartment house, of a single store or a row of stores (depending on location of lot lines); or of a factory.

Section 2.9. BUILDING, COMPLETELY ENCLOSED. A "completely enclosed building" is a building separated on all sides from adjacent open space or from other buildings or structures by a permanent roof and by exterior or party walls, pierced only by windows and usual doorways.

Section 2.10. BUILDING HEIGHT. The "building height" shall be the vertical distance measured from the average finished grade level to, in the case of flat roofs, the level of the highest point of the roof, or, in the case of pitched roofs, to the mean level between the eaves and the highest point of the roof.

Section 2.11. BUSINESS SIGN. A "business sign" is a sign which directs attention to the principal business or profession conducted or to the principal products sold upon the premises. A "For Sale" or "For Rent" sign relating to the premises on which such sign is displayed shall be deemed a business sign.

Section 2.12. CLINIC. A "clinic" is any building or other structure devoted to the diagnosis, treatment and care of people as out-patients.

Section 2.13. COMMERCIAL PARKING GARAGE. A "commercial parking garage" shall include any building which:

- a. Is used for the storage of motor vehicles, and
- b. Is not accessory to any other use on the same or any other lot, and
- c. Contains space rented to the general public by the hour, day, week, month, or year.

However, a "commercial parking garage" shall not include:

- d. Any establishment used for automobile repairs, excepting minor repairs which are solely incidental to the storage of motor vehicles. nor
- e. Any establishment used exclusively for the storage of commercial or public utility motor vehicles, or for the dead storage of motor vehicles.

Section 2.14. COMMERCIAL PARKING LOT. A "commercial parking lot" shall include any lot which:

- a. Is used for the storage of motor vehicles, and
- b. Is not accessory to any other use on the same or any other lot, and
- c. Contains space rented to the general public by the hour, day, week, month, or year.

However, a "commercial parking lot" shall not include:

- d. Any establishment used for automobile repairs, excepting minor repairs which are solely incidental to the storage of motor vehicles, nor
- e. Any establishment used exclusively for the storage of commercial or public utility motor vehicles, or for dead storage of motor vehicles.

Section 2.15. COMMISSION. The "Commission" shall mean the Zoning Commission of Chester Township.

Section 2.16. DISTRICT. Residence districts include all R Districts. General Commercial Districts include all C Districts. Shopping Center Districts include all S.C. Districts. Restricted Industrial Districts include all I Districts.

Section 2.17. DWELLING. A "dwelling" is a building containing dwelling units only. A "dwelling" shall include a one-family dwelling, two-family dwelling, multi-family dwelling or a group of such dwellings, but shall not include a cabin, house trailer, tent, hotel, motel, rooming house or other such accommodations used for more or less transient occupancy. Nor shall a basement, wholly or partially below the natural grade level of the lot be considered a dwelling.

Section 2.18. DWELLING, MULTI-FAMILY. A "multi-family dwelling" is a building containing three (3) or more dwelling units.

Section 2.19. DWELLING, ONE FAMILY. A "one-family dwelling" is a building containing one (1) dwelling unit and to be occupied by only one (1) family.

Section 2.20. DWELLING, TWO FAMILY. A "two-family dwelling" is a building containing two (2) dwelling units and to be occupied by only two (2) families.

Section 2.21. DWELLING UNIT. A "dwelling unit" is one (1) or more rooms in a building which is designed for residential occupancy having cooking and approved sanitary facilities for and occupied by one (1) family. There may be one (1) or more "dwelling units" within a single building.

Section 2.22. FAMILY. A "family" is any one of the following when occupying a dwelling unit and maintaining a common house-hold in which all members of such "family" have use and access to all parts of the dwelling unit:

- a. One (1) person and not more than two (2) lodgers; or
- b. Two (2) or more persons related by blood, marriage or adoption and not more than two (2) lodgers; or
- c. Not more than four (4) unrelated persons. A "family" may also include domestic servants and gratuitous guests.

Section 2.23. FLOOR AREA. The "floor area" of a building is the sum of the gross horizontal areas of the several floors of the building, measured from the exterior faces of exterior walls or from the center line of walls separating two (2) buildings. "Floor area" shall not include:

- a. Basement space.
- b. Attic space.
- c. Terraces, breezeways and open porches.
- d. Uncovered steps.
- e. Garages.

Section 2.23A. GROUND FLOOR AREA. The horizontal area of the foundation under the living area measured from the outside walls.

Section 2.24. GASOLINE FILLING STATION. A "gasoline filling station" is any building, structure or lot used only for the sale of motor vehicle fuels, oils, lubricants and automobile accessories directly to the consumer, and may include minor repairs incidental to such use.

Section 2.25. GOLF CLUB, PRIVATE. A "private golf club" is a recreational facility whose principal recreational activity is golf, and is available only to a limited number of members. Accessory facilities may include a swimming pool, tennis courts, club house and maintenance buildings. A "private golf club" includes every type of similar establishment designated country club, swimming club, etc. Such club shall be subject to the regulations set forth in Section 4.3.

Section 2.26. HOME OCCUPATION. A "home occupation" is an accessory use which:

- a. Is customarily carried on in a dwelling unit in Chester Township, and
- b. Is carried on by an occupant of the dwelling unit, and
- c. Is clearly incidental or secondary to the residential use of the dwelling unit, and

d. Conforms to the following additional conditions:

- 1. The home occupation shall be carried on entirely in the dwelling unit.
- 2. Not more than one person, other than occupants of the dwelling unit, shall be employed in the home occupation.
- 3. Not more than 250 square feet of floor area shall be devoted to home occupations in any dwelling unit.
- 4. Articles sold or offered for sale shall be limited to those produced in the dwelling unit.
- 5. There shall be no exterior display, no exterior sign (except as permitted by the applicable district regulations), no exterior storage of materials, commercial vehicles, trucks or other equipment, and no other exterior indication of the home occupation, or variation of the residential character of the principal building.
- 6. No offensive noise, vibration, smoke or other particulate matter, odorous matter, heat, humidity, glare, or other objectionable effects shall be produced.

In particular, a home occupation includes, but is not limited to the following:

- a. Dressmaking.

- b. Professional office of a medical or osteopathic physician, dentist, podiatrist, chiropractist, lawyer, engineer, artist, architect, or accountant.
- c. Teaching, with musical instruction limited to two (2) pupils at a time.

However, a home occupation shall not be interpreted to include the following:

- a. Barber shop.
- b. Beauty parlor.
- c. Commercial stable or kennel.
- d. Restaurant.
- e. Dancing studio.

Section 2.27. HOSPITAL. A "hospital" is any building or other structure containing beds for at least four (4) patients and devoted to the diagnosis, treatment or other care of human ailments.

Section 2.28. HOSPITAL, ANIMAL. An "animal hospital" is any building or structure providing accommodations for and devoted to the diagnosis and treatment of animals. An "animal hospital" includes every type of similar establishment designated animal clinic, veterinary clinic, etc.

Section 2.29. HOTEL. A "hotel" is a building, or any part of a building which:

- a. Contains at least ten (10) living or sleeping accommodations for transient occupancy for compensation, and
- b. Has a common entrance or entrances.

Section 2.30. JUNK YARD. A "junk yard" is a lot with or without buildings where waste, discarded or salvaged materials such as scrap metals, used building materials, used lumber, used glass, paper, rags, cordage, barrels, machinery, vehicles, etc., are sold, bought, exchanged, baled, packed, sorted, stored, disassembled or handled.

Section 2.31. KENNEL. A "kennel" is any building structure or use of land where dogs are boarded, cared for, bred or kept for the purpose of sale.

Section 2.32. LINE, BUILDING. A "building line" is a line beyond which no building may extend and is located a minimum horizontal distance, as specified in the district regulations, from and parallel to a lot line.

Section 2.33. LOT. A "lot" is a piece, parcel, tract, or plot of land in one ownership which may include one (1) or more lots of record occupied or to be occupied by a principal building and accessory buildings, or utilized for a principal use and uses accessory thereto, and including such open spaces as required by this Resolution.

Section 2.34. LOT AREA. "Lot area" is the horizontal area of the lot exclusive of streets, other public rights-of-way and private rights-of-way held open to public use.

Section 2.35. LOT, CORNER. A "corner lot" is any lot bounded entirely by streets, or a lot which adjoins two (2) or more intersecting or intercepting streets where the interior angle of such intersection does not exceed one hundred and thirty-five (135) degrees.

Section 2.36. LOT, INTERIOR. An "interior lot" is any lot other than a corner lot.

Section 2.37. LOT LINE. A "lot line" is any line separating a lot from a street or other right-of-way, another lot, or any other land not part of the lot.

Section 2.38. LOT LINE, FRONT. For an interior lot, a "front lot line" is a street line. On a corner lot, the owner or developer may elect either street line as the "front lot line" subject to the approval of the Commission. The Commission shall approve such choice if it finds that such "front lot line" will not be injurious to existing or desirable future development of adjacent properties.

Section 2.39. LOT LINE, REAR. A "rear lot line" is any lot line, other than a front lot line on another street, which is parallel to the front line or within forty-five (45) degrees of being parallel to the front lot line.

Section 2.40. LOT LINE, SIDE. A "side lot line" is any lot line which is not a front lot line or a rear lot line.

Section 2.41. LOT, THROUGH. A "through lot" is any lot not a corner lot, that has frontage on two (2) streets. Both street lines shall be deemed front lot lines.

Section 2.42. LOT WIDTH. The "lot width" shall be the horizontal distance between the side lot lines of a lot measured at the building line.

Section 2.43. MOTEL. A "motel" is a building or group of buildings containing living or sleeping accommodations for transient occupancy, and providing an off-street parking space on the lot for each sleeping room, and with direct access to each such room from the outside. A "motel" includes every type of similar establishment designated auto court, tourist cabins, etc.

Section 2.44. NON-CONFORMING BUILDING. A "non-conforming building" is any building or other structure that does not conform to the applicable area, yard, height, and similar regulations of the district in which such building is located, either on the effective date of this Resolution or as a result of subsequent amendments.

Section 2.45. NON-CONFORMING USE. A "non-conforming use" shall include any use, whether of a building, other structure, or a lot, which does not conform to the use regulations of this Resolution for the District in which such "non-conforming use" is located, either at the effective date of this Resolution or as a result of subsequent amendments.

Section 2.46. QUARRY. A "quarry" is any land from which rock, stone, gravel, sand, earth, or mineral is removed, or excavated for the purpose of disposition away from the immediate premises. However, this shall not include excavation necessary for the actual foundations of any building for which a zoning certificate has been issued.

Section 2.47A. RECREATIONAL FACILITIES. Recreational facilities shall include tennis courts, skating rinks, and above the ground pools. (Amend. Z-74-1, Effective date, 1-11-75)

Section 2.47. RESIDENCE OR RESIDENTIAL. A "residence" (or "residential") shall include a building, or any part of a building, which contains dwelling units for permanent occupancy. "Residences" therefore include all one-family, two-family, and multi-family dwellings. However, "residences" do not include:

- a. Transient accommodations, as in transient hotels, motels, tourist cabins, and trailer camps, and
- b. That part of a building which is used for any non-residential uses, except accessory uses for residences, in a building containing both residences and other uses, and
- c. Institutional uses, as in rest homes, nursing homes, homes for the aged, orphanages, and other institutional residential uses.

Section 2.48. SCHOOL. A "school" is any institution, public or private, which gives regular instruction in the several branches of learning at least five (5) days a week for a normal school year and which conforms to the requirements of the Ohio State Department of Education.

Section 2.49. SETBACK. A "setback" is the area that is within an existing or proposed public right-of-way.

Section 2.50. SIGN. A "sign" is any structure or part thereof, or any device attached to a structure or painted or represented on a structure on which lettered, figured, or pictorial matter is displayed or used for the purpose of bringing the subject thereof to the attention of the public. A "sign" includes any neon tubing, string of lights, string of pennants, or similar device, but does not include any flag, badge, or insignia of any government or governmental agency or of any charitable, religious, educational, or similar organization.

Section 2.51. STORY. A "story" is that part of the building between the surface of a floor and the ceiling immediately above. For the purpose of height measurement, a basement shall be counted as a story where more than one-half (1/2) of its height is above the average finished grade level.

Section 2.52. STREET. A "street" is a public or private thoroughfare which affords the principal means of access to abutting property with a width of not less than sixty (60) feet.

Section 2.53. STREET OR RIGHT-OF-WAY LINE. A "street or right-of-way line" is a line separating a lot from a street right-of-way.

Section 2.54. STRUCTURAL ALTERATION. A "structural alteration" is any change in or addition to the supporting members of a structure, such as bearing walls, beams, foundation, columns, or girders.

Section 2.55. STRUCTURE. A "structure" is any combination of materials forming any construction, the use of which requires location on the ground or attachment to something having location on the ground.

Section 2.56. TOURIST HOME. A "tourist home" is a dwelling unit in which sleeping accommodations for more than three (3) and less than ten (10) persons are offered for transient occupancy and for compensation. A "tourist home" shall include a rooming house.

Section 2.57. TRAILER, HOUSE. A "house trailer" is a vehicle used for living or sleeping purposes and standing on wheels or on rigid supports.

Section 2.58. TRAILER CAMP. A "trailer camp" is a lot where two (2) or more trailers are parked, or which is used or held out for the purpose of supplying to the public a parking space for two (2) or more trailers.

Section 2.59. TRUSTEES. The "Trustees" shall mean the Board of Township Trustees of Chester Township.

Section 2.60. USE. A "use" is the term employed to refer to:

- a. Any purpose for which buildings, other structures or land may be arranged, designed, intended, maintained, or occupied, or
- b. Any occupation, business, activity or operation carried on, or intended to be carried on, in a building or other structure or on land.

Section 2.61. USED CAR LOT. A "used car lot" is any lot on which two (2) or more automobiles in operating condition are offered for sale or displayed to the public.

Section 2.62. YARD. A "yard" is that portion of the open area on a lot extending open and unobstructed from its lowest level to the sky, inward along a lot line, and from the lot line for a depth or width specified in the regulations of the district in which the lot is located.

Section 2.63. YARD, FRONT. A "front yard" is a yard extending along the full length of the front lot line between the side lot lines.

Section 2.64. YARD, REAR. A "rear yard" is a yard extending along the full length of the rear lot line between the side lot lines.

Section 2.65. YARD, SIDE. A "side yard" is a yard extending along one side lot line from the required front yard to the required rear yard. Where no front yard or rear yard is required, the side yard shall extend along the side lot line from the front lot line to the rear lot line as the case may be. In the case of a corner lot, any yard which is not a front yard shall be considered a side yard.

Section 2.66. CuL-DE-SAC. A "cul-de-sac" is a circle terminating a street or roadway with a radius not exceeding 50-0 feet for the purpose of determining zoning and lot size requirements. (Amend. Z-74-1, Effective date, 1-11-75)

*Section 2.66 (a). LANDSCAPING. The planting, care and maintenance of lawns, trees, shrubs and plants for ornamental or decorative purposes.

Section 2.66 (b). LANDSCAPING BUSINESS.

1. Providing landscaping services, or the sale at retail of sod, trees, shrubs or plants or other materials for landscaping purposes.
2. Facilities for the maintenance and storage of equipment and material used for landscaping.
3. Landscaping Business shall not include trucking or hauling of materials.

From *, Amend. Z-73-4, Effective date, 1-19-74)

Section 2.67. DEVELOPMENT PLANS. A drawing prepared by a developer, which may include explanatory exhibits and text, submitted to the designated authority for the purpose of study of a proposed development of land, or a preliminary plan of land and buildings of a development area which, if approved by the designated authority, provides the basis for proceeding with the preparation of the final plan of a development or development area.

(Amend. Z-74-2, Effective date, 3-21-75)

SECTION 3
GENERAL PROVISIONS

Section 3. GENERAL PROVISIONS. The regulations set forth below shall govern the interpretation and application of the provisions of this Resolution.

*Section 3.1. ESTABLISHMENT OF DISTRICTS. In order to carry out the provisions of this Resolution, Chester Township is hereby divided into the following districts.

- R. One and Two Family Districts --
1 1/2 Acre Minimum 1 Family
3 Acre Minimum 2 Family
- R2. Multi Family Residence Districts
(Deleted Amendment Z-75-4, Effective Date, 2-21-76)

R3A. One Family Districts - 3 Acre Minimum lots

R5A. One Family Districts - 5 Acre Minimum lots

C. General Commercial District

S.C. Shopping Center District

I. Restricted Industrial District

(From *, Amend. Z-74-1, Effective date, 1-11-75)

Section 3.2. INCORPORATION OF MAPS. The location and boundaries of the districts established by this Resolution are shown upon the zoning map entitled "Zoning Map of Chester Township." Said map and all notations, dimensions, designations, references, data, and other information shown thereon are hereby incorporated into and made a part of this Resolution.

Section 3.3. DISTRICT BOUNDARY LINES. An area enclosed by a district boundary line shall be in the district designated therein.

Section 3.4. IN CASE OF UNCERTAINTY. Where uncertainty exists as to the precise location of the boundaries of any of the aforesaid districts, as shown on zoning maps, the following rules shall apply:

- a. Where a boundary line appears within a street or other right-of-way, the boundary lines shall be deemed to be the center-line of the street or other right-of-way.
- b. Where a boundary line appears to follow a lot line, such a lot line shall be deemed to be the boundary line.
- c. In the case of parks and cemeteries, the boundary shall be deemed to coincide with the boundary line of the park or cemetery.
- d. Where a street, watercourse, or other right-of-way has been vacated, the abutting zoning classification on each side thereof shall automatically be extended to the center-line of said vacated street, watercourse, or right-of-way.

Section 3.5. REGULATIONS OVER USE, AREA, YARDS, AND HEIGHT. After the effective date of this Resolution and subject to the provisions of Section 5 (non-conforming uses) for existing uses, and all other applicable regulations of this Resolution for all uses,

- a. No building, structure or lot shall be used, located, erected,

constructed, reconstructed, enlarged, or structurally altered except in conformity with the applicable regulations of the district in which such building, structure, or lot is located unless such lot was designated on a recorded plat or separately owned at the time this Resolution became effective and cannot be practicably enlarged to conform to the applicable regulations.

- b. No yard or other open space existing about any building or structure shall be so reduced in area or dimension as to make it less than the minimum required by this Resolution.
- c. No yard or other open space provided about any building or structure for the purpose of complying with the provisions of this Resolution shall be considered as providing a yard or open space for any other building or structure and no yard or other open space on one lot shall be considered as providing a yard or open space for a building or structure on any other lot.
- d. No lot held under one ownership at the time of the effective date of this Resolution shall be reduced or subdivided in any manner below the minimum area and yard provisions required by this Resolution.

Section 3.6. REQUIRED STREET FRONTAGE. Except as otherwise provided in this Resolution each lot shall adjoin a street.

Section 3.7. MEASUREMENT OF DISTANCES AND YARDS. Except as otherwise provided, all prescribed distances shall be measured in a straight line. The depth and width of all yards shall be measured perpendicular to and from lot lines. However, where a setback has been established along any street, the yard dimensions shall be measured perpendicular to and from each setback.

*In the case of all lots the minimum lot width shall be measured at the building line as well as the front lot line, except any lot fronting on a cul-de-sac need not have 150 feet at the front lot line but shall have an arc on the front lot line of not less than 100 feet.

(From *, Amend. Z-73-2, Effective date, 5-25-73)

Section 3.8. PERMITTED OBSTRUCTIONS IN YARDS. Unless otherwise specifically provided, the following shall not be considered as obstructions when located within required yards:

Roadside stands, as provided in Section 4.1.

Uncovered porches less than ten (10) feet in width.

Terraces.

Steps.

Air conditioning units.

Awnings and canopies.

Recreational and drying yard equipment.

Arbors and trellises.

Flagpoles.

Uncovered gas tanks, gasoline pumps, or oil tanks.

Fences.

Underground tanks.

Walls not exceeding eight (8) feet in height.

In required front and side yards in C Districts:

Off-street parking, as required by the District Regulations. However, a distance of ten (10) feet, measured from the street right-of-way line or the setback line to the building shall remain unobstructed.

In required front and side yards in an R District*, R2 District², R3A District, and R5A District:

Accessory buildings and structures that are not attached or permanently connected by a substantial wall or roof to the building may only be located to the rear of the main building. Such accessory buildings or structures may encroach not more than five (5) feet into a side yard and shall be at least ten (10) feet from the rear lot line.

*(¹Amend. Z-74-1, Effective date 1-11-75. ²Deleted: Amend. Z-75-4, Effective date, 2-21-76)

Section 3.9. BUILDING HEIGHT EXCEPTIONS. The height limitations specified in the several district regulations of this Resolution shall not apply to the following:

Chimneys.

Church spires.

Clock towers.

Belfries.

Water towers.

Flag poles.

Monuments.

Transmission towers or cables.

Radio or television towers or antennae.

Silos.

Elevator machinery space.

Grain elevators.

Windmills.

Section 3.10. AGRICULTURE. Nothing in this Resolution shall be deemed to prohibit the use of any land for agricultural purposes and the construction or use of buildings occupied by the owner or his family or the operator of the farm or structure incident to the use for agricultural purposes of the land on which such buildings or structures are located so long as the construction and location of such buildings and structures on the lot conform to the applicable provisions of this Resolution.

Section 3.11. WAIVER FOR PUBLIC UTILITIES. Nothing in this Resolution shall be deemed to confer any power upon the Trustees or the Board with respect to the location, erection, construction, reconstruction, change, alteration, maintenance, removal, use or enlargement of any building or structure of any public utility or railroad, public or private, or the use of land by any public utility or railroad for the operation of its business.

Section 3.12. PROVISIONS ARE MINIMUM REQUIREMENTS. The provisions of this Resolution shall be regarded as the minimum requirements for the protection of the public health, safety, comfort, morals, convenience, prosperity, and welfare. This Resolution shall therefore be regarded as remedial, and shall be liberally construed to further its underlying purposes.

Section 3.13. CONFLICTING OR OVERLAPPING REGULATIONS. When both a provision of this Resolution, any other provisions of this Resolution, or any provision in any other law, ordinance, resolution, rule or regulation of any kind, contain any restrictions covering any of the same subject matter, whichever restrictions are more restrictive or impose higher standards or requirements shall govern. All uses and all area, height, and yard provisions permitted under the terms of this Resolution shall be in conformity with all other provisions of law.

Section 3.14. EXISTING PERMITS AND PRIVATE AGREEMENTS. Subject to the provisions of Section 5 (Non-Conforming Uses) and Section 7 (Enforcement), this Resolution is not intended to abrogate or annul a zoning certificate lawfully issued prior to the effective date of the Resolution or any subsequent applicable amendment or any easement, covenant, or other private agreement.

Section 3.15. SEVERABILITY. It is hereby declared to be the legislative intent that the several provisions of this Resolution shall be severable, in accordance with the provisions set forth below:

- a. If any provision of this Resolution is declared to be invalid by a decision of any court of competent jurisdiction, the effect of such decision shall be limited to that provision or provisions which are expressly stated in the decision to be invalid. Such decision shall not affect, impair, or nullify this resolution as a whole or any part thereof, but the rest of this Resolution shall continue in full force and effect.

- b. If the application of any provision of this Resolution to any lot, building or other structure is declared to be invalid by a decision of any court of competent jurisdiction, the effect of such decision shall be limited to that lot, building, or other structure immediately involved in the controversy, action, or proceeding in which the judgment or decree of invalidity was rendered. Such decision shall not affect, impair, or nullify this Resolution as a whole or the application of any provision thereof, to any other lot, building, or other structure.

Section 3.16. EFFECTIVE DATE. This Resolution shall be in full force and effect from and after its passage as provided by law.

SECTION 4 DISTRICT REGULATIONS

Section 4. R - RESIDENCE DISTRICTS. Subject to the provisions of Section 3, the following regulations shall apply in an R District*, R2 District², R3A District, and R5A District¹:

Section 4.1. PERMITTED USES.* Only the following uses shall be permitted in R districts, R3A districts, and R5A Districts provided such uses do not emit or create any danger to health and safety in the surrounding area, and do not create any offensive noise, vibration, smoke, dust, heat, glare, flame, air pollutants, or other objectionable influences:

One-family dwellings plus two (2) roomers.

Two-family dwellings plus two (2) roomers per family. (R Districts only)

Places of worship.

Schools.

Libraries.

Museums.

Public parks, public playgrounds, and other public recreation facilities.

Public utilities.

Township and other governmental buildings.

Agriculture and accessory uses thereto, provided that (1) no building or structure in which livestock and/or poultry are kept, or the storage of manure or odor and/or dust producing substance or use, shall be located less than one hundred (100) feet from any

lot line; (2) no commercial greenhouse shall be located less than one hundred (100) feet from any lot line; and (3) livestock or poultry raising or breeding for commercial purposes shall not be permitted on a lot less than five (5) acres in area.

Roadside stands constructed of removable members for the display and the sale of farm products produced in Chester Township. Such stands shall be at least fifteen (15) feet from the street right-of-way line and shall maintain adequate off-street parking spaces for customers' vehicles.

Accessory uses.

Signs, as regulated in Section 4.5.

Private golf clubs, as regulated in Section 4.3.

Off-street parking and loading, as regulated in Sections 4.6 and 4.7.

Quarries, as regulated in Section 4.2A.

Recreation Facilities. The installation of tennis courts, skating rinks, and above the ground pools located on the property shall not be required to have a zoning permit in a residential area provided such facility does not exceed 1,200 square feet in area and is located in the rear yard, shall be located more than twenty-five (25) feet from the rear lot line, and shall not encroach into either side yard.

(From *, Amend. Z-74-1, Effective date, 1-11-75. ²Deleted: Amend. Z-75-4, Effective date, 2-21-76)

Section 4.2. CONDITIONAL USES. Subject to the provisions of Section 7.9d, the conditional uses as specified and regulated in Sections 4.2A, 4.3, and 4.4 may be permitted in an R District*, R2 District², R3A District, and R5A District¹ with the approval of the Board.

*(¹Amend. Z-74-1, Effective Date, 1-11-75. ²Deleted: Amend. Z-75-4, Effective date, 2-21-76)

Section 4.2A. QUARRY. A Quarry may be established and operated subject to the following conditions:

- a. Minimum Lot Area. There shall be provided a minimum lot area of ten (10) acres.
- b. Off-Street Parking. One (1) off-street parking space shall be provided for each employee. Private roads within the lot shall be used for off-street parking only if they are of sufficient width to accommodate moving traffic and parked vehicles.
- c. Access. Ingress and egress to and from the quarry shall be from a major thoroughfare as shown on the official "Geauga County Thoroughfare Plan". The entrances and exits shall be planned at places that will cause the least amount of traffic congestion and hazard. No such access point shall be located closer than one hundred twenty-five (125) feet from the intersection of two (2) or more street lines. There shall be no more than two (2) access points established by the Board on any one street. In no case shall the distance between the center-line of any access point and any side or rear lot line be less than fifty (50) feet.

Access points and routes for truck movement in and out of any quarry shall be established by the Board in such a way as to minimize the wear on public streets and prevent hazards and damage to adjoining property.

1. Fencing. The quarry shall be entirely enclosed by a fence or wall at least six (6) feet, but not exceeding eight (8) feet, in height. Fences or walls shall be adequate to prevent trespassing and shall be placed between the screening and the excavation, but no closer than ten (10) feet from any lot line.

2. Screening. Where a quarry adjoins or faces residential property, a ten (10) foot strip of land planted with shrubs or trees which may be expected to form a year-round dense screen, shall be planted and maintained in good condition at all times along the lot lines. Such screening shall be at least five (5) feet in height. Any screening located within twenty-five (25) feet of an intersection of two (2) or more streetlines or the intersection of an access driveway and a streetline shall have a maximum height of three (3) feet. No signs shall be permitted to be attached to or hung from any required screening. The Board may modify the provisions of this paragraph temporarily only in those cases where there is no residential development immediately adjoining the quarry. However, the required screening shall be installed at the time residential development takes place.

- f. Appearance and Distance from Lot Lines. All permitted installations shall be maintained in a neat, orderly condition so as to prevent injury to any single property, individual or the community in general. No quarry excavation, building, scale, scale house or other structure of any kind shall be located less than two-hundred (200) feet from any lot lines.

- g. Rehabilitation of Worked Areas. All areas within any single quarry shall be rehabilitated progressively as they are worked out or abandoned to a condition of being entirely lacking in hazards, inconspicuous, and blending with the general surrounding ground form so as to appear reasonably natural. Areas shall be completely and continually drained of water when in use. All slopes and banks shall be reasonably graded and treated to prevent erosion or any other potential deterioration. In no case shall any rehabilitated slope exceed a horizontal angle of thirty (30) degrees.

- h. Lighting. All lighting fixtures and devices shall be so designed and constructed to prevent the emission of light upon adjoining lots or streets, and shall be provided from a concealed light source only. Flashing lights shall be prohibited.

- i. Times of Operation. No quarry shall be open or operated between 5:30 P.M. and 7:30 A.M.

j. All uses shall comply with the performance standards specified in Section 4.60 and regulations applicable to these standards.

k. A Performance Bond in an amount to be determined by the Board shall be tendered to Chester Township to insure compliance with the conditions stated in Section 4. 2A.

1. Conditional Zoning Certificate. A conditional zoning certificate shall be issued for a period not to exceed five (5) years. Application for the renewal of such certificate shall be made sixty (60) days prior to the expiration of such certificate.

1. A conditional zoning certificate shall become void upon a change of ownership or lease of the premises and shall be revoked unless a new application for such certificate is made by the new owner or lessee within fifteen (15) days of the date of transfer or lease.

2. Any failure to comply with the conditions approved by the Board for the issuance of a conditional zoning certificate shall constitute a revocation of such certificate.

Section 4.3. GOLF CLUB, PRIVATE. A private golf club may be established and operated but subject to the following conditions:

a. Minimum Lot Area. There shall be provided a minimum lot area of eighty (80) acres for a 9-hole and one hundred and sixty (160) acres for an 18-hole golf course.

b. Off-street Parking. Except as otherwise provided in this paragraph, off-street parking spaces shall be provided in accordance with the requirements of Section 6.4 through 6.11.

Accessory off-street parking spaces, driveways, and maneuvering areas shall be properly graded for drainage so that all water is drained within the lot providing such parking spaces, surfaced with concrete, asphaltic concrete, asphalt, crushed slag or washed gravel, or similar surfacing material, and maintained in good condition and free of debris and trash.

The driveways used to provide accessibility to such club shall be so located and arranged to minimize traffic congestion. Therefore,

1. The center line of such driveway shall be at least thirty (30) feet from the right-of-way line of any intersecting street where the driveways and intersecting street are on the same side of a street.

2. The minimum width of such driveway shall be twenty-four (24) feet and the maximum width shall be thirty (30) feet measured at right angles to the angle of the driveway entrance. Such driveway shall have an apron of six (6) feet radius at the curb to provide a means for motor vehicles to enter and leave the parking facilities without obstructing traffic.

3. The driveways from the highway to the club house or parking area shall be surfaced with concrete, asphaltic concrete, or asphalt.
- c. Fencing. The entire premises upon which such club is located shall be fenced on the lot lines by suitable wire fencing.
- d. Modification of Screening and Fencing by Board. The Board may modify the provisions of Section 6.11 and paragraph c in those cases where there is no development of uses permitted in an R district*, R2 District², R3A District, and R5A District¹ that immediately adjoins such club. However, the required screening and fencing shall be installed by the golf club at the time development of the R District*, R2 District², R3A District, and R5A District¹ uses takes place.
 *¹Amend, Z-74-1, Effective date, 1-11-75. ²Deleted: Amend. Z-75-4, Effective date, 2-21-76)
- e. Signs. One business sign may be permitted which shall not exceed ten (10) square feet in area and shall be located at least twenty-five (25) feet from any lot line or street right-of-way line. Such sign may be lighted by continuous reflected illumination only and so erected that the light source is not visible from outside the premises, and that no glare is projected on to adjoining properties or streets.
- f. Accessory Facilities. Accessory recreation facilities may be permitted, but shall be limited in size so that they do not become the principal use of the premises. Therefore,
1. An accessory swimming pool shall not exceed one thousand, five hundred (1,500) square feet in area, and an accessory wadding pool five hundred (500) square feet in area. All pools shall be completely enclosed with a woven wire fence at least four (4) feet high.
 2. Tennis facilities shall not exceed ten thousand (10,000) square feet in area.
 3. There shall be no picnics or picnicking facilities.
 4. A club house, maintenance buildings, and sheds and shelters may be permitted. Retail sales and services may be permitted but shall be limited to members only. Such sales and services may include a restaurant, snack bar, and the sale and repair of athletic equipment associated with the golf club.
- g. Dwellings to Conform. No building shall be used as a dwelling that does not conform completely to the requirements of the Zoning Resolution.

- h. Distance from Lot Lines. All buildings, structures, edges of fairways, and outdoor activities shall be at least one hundred (100) feet from all lot lines. The Board may modify this provision in cases of unnecessary hardship or to insure a more appropriate site layout, but in no case less than seventy-five (75) feet from all lot lines.
- i. Membership Limit. Membership shall be limited to one thousand (1,000) members.
- j. Frontage on Thoroughfare. Wherever possible such club shall front upon a major thoroughfare as specified in the "Geauga County Thoroughfare Plan".
- k. Dates and Times of Operation. Such club may be open or operated from March 1 to December 1 of each year and only during the hours of 5:00 A.M. to 12:01 A.M. each day.
- l. Construction Schedule. At least the construction of the club house and the required off-street parking spaces shall be completed within two (2) years, and at least nine (9) holes of the golf course within three (3) years of the date of issuance of the conditional zoning certificate.
- m. Conditional Zoning Certificate. A conditional zoning certificate shall be issued for a period not to exceed five (5) years. Application for the renewal of such certificate shall be made sixty (60) days prior to the expiration of such certificate.

- 1. A conditional zoning certificate shall become void upon a change of ownership or lease of the premises, and shall be revoked unless a new application for such certificate is made by the new owner or lessee within fifteen (15) days of the date of transfer or lease.
- 2. Any failure to comply with the conditions approved by the Board for the issuance of a conditional zoning certificate shall constitute a revocation of such certificate.

Section 4.4. MEMORIAL PARK. A memorial park shall be defined as a burial place for human beings in which above-surface monuments, tombstones, and grave markers are prohibited and where the natural setting of the land so developed is retained. A memorial park may be established and operated subject to the following conditions:

- a. Access. Ingress and egress to and from the memorial park shall be from a major thoroughfare as shown on the official "Geauga County Thoroughfare Plan." The entrances and exits shall be planned at places that will cause the least amount of traffic congestion and hazard. No such access point shall be located closer than one hundred twenty-five (125) feet from the intersection of two (2) or more streets. There shall be no more than two (2) access points on any one street.

The maximum width of such driveway shall be thirty (30) feet measured at right angles to the angle of the driveway entrance. Such driveway shall

have an apron of six (6) feet radius at the curb, to provide a means for motor vehicles to enter and leave the parking facilities without obstructing traffic.

All such driveways shall be surfaced with concrete, asphaltic concrete, asphalt, or similar all-weather surface and graded for proper drainage so that all water is drained within the premises and no water shall be permitted to flow on to adjoining streets or other property.

b. Off-Street Parking.

1. One (1) off-street parking space shall be provided for each employee. In addition, a minimum of twenty (20) parking spaces shall be provided. The private roads within the memorial park may be used for off-street parking only if they are of sufficient width to accommodate moving traffic and parked vehicles.

2. Each off-street parking space shall have an area of not less than two hundred (200) square feet, exclusive of passageways, driveways, and other maneuvering area appurtenant thereto and giving access thereto. Each such space shall have direct accessibility to a street or driveway. Where driveways are required to provide accessibility to the parking spaces, they shall have an unobstructed width of at least twenty (20) feet.

3. Off-street parking spaces, driveways, and maneuvering areas shall be properly graded for drainage so that all water is drained within the lot and they shall be surfaced with concrete, asphaltic concrete, asphalt, crushed slag, washed gravel, or similar surfacing material and maintained in good condition and free of debris or trash.

c. Screening. Where a memorial park adjoins or faces residential buildings, a solid wall, a uniformly painted solid fence of fire resistant material, or a ten (10) foot strip of land planted with shrubs or trees which may be expected to form a year-round dense screen, shall be erected or planted and maintained along the lot lines. Such wall, fences, or shrubs shall be at least six (6) feet in height. However, such wall or fence shall not be more than eight (8) feet in height.

Any wall or fence, or any screening device located within twenty-five (25) feet of an intersection of two (2) or more streets or the intersection of an access driveway and a street, shall have a maximum height of three (3) feet and a minimum height of two (2) feet.

The required screening shall be maintained in good condition at all times.

No signs shall be permitted to be attached to or hung from the required screening.

The Board may modify the provisions of this paragraph c temporarily only in those cases where there is no residential development immediately adjoining such use. However, the required screening shall be installed at the time residential development takes place.

- d. Location of Structure. Ornamental walls, fences and gates shall be erected or located at least twenty-five (25) feet from the street right-of-way line and may be located on the side or rear lot lines. Mausoleums and other structures shall be erected or located at least one hundred fifty (150) feet from all lot lines.
- e. Corner Sight Clearance. On every corner lot within the triangle formed by the street lines on such lot and a line drawn between two (2) points, each twenty (20) feet from the point of intersection of such street lines, there shall be no fence or wall higher than three (3) feet nor any other obstruction to vision between a height of three (3) feet and a height of ten (10) feet above the established grade of either street.
- f. Maximum Height of Structures. The height of any structure shall not exceed twenty (20) feet, measured from the average finished grade level at the building line to, in the case of flat roofs, the highest point on the roof, or, in the case of a pitched roof, to the mean level between the eaves and the highest point of the roof.

- g. Lighting. All lighting fixtures and devices shall be so designed and constructed to prevent the emission of light upon adjoining lots or streets, and shall be provided from a concealed light source only. Flashing lights shall be prohibited.

- g. Site Plan. The applicant shall furnish the Board with:

- 1. A site plan indicating the location, size and height of all buildings and structures, including fences, walls, gates and signs.
- 2. Architectural plans for all proposed buildings and structures.
- 3. Landscaping plans for the premises upon which the buildings and structures are to be located. These plans shall indicate the planting treatment proposed at the boundary of the memorial park and the planting treatment between the parking lanes. This plan shall also show the design features and layout of the land to be used for off-street parking, the type of pavement to be used, the type of lighting fixtures proposed, and a grading and drainage plan for the memorial park.
- 4. A proposed system of vehicular traffic circulation within the memorial park, access points from adjoining streets, and estimates of traffic volumes for the proposed memorial park.

- i. Fiscal Plan. Neglected memorial parks become townshipwide problems and nuisances. Therefore, to preserve the Township's tax base and the general welfare of its people, the applicant shall furnish the Board with a fiscal plan which documents the applicant's financial responsibility to insure the maintenance of the memorial park. Toward this end, the Board may require the establishment of a perpetual care trust fund having sufficient capital to insure proper maintenance.
- j. Conditional Zoning Certificate. A conditional zoning certificate shall be issued for a period not to exceed five (5) years. Application for the renewal of such certificate shall be made sixty (60) days prior to the expiration of such certificate.

A conditional zoning certificate shall become void upon a change of ownership or lease of the premises, and shall be revoked unless a new application for such certificate is made by the new owner or lessee within fifteen (15) days of the date of transfer or lease.
- k. Revocation of Zoning Certificate. Any failure to comply with the conditions approved by the Board for this issuance of a conditional zoning certificate shall constitute a revocation of such certificate.

Section 4.5. SIGN REGULATIONS. Except as otherwise specifically provided, the following signs are permitted in an R District*, R2 District², R3A District, and R5A District¹, but only in accordance with the regulations set forth in this section.

*(¹Amend. Z-74-1, Effective date, 1-11-75. ²Deleted: Amend. Z-75-4, Effective date, 2-21-76)

a. Type and Size.

1. Residential Building. One permanent sign on which may be displayed the name and address of the occupant thereof, and the practice of a profession or home occupation therein. The area of such sign shall not exceed three (3) square feet.
2. Roadside Stands. One permanent sign on which may be displayed the name and address of the proprietor and goods sold on the premises. The area of such sign shall not exceed eighteen (18) square feet.
3. Building Construction. One sign denoting the Architect, Engineer and/or Contractor is permitted, but only during the period of construction. The area of such sign shall not exceed eighteen (18) square feet.
4. Temporary Signs.
 - a. "For Sale" or "For Rent". One sign not exceeding twelve (12) square feet in area is permitted.

- b. Model Home, Real Estate Developments or Subdivisions. One sign on which may be displayed the name of the developer, or sales agency, or subdivision, is permitted. Such sign shall not exceed twenty-five (25) square feet in area, and shall be placed only on the premises being sold or developed. One such sign is permitted for each seven hundred and fifty (750) feet of street frontage. Such sign(s) shall be removed or zoning permit renewed not later than one year after the date the permit is issued, and shall be removed by the Owner or his agent within thirty (30) days after the last lot or building is first rented or sold.
5. Legal-Nonconforming Use. For all other uses permitted, and for a legal non-conforming use, a sign limited to displaying the name and address of an occupant thereof, or proprietor and goods or services sold on the premises is permitted. The area of such sign shall not exceed eighteen (18) square feet, if attached to a building, or limited to an area not exceeding six (6) square feet if free standing.
- b. Location.
1. Shall be located at least ten (10) feet from any lot line and street right-of-way lines except for signs permitted by paragraph a. 1. of this Section.
 2. A free standing sign shall not extend more than twenty (20) feet above the average finished grade level.
 - c. Illumination. All signs in an R District*, R2 District², R3A District, and R5A District¹ may be lighted by continuous illumination only, and shall be so designed, arranged or used that the light source is not visible from outside the premises, and so that no glare is projected on to the adjacent properties or streets.
*(¹Amend. Z-74-1, Effective date, 1-11-75. ²Deleted: Amend. Z-75-4, Effective date, 2-21-76)
 - d. Flashing. Intermittent illumination, revolving, oscillating, or otherwise moving signs or animated representation of a sign shall not be permitted.
 - e. A single flat sign designed to be read from two opposite directions shall be considered as one sign when computing the area of such sign.
 - f. Strings of banners or pennants shall be permitted for ten days only during the opening of a new subdivision, or model home.
 - g. Nothing in these sign regulations shall be deemed to authorize the erection of a sign which by reason of its

size, location, design, color, illumination or construction shall constitute a traffic hazard to motorists or pedestrians, although such sign might otherwise conform to these regulations. Refer also to Sections 2.11, 2.3 and 2.50.

Section 4.6. OFF-STREET PARKING. Off-street parking space shall be provided in accordance with the regulations set forth in Section 6, Section 6.4 through 6.11, for each of the uses permitted in an R District*, R2 District², R3A District, and R5A District¹,

Only one (1) commercial vehicle other than a private passenger automobile that is used in connection with a permitted use or by an occupant of a permitted use, may be stored on a lot in an R District*, R2 District², R3A District, and R5A District¹. In no case shall unlicensed or abandoned motor vehicles be stored on a lot in an R District*, R2 District², R3A District, and R5A District¹, except in a permitted, enclosed structure.

*(¹Amend. Z-74-1, Effective date, 1-11-75. ²Deleted:Amend. Z-75-4, Effective date, 2-21-76)

Section 4.7. OFF-STREET LOADING. Off-street loading space shall be provided in accordance with the regulations set forth in Section 6, Section 6.1 through 6.3, for each of the uses permitted in an R District*, R2 District², R3A District, and R5A District¹,

Wherever possible, the loading space and vehicular access thereto shall be provided at the rear of the building or structure providing such space.

*(¹Amend. Z-74-1, Effective date, 1-11-75. ²Deleted:Amend. Z-75-4, Effective date, 2-21-76)

Section 4.8. AREA, YARD AND HEIGHT REGULATIONS. The regulations set forth in the table in Section 4.9 shall apply as indicated to each use permitted in R Districts, R3A Districts, and R5A Districts unless otherwise specifically provided.

(Amend. Z-74-1, Effective date, 1-11-75)

SECTION 4.2 Dimensional Requirements in an R District, R3A District, and R5A District (Table)

(Amendment Z-74-1, Effective Date, 1-11-75)

						MINIMUM BUILDING SIZE Per Dwelling Unit (Sq.Ft.)		
District Uses	Minimum Lot Area	Minimum Lot Width	Minimum Front Yard (4)	Minimum Side Yard (5)	Minimum Rear Yard (6)	Ground Floor Area	Floor Area	Maximum Building Height
1- Family Dwelling	R District 1 $\frac{1}{2}$ acres	R District 150 Feet	70 feet from Right-of-Way or 100 feet from Center Line, which- ever is greater	Two re- quired, 25 feet each	50 feet	1,000	0-2 Bdrms. 1200	30
	R3A District 3 acres	R3A District 200 Feet					3 Bdrms. 1350	
	R5A District 5 acres	R5A District 250 feet					4 Bdrms. 1500 5 or more Bdrms. 1650	
2-Family Dwelling (R Dis- trict only)	R District 3 acres	R District 300 Feet	70 feet from Right-of-Way or 100 feet from Center Line, which- ever is greater	Two re- quired, 25 feet each	50 feet	1,000	0-2 Bdrms. 1200	30
	R3A District Prohibited	R3A District Prohibited					3 Bdrms. 1350	
	R5A District Prohibited	R5A District Prohibited					4 Bdrms. 1500 5 or more Bdrms. 1650	
Accessory Buildings	(2)	(2)	(2)	20 feet from any dwelling	20 feet from any dwelling	-	Maximum 50% of Ground Floor Area of main building	15
Rear Houses	(3)	(3)	(3)	(3)	(3)	(3)	(3)	30
Hospitals, Sanitariums Rest Homes	5 acres	500 feet	100 feet	100 feet	100 feet	-	-	30

(See key on next page for numbers in parentheses in table)

(Key to Table on preceding page.)

- * (1) See Section 2.34 definition of Lot Area.
- (2) See Section 3.8.
- (3) See Section 4.10.
- (4) Lots on Ward Drive between Mayfield Road and Maple Drive and on Opalocka Drive between Mayfield Road and Cottrell Road: 10 feet from Right-of-Way; Lots on Lynn, Marilyn, Dorothy, Harold, Valley View, Birchwood and Cherry Lane Drives and Caves Road from Mayfield Road to Birchwood Drive, east side only, 50 feet from Right-of-Way. All other lots: 70 feet from Right-of-Way, or 100 feet from Center Line: whichever is greater.
- (5) Lots less than 150 feet in width: two required, 15 feet each; Lots of Opalocka Drive: two required, eight feet each; corner lots: same as front yard on side street. All other lots: two required, 25 feet each.
- (6) Lots with $1\frac{1}{2}$ acres or more of lot area: 50 feet. All other lots: 30 feet.

(From *, Amend. Z-74-1, Effective Date, 1-11-75)

- *(1) See Section 2.34 Definition of Lot Area.
- (2) See Section 3.8.
- (3) See Section 4.10.
- (4) Lots on Ward Drive between Mayfield Road and Maple Drive and on Opalocka Drive between Mayfield Road and Cottrell Road: 40 feet from Right-of-way: Lots on Lynn, Marilyn, Dorothy, Harold, Valley View, Beachwood and Cherry Lane Drives and Caves Road from Mayfield Road to Beachwood Drive, east side only, 50 feet from Right-of-way. All other lots: 70 feet from Right-of-way, or 100 feet from center line: whichever is greater.
- (5) Lots less than 150 feet in width: two required, 15 feet each: Lots on Opalocka Drive: Two required, eight feet each: corner lots: same as front yard on side street. All other lots: two required, 25 feet each.
- (6) Lots with 1½ acres or more of lot area: 50 feet. All other lots: 30 feet.
(From *, Amend. Z-74-1, Effective date, 1-11-75)

Section 4.10. REAR HOUSES. *Dwelling units under this section which do not have frontage on a publicly dedicated street shall provide a permanent easement for access over an unoccupied strip of land at least 60 feet in width. An easement of 750' or more in length shall provide a cul-de-sac as defined in 2.66 definitions in order to provide ingress and egress for fire fighting equipment, police and emergency vehicles.
(From *, Amend. Z-75-2, Effective date 4-29-76)
Such strip of land shall not be used in computing required lot width, yards, or lot area. Such easement shall be executed according to the requirements provided by law for deeds and shall be filed with the Geauga County Recorder.

All such residence buildings shall conform in every other respect to the requirements of this Resolution.

*No zoning certificate shall be issued until a site plan, drawn to scale, is submitted and approved by the zoning inspector. Such plan shall show complete compliance with the provisions of this resolution.
(From *, Amend. Z-77-4, Effective date 11-12-77)

Section 4.11. CORNER SIGHT CLEARANCE. On every corner lot within the triangle formed by the street lines on such lot and a line drawn between two (2) points, each twenty (20) feet from the point of intersection of such street lines, there shall be no fence or wall higher than three (3) feet, nor any other obstruction to vision between a height of three (3) feet and a height of ten (10) feet above the established grade of either street.

Section 4.12. PRIVATE SWIMMING POOLS shall conform to the requirements of Section 4.3 f.1.
(Amend. Z-74-1, Effective date 1-11-75)

Section 4.110. R-2 MULTI-FAMILY DISTRICT.

(Deleted: Amend. Z-75-4, Effective date, 2-21-76)

Section 4.111. PERMITTED USES.
(Deleted: Amend. Z-75-4, Effective date, 2-21-76)

Section 4.112. CONDITIONAL USES.
(Deleted: Amend. Z-75-4, Effective date, 2-21-76)

Section 4.113. SIGN REGULATIONS.
(Deleted: Amend. Z-75-4, Effective date, 2-21-76)

Section 4.114. OFF-STREET PARKING.
(Deleted: Amend. Z-75-4, Effective date, 2-21-76)

Section 4.115. OFF-STREET LOADING.
(Deleted: Amend. Z-75-4,
Effective date, 2-21-76)

Section 4.116. AREA, YARD AND
HEIGHT REGULATIONS.
(Deleted: Amend. Z-75-4,
Effective date, 2-21-76)

Section 4.117. DIMENSIONAL
REQUIREMENTS IN AN R-2 DISTRICT
(Table)
(Deleted: Amend. Z-75-4,
Effective date, 2-21-76)

Section 4.118. SPACING BETWEEN
BUILDINGS ON THE SAME LOT.
(Deleted: Amend. Z-75-4,
Effective date, 2-21-76)

Section 4.119. REAR HOUSES.
(Deleted: Amend. Z-75-4,
Effective date, 2-21-76)

SECTION 4.120. CORNER SIGHT
CLEARANCE.
(Deleted: Amend. Z-75-4,
Effective date, 2-21-76)

Section 4.121. DEVELOPMENT
PLANS.
(Deleted: Amend. Z-75-4,
Effective date, 2-21-76)

Section 4.20. C-GENERAL
COMMERCIAL DISTRICT. Subject
to the provisions of Section 3,
the following regulations shall
apply in a C District. *Comm-
ercial property where presently
shown on map, (Official Township
Zoning Map) depth shall be as
as shown, but not to exceed five
hundred (500-0) feet from center
line of fronting Highway 322
(Mayfield Road).
(From *, Amend. Z-74-2,
Effective date, 3-21-75)

Section 4.21. PERMITTED USES.
Amend to read as follows:

- *Section 4.21. PERMITTED USES.
Within any C District, no build-
ing, structure, lot or land
shall be used for other than one
or more of the following uses:
- 4.21 - 10 Retail Store, restaur-
ant. tavern
 - 4.21 - 20 Personal Service store,
Funeral Home
 - 4.21 - 30 Bank, Savings and Loan
Association
 - 4.21 - 40 New Automobile Sales
with accessory service
and used car facilities
subject to the provis-
ions of Section 7.9,
paragraph d.
 - 4.21 - 50 Business, Vocational
School or Private
School
 - 4.21 - 60 Professional - Business
 - 4.21 - 70 Gasoline filling stations,
subject to the provis-
ions of Section 4.31 and
7.9 d.
(Amend. Z-73-3,
Effective date, 6-28-73)
 - 4.21 - 80 Movie Theater (Shopping
Center District Only)
 - 4.21 - 90 Governmental Office
Building
 - 4.21 -100 Church, Fraternal Organiza-
tion
 - 4.21 -120 Multi-family
(Deleted: Amend. Z-75-3,
Effective date, 2-21-76)
 - 4.21 -130 Public utility building or
structure, township fire
house, township garage
 - 4.21 -140 Letter Shop Service -
including the sale of
stationery and office
supplies and reproduction
of written material,

provided that equipment--mimeographs, duplicators, and photocopiers--and only that other equipment that is necessary for the preparation and finishing of the reproductions produced through those limited processes, and further provided that no printing equipment or printing processes of any kind shall be permitted. No single piece of permitted equipment shall weigh in excess of 1300 pounds.

4.21 -150 The following sales and/or service establishments dealing with a consumer on or off the premises.

Landscaping Business - subject to the provisions of Section 4.211 and Section 4.212.

(From *, Amend. Z-7402, Effective date, 3-21-75)

Section 4.211. SCREENING FOR LANDSCAPING BUSINESS:

Where sod, trees, shrubs, plants or landscaping materials are to be stored or left outside of any building overnight, then screening shall be provided as follows:

A solid wall, a uniformly painted solid fence of fire-resistant material, or a four (4) foot strip of land planted with shrubs or trees which may be expected to form a year-around dense screen, shall be erected or planted and maintained along the lot line. Such wall, fence or planting shall be at least six (6) feet in height.

Any screening device located within twenty-five (25) feet of an intersection of two (2) or more streets or the intersection of an access driveway and a street, shall have a maximum height of three (3) feet.

The required screening shall be maintained in good condition at all times.

No signs shall be permitted to be attached to or hung from the required screening.

All vehicles, machinery and equipment shall be stored within buildings.

A buffer area of 25 feet in width, planted with trees, shrubs or grass, shall be maintained along a lot line which is a boundary line of an R District*, R2 District², R3A District, and R5A District¹.

*¹Amend. Z-74-1, Effective date, 1-11-75. ²Deleted:Amend: Z-75-4, Effective date, 2-21-76)

Section 4.22. SIGN REGULATIONS. Except as otherwise specifically provided, the following signs are permitted in a C District, but only in accordance with the regulations set forth in this Section.

I. R District Signs*, R2 District², R3A District, and R5A District¹.

*¹Amend. Z-74-1, Effective date, 1-11-75. ²Deleted:Amend: Z-75-4, Effective date, 2-21-76)

(Deleted per Amend. Z-74-2, Effective date, 3-21-75)

II. In lieu of Signs permitted by Sections 4.5 or 4.113, the following signs shall be permitted:

a. Type and size.

1. One(1) permanent Business Sign attached to the front wall of a building, not extending above the coping or cornice, whichever is higher, and limited to advertising the name of the proprietor

goods sold, or services rendered on the premises. The area of such sign for any single business enterprise shall be limited according to the width of the building or part of the building occupied by such enterprise. For the purposes of this Section "Width" shall be measured along the building face nearest parallel to the street line. In the case of a corner lot, either frontage may be used in determining "Width", but the frontage selected shall be considered the front wall of the building for the purposes of this Section.

The maximum area of such a sign shall be one and one-half square foot of sign area for each lineal foot of width of a building or part of a building but not over 125 sq. feet of sign area in all. The above maximum sign area may be increased by 40% for a business enterprise in a building or portion of building separated by at least 100 feet from the next adjoining building (but only so long as such condition continues) or for a corner business enterprise having two or more frontages on public streets. Such additional 40% of sign area shall be used only upon the additional street or open space frontage.

2. In addition to the sign permitted in Section 1, above, one free-standing accessory Business Sign not exceeding 25 square feet in area. For a corner lot, one-free-standing sign on each street frontage is permitted. The total area of such free-standing signs, if used, shall be deducted from the maximum sign areas permitted in paragraph a.1. The maximum height of the top of such sign shall be 20 feet measured from the finish grade level.
3. One identification sign over the rear doorway of any building or portion of building occupied by any single business enterprise of a maximum size of four square feet for a single door or eight square feet for a double door. The proprietor or any business enterprise may designate any such front entrance thereto his front entrance and the wall containing such front entrance shall then be the front wall of the building, and the opposite entrance shall be considered the rear entrance. Provided that where the rear entrance is designed and used for customer access and opens to at least 30% of a required off-street parking area, one permanent business sign over said rear entrance not exceeding 50% of the allowable sign area for the front wall of the building or part of the front wall of a building occupied by such business enterprise may be used in lieu of such identification sign.

4. For a business enterprise which consists solely of office functions, the foregoing permitted signs shall not apply. Instead there shall be permitted one sign, limited to 2% of the floor area, for a single business enterprise which occupies first or second floor office or offices. Such sign need not be less than two (2) square feet in area, but it shall not exceed fifty (50) square feet in area.
5. Strings of banners or pennants shall be permitted for ten days only, during the opening of a new business, new subdivision, or new model home, but such strings of banners or pennants shall not be used for special sales promotions, except as noted above.
6. Flashing, intermittent illumination, revolving, oscillating, or otherwise moving signs, or animated representation on a sign, shall not be permitted.
7. One side of a single flat sign designed to be read from two opposite directions shall be considered as one sign in computing the area of such sign.
8. For any sign consisting of silhouette letters or other irregular shapes, the area of the sign shall be taken as the area of the circumscribing rectangle, triangle, or circle.

b. Location. Except as otherwise specifically provided in Section 4.5 and 4.113 (R District Signs) all signs permitted in a C District shall:

1. Be located at least ten (10) feet from any lot line and street right-of-way lines if a business sign. A permitted Advertising Sign shall be located behind the building line (front Yard), and at least one hundred fifty (150) feet from the intersection of two (2) or more streets measured from the right-of-way.
2. Not project more than three (3) feet in any direction if attached to a permitted building or structure.
3. Not extend more than twenty (20) feet above the average finished grade level.
4. All Business Signs shall be erected only on the property being used or developed.
(Amend. Z-74-2,
Effective date, 3-21-75)

c. Illumination. All signs permitted in a C District may be lighted by continuous illumination only, and shall be so designed, arranged, or used that the light source is not visible from outside the premises, and so that no glare is projected onto adjoining properties or streets.

- d. The then existing business signs relating to any business which is discontinued for any reason shall be removed by the building Owner or his agent, within a period not exceeding thirty (30) days after a building or property, or portion thereof, has been vacated.
- e. Nothing in these sign regulations shall be deemed to authorize the erection of a sign which by reason of its size, location, design, color, illumination, or construction shall constitute a traffic hazard to motorists or pedestrians, although such sign might otherwise conform to these regulations. Refer also to Sections 2.11, 2.3, and 2.50.

Section 4.23. OFF-STREET PARKING. Off-street parking space shall be provided in accordance with the regulations set forth in Section 6, Sections 6.4 through 6.11, for each of the uses permitted in a C District.

*In no case shall unlicensed or abandoned motor vehicles be stored on a lot in a "C" District except in a permitted enclosed structure, or when under a permitted use.
(From *, Amend. Z-74-2, Effective date, 3-21-75)

Section 4.231. IMPROVEMENTS. All off-street parking and loading spaces shall be suitably improved, graded, stabilized and maintained so as to cause no nuisance or danger from dust or from storm water flow onto any street.

All off-street parking and loading spaces located within ten (10) feet

of any street line shall be separated from such line by a curb, fence, wall, embankment or other barrier and shall be provided with such barrier in such a manner that cars will not overhang the street line.

Section 2.24. OFF-STREET LOADING. Off-street loading space shall be provided in accordance with the regulations set forth in Section 6, Sections 6.1 through 6.3, for each of the uses permitted in a C District. Wherever possible, the loading space and vehicular access thereto, shall be provided at the rear of the building or structure providing such space.

Section 4.25. AREA, YARD, AND HEIGHT REGULATIONS. The regulations set forth in the table in Section 4.26 shall apply as indicated to each use permitted in a C District unless otherwise specifically provided.

*Section 4.25. YARDAGE REGULATIONS. Building shall be designed and constructed and land shall be used and improved for permitted uses only in accordance with the following yard regulations.

a. Front Yards.

A landscaped front yard shall be provided in front of all buildings, parking areas, circulating drives and permitted outdoor uses and shall extend from street right-of-way to at least one hundred thirty-five (135) feet from the centerline of Rt. 322 or 306 or ninety (90) feet from proposed right-of-way, whichever is greater.

Such yards shall be landscaped and maintained in satisfactory condition and except for permitted signs and entrance and exit drives shall not be used for any other purpose.

b. Building Setback.

1. Where no parking area or drive is to be provided in front of a structure the minimum setback shall be not less than one hundred forty-five (145) feet from centerline or one hundred (100) feet from any proposed right-of-way or seventy (70) feet from all other streets except that:

- a. Where parking is proposed in front of a structure the minimum setback shall be not less than two hundred twenty-five (225) feet from any proposed right-of-way of any State or Federal highway or one hundred seventy (170) feet from the centerline or any other street, whichever is greater.

- b. Where any building is proposed within two hundred (200) feet of a Residential District or on the opposite side of any Residential District, the minimum building setback shall be not less than one hundred forty-five (145) feet from the centerline of a State or Federal highway or one hundred (100) feet from the centerline of all other streets, whichever is greater.

c. Side Yard Within District.

Each lot or separate development shall have at least at each side not less than twenty (20) feet green area in width unless the on-site circulation parking and loading are coordinated with adjoining developments and set forth in a joint agreement. Where buildings are not built along the property line the minimum yard shall be twenty (20) feet.

d. Side Yards Adjacent to Residential Districts.

1. Parking drives and open uses.

Whenever the property to develop abuts the side property line of any lot located in any Residential District, the minimum distance from the side lot line and any drive parking area or permitted open use shall be not less than forty (40) feet between the building setback line in the adjacent Residential District and the street right-of-way, and not less than sixty (60) feet between the building line and the rear property line. Such yard shall be landscaped and maintained in a satisfactory manner to the Commission. In addition, a solid wall or uniformly painted fence of fire resistant material, or a strip of land at least four (4) feet wide and densely planted with shrubs or trees which may be expected to form a year-round dense screen, may be required by the Commission to be erected or planted and maintained along such boundary line. Such wall or fence shall be at least five (5) feet but no more than six (6) feet in height.

2. Buildings

The minimum distance from any side property line of any lot located in any residential district to any commercial building shall be not less than seventy (70) feet.

e. Rear Yards Adjacent to Residential Districts.

1. Parking drive and open uses.

Whenever the property to be developed abuts any Residential District along the rear property line, the minimum distance from any rear property line of any lot located in a Residential District to any parking area, drive, or permitted open use shall be not less than sixty (60) feet. Such yards shall be landscaped and maintained in a manner satisfactory to the Commission. In addition, a solid wall or uniformly painted fence of fire resistant material, or a strip of land at least four (4) feet wide and densely planted with shrubs or trees which may be expected to form a year-round screen, may be required by the Commission to be erected or planted and maintained along such boundary line. Such wall or fence shall be at least five (5) feet, but not more than six (6) feet, in height.

2. Building.

The minimum distance from any rear property line to any building shall be not less than seventy (70) feet.
(From *, (Sec. 4.25)
Amend. Z-74-2, Effective
date, 3-21-75)

Section 4.251. DRIVEWAYS TO PARKING AND LOADING AREAS.*

The location, width and number of entrance and exit driveways serving accessory parking facilities other than those required for one and two-family dwellings, shall be designed to interfere as little as possible with the use of adjacent property and the flow of traffic on the streets to which they connect.

a. Location of driveways.

The minimum distance from the nearest edge of a driveway to an intersecting street or another driveway measured along the property line or the extension thereof, shall be not less than that required by this subsection.

The minimum distance between a driveway and the right-of-way line of the nearest State or U.S. highway shall be not less than sixty (60) feet.

The minimum distance between a driveway and the right-of-way line of a local street shall be not less than forty (40) feet.

The minimum distance between two driveways connected to an arterial street shall be not less than two hundred (200) feet and no more than two (2) two-way driveways shall be permitted to any development having a frontage of less than two hundred (200) feet along said street. Where such spacing cannot be obtained the Commission may require a common drive for two or more properties in order that such drives be spaced not less than two hundred (200) feet apart.

No property having less than two hundred (200) feet of frontage shall have more than one (1) two-way drive or two (2) one-way drives.

b. The height of any accessory building shall not exceed fifteen (15) feet.

b. Entrance and Exit Driveways. Entrance and exit driveways shall not exceed three (3) lanes in width, and shall be designed so that all cars can be driven forward into the street. The width of such driveways, measured at the street property line, shall conform with the following schedule:

WIDTH OF DRIVEWAY

Number of Lanes	Minimum	Maximum
One lane	12 feet	18 feet
Two lanes	18 feet	24 feet
Three lanes	27 feet	34 feet

The angle of intersection between the driveway and the street shall be between seventy (70) and ninety (90) degrees. The radii of the edge of the driveway apron shall be at least fifteen (15) feet, with twenty-five (25) feet recommended, so that a car entering or leaving may not obstruct vehicles in other traffic lanes in the driveway or curb lane of the street. The entrance and exit drives shall be disconcerned and provide effective means of control of entering and exiting.
(From *, Amend. Z-74-2, effective date , 3-21-75)

Section 4.252. HEIGHT REGULATIONS.

a. The height of any main building or structure in a C-Commercial District shall not exceed thirty-five (35) feet or two-and-one-half (2½) stories, whichever is the lesser.

SECTION 4.26. Dimensional Requirements in a C District (Table)

C District Uses	Minimum Lot Area	Minimum Lot Width	Minimum Front Yard	Minimum Side Yard	Minimum Rear Yard	Yards Adjoining R District	Space Between Buildings	Minimum Building Size	Maximum Height	Maximum Lot Coverage
Uses Permitted in an R District (See Section 4.9)										
Multi-Family Dwellings	3/4 acre per dwelling unit	300 feet	See Section 4.25	Two required 35 feet each	50 feet	See Section 4.25	See Section 4.28	720 square feet of habitable floor area per dwelling unit	35 feet	See Section 4.27
Uses Permitted in an R2 District*	See Section 4.117	See Section 4.117		Corner lots: same as front yard on side street					See Section 4.25.2	
All Other Uses Permitted in a C District	With on-site sewage treatment, 2 acres (87,120 square feet)	200.0 feet						1,000 square feet of usable ground floor area		
Minimum with Sanitary Sewers	3/4 acres (32,670 square feet)	100.0 feet								

* Deleted per Amend. Z-75-4, effective date, 2-21-76.

Section 4.27. MAXIMUM LOT COVERAGE.
The maximum lot coverage of buildings, hard surfaced parking and drives or other hard surfaced areas shall not exceed sixty per cent (60%) of the lot area.

(Amend, Z-74-2, effective date 3-21-75)

Section 4.28. SPACING BETWEEN BUILDINGS ON THE SAME LOT.

*The spacing between buildings on the same lot, measured perpendicularly from any exterior wall, shall meet the following requirements:

- a. The minimum allowable distance is 50 feet.
- b. A building group must be so arranged that any building is readily accessible by emergency vehicle.

(From *, Amend. Z-76-2, Effective date 11-20-76)

Section 4.29. REAR HOUSES.

*Dwelling units under this section which do not have frontage on a publicly dedicated street shall provide a permanent easement for access over an unoccupied strip of land at least 60 feet in width. An easement of 750' or more in length shall provide a cul de sac as defined in 2.66 definitions in order to provide ingress and egress for fire fighting equipment, police and emergency vehicles.

(From *, Amend. Z-75-2, Effective date 4-29-76)
Such strip of land shall not be used in computing required lot width, yards or lot area. Such easement shall be executed according to the requirements provided by law for deeds and shall be filed with the Geauga County Recorder.

All such residence buildings shall conform in every other respect to the requirements of this Resolution.

No zoning certificate shall be issued until a site plan, drawn to scale, is submitted and approved by the Commission. Such plan shall show complete compliance with the provisions of this Resolution.

Section 4.30. CORNER SIGHT CLEARANCE

On every corner lot within the triangle formed by the street lines on such lot and a line drawn between two (2) points, each twenty (20) feet from the point of intersection of such street lines, there shall be no fence or wall higher than three (3) feet, nor any other obstruction to vision between a height of three (3) feet and a height of ten (10) feet above the established grade of either street.

Section 4.31. GASOLINE FILLING STATION REGULATIONS. Notwithstanding any of the other provisions of this Resolution, any developer intending to establish a gasoline filling station in a C district shall submit to the Board the following information:

- a. A market analysis which shall appraise the existing and projected market for goods and services to be supplied by the proposed gasoline filling station and the relationship of other gasoline filling stations in the area to the said market.
- b. Data on existing and projected traffic volumes and patterns in the proximity of the proposed gasoline filling station.

c. A complete application and all required supporting data for a Conditional Use Permit. This application and supporting data shall clearly show that the proposed gasoline filling station will comply with the general standards and criteria provided for in this Resolution as well as the following conditions:

1. The minimum area of a lot proposed for use as a gasoline filling station shall be 2 acres. The minimum lot width shall be 220 feet. The minimum building setback measured from the right-of-way, except as otherwise provided, shall be 100 feet. A landscaped front yard shall be provided in front of all parking areas, circulation drive and permitted outdoor uses and shall have a depth of not less than 35 feet from the street right-of-way line. Such yards shall be landscaped and maintained in satisfactory condition and except for permitted signs and entrance and exit drives, shall not be used for any other purpose. The minimum side yard shall be 80 feet if the side yard lot line abuts any residential district, or otherwise 30 feet. The minimum rear yard shall be 80 feet if the rear yard lot line abuts any residential district, or otherwise 30 feet. Only one building with a minimum of 1000 sq. ft. and a maximum of 1500 sq. ft. of useable ground floor area shall be permitted on the lot.
2. All facilities for lubrication and washing of vehicles, and similar services, shall be located completely within the enclosed building.
3. All gasoline storage tanks shall be completely underground. Gasoline pumps may be erected in front of the established building line, but not less than 50 feet from the street (all) right-of-way lines.
4. Light poles and appurtenances may be placed in front of the building line. Enclosed cabinets or racks for the display of motor oil and windshield wiper blades and windshield wiper fluids may be placed back of the pump island setback line specified in this section. Tires may be displayed outside the building but only in enclosed cabinet or racks, each with dimensions not exceeding 12 feet in length, five (5) feet in width, and eight (8) feet in height, located behind the building line. No overnight display of items such as motor oil and tires outside a building shall be permitted, except in permanently installed cabinets or racks.
5. If rental trailers or rental vehicles are proposed to be stored on the premises, the minimum lot area of two acres shall be devoted exclusively to service station use. There shall be provided behind the building line an additional area for the storage of rental trailers or rental vehicles on such premises at a ratio of 350 square feet per trailer or vehicle. No vehicles shall be parked in front of the pump island setback line required by this section, except vehicles actually being serviced at such pump island.

d. No unlicensed vehicle shall be permitted to stand out-of-doors on such property for more than 72 consecutive hours.

e. Any gasoline filling station which is not open for business for a period of six (6) consecutive months shall be deemed abandoned, and the Conditional Zoning Certificate permitting the operation of such gasoline filling station shall be void and of no further force and effect.

f. Sign Regulations

Except otherwise provided, the following signs are permitted, as defined in a General Commercial District signs as permitted and regulated in Section 4.22.

g. Off-Street Parking

Off-street parking space shall be provided in accordance with the regulations set forth in Section 6, Sections 6.4 through 6.11.

(Section 4.31, added per Amend. Z-73-3, effective date 6-27-73.)

Section 4.40. S.C. - SHOPPING CENTER DISTRICT. Subject to the provisions of Section 3, the following regulations shall apply in an S. C. District:

Section 4.41. PURPOSE, INTENT AND DEFINITION. Shopping Center Districts are established and shall consist of separate areas of not less than five (5) acres each, within which retail establishments may be grouped together in accordance with a development plan in order to serve the community as a center of retail sales, personal services, and professional and commercial offices.

In order to accomplish this purpose inappropriate, incompatible, or harmful uses of the land are prohibited. It is essential that such districts and adjoining districts be protected from the harmful effects of traffic congestion. To this end, the intensity of land use is limited and off-street parking, off-street loading, and motor vehicle access points are regulated.

Section 4.42. *SITE PLAN APPROVAL BY ZONING COMMISSION.

4.42-10. General

Site plan and site plan approval shall be required for all construction or change of use, of buildings and/or land.

(From *, Amend. Z-1-76, Effective date 10-23-76)

The following procedures shall be followed by the Zoning Commission:

4.42-20. Preliminary Site Plan Review
Prior to the submission of a formal Site Plan, the applicant shall meet in person with the Zoning Commission and/or their designated representative, to discuss the proposed Site Plan so that the necessary subsequent steps may be undertaken with a clear understanding of the Zoning Commission's requirements in matters relating to the development of the site.

4.42-30. Application for Site Plan Approval.

At least ten (10) days in advance of the Commission's meeting at which a Site Plan or any amendment to it is to be presented, the information enumerated below must be submitted to the Zoning Inspector for forwarding to the Commission. Eight (8) copies

of the material shall be submitted including the necessary applications. This information in total shall constitute the Site Plan and shall be the same information, drawings and supplementary material normally understood to be completed working drawings and be the same material by which the building permit will be issued. The information submitted, which in total shall constitute a Site Plan, shall be as follows:

- a. Title and Development, date, north point, scale, name and address of record owner and of architect, engineer, landscape architect, surveyor, or planner preparing the Site Plan, and lot, block and section number of the property.
- b. Existing zoning.
- c. Boundaries of the property building and setback lines, lines of existing streets, lots, easements and areas dedicated to public use.
- d. Location of existing buildings.
- e. Location of existing water mains, culverts and drains on the property with pipe sizes, grades and directional flow.
- f. Existing contours with intervals of two (2) feet, referred to the State of Ohio Coordinate System. Locations of existing

water courses, marshes, rock outcrops, wooded areas, trees with eight (8) inch diameter or more, and other significant existing features.

- g. Locations of all proposed water hydrants.
- h. Locations and specifications of all proposed exterior site illumination including lighting for public walkways, parking areas and other public spaces.
- i. Locations of all parking areas, driveways and access roads, indicating type of pavement, curbs, and drainage.
- j. The proposed use or uses of land and buildings and proposed locations of buildings including proposed grades.
- k. All proposed lots, easements and public community areas. All proposed streets with (a) profiles indicating grading and (b) cross sections showing width of proposed sidewalk, and locations and sizes of utility lines and/or pipes and proposed curbs.
- l. Proposed screening and landscaping, including a planting plan prepared by a Landscape Architect or Architect.
- m. The application shall be signed by the applicant and the owner of record if the owner is not the applicant.

4.42-40.A Site Plan when approved by the Commission shall be valid for a period of one hundred twenty (120) days, from the date of such approval; if work is commenced within the period of one hundred twenty (120) days the approval shall be valid for a period of one (1) year from the date of approval. The Commission shall have the right to extend any period of approval to not more than one (1) year from the expiration date of original approval.

Effect of Approval:

Once approved by the Commission, the following provisions are established:

- 1.The use, placement and dimensions of all buildings, driveways, sidewalks, parking areas, curbcuts, and recreation areas, and the installation of landscaping; fences and walls shall conform to the approved site plan.
- 2.A performance bond, or other financial guarantee, in an appropriate amount shall be placed with the Township to assure that the landscaping be installed, that the hard surfacing of the private drives and parking areas be installed, and that the surface water drainage be installed, all in conformance with the approved development plan. The amount of such bond shall be determined by the Commission and approved by the Trustees.

3.Any permit issued under this resolution shall expire, unless substantial completion is achieved within the permit period.

(From *, Section 4.42, Amend. Z-74-2 Effective date 3-21-75)

Section 4.43. STANDARDS AND CRITERIA
The Commission's review and action on all development plans applications shall be based on the following standards and criteria:

1. The development plan shows that a proper relationship does exist between thoroughfares, service roads, driveways and parking areas to encourage pedestrian and vehicular traffic safety.
2. All proposed development features, including the principal buildings, open space, service roads, driveways and parking areas are so located and related as to minimize the possibility of any adverse effects upon adjacent development.
3. The development plan include adequate provision for screening of parking areas, service areas and active recreation areas from surrounding property by landscaping and/or ornamental walls or fences.
4. Grading and surface drainage provisions, as well as public water supply and sewerage collection, are reviewed and approved by the County Engineer.
5. The design and construction standards of all private streets, driveways and parking areas are to be built in accordance with the standards established by the County Engineer and resolutions of this Township.

6. The architectural design of all structures shall be harmonious with the design and relationship of adjacent development in terms of building height, mass, texture, line, pattern and character.

7. Building location and placement should be developed with consideration given to minimize removal of trees and change of topography.

8. On-site circulation shall be designed to make possible adequate fire and police protection.

9. In large parking areas, visual relief shall be provided through the use of tree planting and landscape dividers, islands and walkways.

10. The provision of ancillary building to the principal use, signs and all other development features shall be related to the overall proposed development and in keeping with the surrounding environment.

From *, Section 4.43, Amendment Z-74-2, Effective date 3-21-75

Section 4.44. PERMITTED USES. Only the following uses shall be permitted in an S.C. District provided such uses do not emit or create any danger to health and safety in the surrounding area, and do not create any offensive noise, vibration, smoke, dust, heat, glare, flame, air pollutants or other objectionable influences:

a. The following retail sales of merchandise, provided that all

products for sale or rent shall be sold or rented on the premises directly to the consumer. (Amend. Z-71-3, Effective date 1-1-72)

Antique shops.

Clothing and apparel shops.

Drapery and fabric stores.

Artists' supply stores.

Food and beverage stores.

Book, newspaper and record stores.

Office supply stores.

Variety stores.

Department stores.

Hardware and paint stores.

Furniture, household goods and appliance stores.

Photographic supply stores.

Florist shops.

Seed and garden supply stores.

Gift and stationery stores.

Jewelry stores.

Toy stores.

Drug stores.

Sporting goods stores.

Music and musical instrument stores.

Tobacco stores.

Bakeries.

Automobile supply stores.

Luggage and leather goods stores.

Lunchrooms, bars, taverns, restaurants and cafeterias.

b. The following service establishments, dealing directly with the consumer:

Barber shops.

Beauty parlors.

Banks and other lending institutions.

Laundry and dry cleaning pick-up stores.

Dry cleaning and clothes pressing, provided that,

(1) such establishments do not service other retail outlets, and (2) no inflammable, toxic or odorous cleaning agents are used.

Tailor, dressmaker and furrier shops.
 Interior decorator shops.
 Frozen food lockers.
 Jewelry, clock and watch repair shops.
 Self-service laundries.
 Household appliance, service and repair shops.
 Commercial schools, dancing, business, trade or vocational.
 Lending libraries.
 Photographic studios.
 Lodges, clubrooms and meeting halls.
 Offices, professional, business and philanthropic.
 Travel bureaus.
 Bowling alleys.
 Commercial parking garages and parking lots.
 Clinics.
 Indoor theaters.
 Locksmiths.
 Medical and orthopedic appliance stores.
 Picture framing shops.
 Shoe repair shops.

c. Sign Regulations. Except as otherwise specifically provided, the following signs are permitted in an S C District, but only in accordance with the regulations set forth in this Section.

1. Type and size.

One (1) illuminated, non-flashing and non-animated sign, on which sign is displayed the name of the shopping center, may be located within a required yard or setback area consistent with a conditional zoning permit obtained by application on appeal to the Board of Zoning Appeals. Such sign shall have an area not to exceed two hundred (200) square feet.

The maximum height of the top of such sign shall be thirty-five (35) feet measured from the finish grade level. However, no such sign shall be located within twenty-five (25) feet of a lot line or street right-of-way line.

2. For a corner lot or where the shopping center is accessible from more than one street, one additional sign on which is displayed the name of the shopping center, may be located as above. The area of such additional sign shall not exceed forty (40) square feet.

3. All other signs in an S C District shall conform to the applicable regulations set forth in Section 4.22. Refer to Sections 2.11, 2.3 and 2.50.

Section 4.45. OFF-STREET PARKING. All off-street parking spaces shall be provided on the premises and within four hundred (400) feet of the main buildings as follows:

Indoor Theaters	One (1) space for each two (2) seats.
Bowling Alleys	Five (5) spaces for each alley plus one (1) space for each two (2) employees.
Restaurants	One (1) space for each two (2) seats of seating capacity.
Medical and Dental Offices	Five (5) spaces for each physician or dentist plus one (1) space for each two (2) other employees.

All other Retail-Six (6) spaces
Sales & Service for each one
Establishments thousand
(1,000) square
feet of gross
floor area.

a. Size of Space. Each off-street parking space shall have an area of not less than one hundred eighty (180) square feet, exclusive of passageways, driveways and other maneuvering area appurtenant thereto and giving access thereto. Each such space shall have direct accessibility to a street or driveway. Where driveways are required to provide accessibility to the parking spaces, they shall have an unobstructed width of at least twenty (20) feet.

b. Surfacing. The off-street parking spaces, maneuvering areas, and access driveways shall be surfaced with a concrete, asphaltic concrete, asphalt, or similar all-weather surface, and graded for proper drainage so that all water is drained within the premises and no water shall be permitted to flow on to adjoining streets or other property.

c. Location of Parking Spaces. Off-street parking spaces shall not be permitted within twenty-five (25) feet of any street right-of-way line, nor within twenty-five (25) feet of the boundary of an R District*, R2 District², R3A District, and R5A District¹.
*(¹Amend. Z-74-1, Effective date, 1-11-75. ²Deleted: Amend. Z-75-4, Effective date, 2-21-76)

d. Access. The entrance and exits to a shopping center development shall be planned at places that will cause the least amount of traffic congestion. No such access point shall be located closer than one hundred and twenty-five (125) feet from the intersection of two (2) or more streets. There shall be no more than two (2) access points on any one street.

The maximum width of such driveway shall be thirty (30) feet measured at right angles to the angle of the driveway entrance. Such driveway shall have an apron of six (6) feet radius at the curb, to provide a means for motor vehicles to enter and leave the parking facilities without obstructing traffic.

e. Lighting. All lighting fixtures and devices shall be so designed and constructed to prevent the emission of light upon adjoining lots or streets, and shall be provided from a concealed light source only. Flashing lights shall be prohibited.

Section 4.46. OFF-STREET LOADING. There shall be provided suitable off-street facilities for the loading and unloading of trucks and other motor freight vehicles. Such facilities shall provide at least one (1) unloading dock for each ten thousand (10,000) square feet, or fraction thereof, of floor space devoted to retail sales use, and at least one (1) loading dock for each forty thousand (40,000) square feet of floor space devoted to other uses, and at least one (1) loading dock for each separate unit.

No such loading facilities shall be placed in any set back area or side yard. The design of all loading and unloading facilities shall be approved by the Commission and shall be subject to the following regulations:

- a. No motor vehicle or conveyance shall in any manner use public streets, sidewalks, or rights-of-way for loading or unloading operations except as a means for ingress or egress to the lot. Wherever possible, the loading space and vehicular access thereto shall be provided at the rear of the building or structure providing such space.
- b. The area of the lot required to be used for loading or unloading operations shall be surfaced with a concrete, asphaltic concrete, asphalt, or similar all-weather surface and graded for proper drainage.
- c. The area of the lot required to be used for off-street loading docks shall not be used to compute the amount of area required for off-street parking space.

Section 4.47. AREA, YARD AND HEIGHT REGULATIONS. The following area, yard and height regulations shall apply in an S. C. District:

- a. Minimum Lot Area. Every shopping center development shall have a minimum lot area of five (5) acres.
- b. Minimum Lot Width. Every shopping center development shall have a minimum lot width on its major street frontage of five hundred (500) feet.

- c. Minimum Front Yard. Every building, structure, and use of land on Mayfield Road (Route 322) shall have a minimum front yard of one hundred and forty-five (145) feet measured from the center line. The minimum front yard on any other street shall be seventy (70) feet from the right-of-way line, or one hundred (100) feet from the center line, whichever is greater. However, off-street parking spaces may be located within the front yard in accordance with the provisions of Section 4.45.

- d. Minimum Side Yards. Interior side yards shall not be required except as may be necessary for driveways and access. Where a side lot line adjoins an R. District*, R2 District², R3A District, and R5A District¹, there shall be a side yard of at least one hundred (100) feet.
*(¹Amend. Z-74-1, Effective date, 1-11-75. ²Deleted: Amend. Z-75-4, Effective date, 2-21-76)

On a corner lot, the side yard along the side street shall be no less than twenty-five (25) feet from the side street right-of-way line. However, off-street parking spaces may be located within the side yard in accordance with the provisions of Section 4.45.

- e. Minimum Rear Yard. Every building, structure, and use of land shall have a minimum rear yard of fifty (50) feet. Where a rear lot line adjoins an R District*, R2 District², R3A District, and R5A District¹

there shall be a rear yard of at least one hundred (100) feet. Where a rear yard adjoins a street, there shall be a minimum rear yard of fifty (50) feet. However, off-street parking spaces and off-street loading docks may be located within the rear yard in accordance with the provisions of Sections 4.45 and 4.46. *¹Amend. Z-74-1, Effective date, 1-11-75. ²Deleted: Amend. Z-75-4, Effective date, 2-21-76)

- f. Maximum Height of Building. The height of any building or structure shall not exceed thirty-five (35) feet.

Section 4.48. SCREENING FOR SHOPPING CENTER. Where a shopping center district adjoins or faces an R District*, R2 District², R3A District, and R5A District¹, a solid wall, a uniformly painted solid fence of fire resistant material, or a four (4) foot strip of land planted with shrubs or trees which may be expected to form a year-round dense screen, shall be erected or planted and maintained along the lot lines. Such wall, fence or planting shall be at least four (4) feet in height. However, such wall or fence shall not be more than six (6) feet in height. *¹Amend. Z-74-1, Effective date, 1-11-75. ²Deleted: Amend. Z-75-4, Effective date, 2-21-76)

Any screening device located within twenty-five (25) feet of an intersection of two (2) or more streets or the intersection of an access driveway and a street, shall have a maximum height of three (3) feet and a minimum height of two (2) feet.

The required screening shall be maintained in good condition at all times.

No signs shall be permitted to be attached to or hung from the required screening.

The Board may modify this provision temporarily only in those cases where there is no residential development immediately adjoining such use.

Section 4.50. I-RESTRICTED INDUSTRIAL DISTRICT. Subject to the provisions of Sections 1 and 3, the following regulations shall apply in an I District and said I District shall not be less than twenty-five (25) acres.

Section 4.51. PERMITTED USES. Only the following uses shall be permitted in an I District provided that such uses do not emit or create any danger to health and safety in the surrounding area, and do not create any offensive noise, vibration, smoke, dust, heat, glare, flame, air pollutants or other objectionable influences as defined in Section 4.60

- a. Uses permitted and as regulated by Section 4.21, paragraphs b and c.
- b. Light manufacturing and assembling of the following:

Advertising and display manufacturing
Bakers and baked goods
Bookbinders
Cabinet makers
Canvas products, such as tents and awnings
Clock factory
Cosmetics and toiletries
Doors, sash and trim, wood manufacturing
Draperies

Electronic research
 Furniture products
 Glass and optical products from
 previously manufactured glass
 Iron (custom, decorative
 wrought iron shops)
 Jewelry, clocks and watches
 Luggage
 Machine shops excluding punch
 presses with a rating capacity
 of over twenty (20) tons and
 drop hammers
 Models and pattern making
 Paper products
 Photographic equipment
 Plastic products
 Scientific and other precision
 instruments
 Sheet metal (custom fabrication
 for heating and ventilating)
 Sporting goods
 Venetian blinds, window shades
 and awnings

c. The following services:

Agricultural implements (repair
 and service)
 Animal boarding and breeding
 Automobile repair
 Building material sales
 Building trade contractors'
 establishments
 Business machines
 Burglar alarm systems (installa-
 tion)
 Cabinet and carpenter and craft
 shops
 Carpet cleaning establishments
 Coin machines (rental and
 service)
 Dry cleaning plants
 Electrical appliances and
 equipment
 Enameling and painting
 Engraving
 Farm implements and machinery
 Furnace cleaning and repair
 Furniture repair and upholstering
 shops

Household and office equipment
 repair shops
 House movers
 Interior decorators
 Laboratories, research,
 experimental and testing
 Lithographers
 Metal doors, screens and
 windows
 Motor vehicle and machinery
 repair, including body repair
 and painting
 Office furniture and equipment
 Photographic development and
 printing establishments
 Printing and publishing
 Restaurant equipment installa-
 tion and repair
 Saw mills
 School equipment suppliers
 Sign painters and erectors
 Venetian blinds, window
 shades and awnings
 Window cleaners
 Window display shops

d. The assembly and processing of
 the following:

Automobile seat covers or
 convertible tops
 Frozen food processing
 Packing and crating establishme:
 Paper products
 Photo engraving
 Silver plating, soldering or
 welding
 Small wood and metal products,
 such as radios, lighting fix-
 tures and television equipment

e. The following additional uses:

Maintenance, storage and
 warehousing within wholly
 enclosed buildings
 Signs as regulated in Section 4
 Off-street parking and loading
 facilities as regulated in
 Section 4.53 and 4.54

Section 4.52. SIGN REGULATIONS.
Except as otherwise specifically provided, the following signs are permitted in an I District, but only in accordance with the regulations set forth in this Section.

- a. R District*, R2 District², R3A District, and R5A District¹, signs permitted and as regulated by Section 4. *¹Amend. Z-74-1, Effective date, 1-11-75. ²Deleted: Amend. Z-75-4, Effective date, 2-21-76)

- b. In lieu of signs permitted by Section 4., the following signs shall be permitted:

1. One (1) permanent business sign attached to the front wall of a building, not extending above the coping or cornice, whichever is higher, and, limited to displaying the name of the proprietor, goods sold, or manufacturer, or services rendered on the premises. The area of such sign for any single industrial enterprise shall be limited according to the width of the building or part of the building occupied by such enterprise. For the purpose of this Section, "Width" shall be measured along the building face nearest parallel to the street line. In the case of a corner lot, either frontage may be used in determining "Width", but the frontage selected shall be considered the front wall of the building for the purposes of this Section.

The maximum area of such a sign shall be one and one-half square foot of sign area for each lineal foot of width of a building or part of a building but not over one hundred twenty-five (125) square feet of sign area in all. The above maximum sign area may be increased by forty (40) per cent for a business enterprise in a building or portion of building separated by at least one hundred (100) feet from the next adjoining building (but only so long as such condition shall continue), or for a corner business enterprise having two or more frontages on public streets. Such additional sign area shall be used only upon the addition street or open space frontage.

2. One (1) free-standing accessory Business Sign not exceeding twenty-five (25) square feet in area. For a corner lot, one free-standing sign on each street frontage is permitted. The total area of such free-standing signs, if used, shall be deducted from the maximum sign areas permitted in paragraph b.1. of this Section. The maximum height of the top of the sign shall be twenty (20) feet measured from the finish grade level.
3. One (1) identification sign over the rear doorway of any building or portion of building occupied by any single business enterprise of a maximum size of four (4)

square feet for a single door or eight (8) square feet for a double door. The proprietor of any business enterprise may designate any entrance thereto his front entrance and the wall containing such front entrance shall then be considered the front wall of the building and the opposite entrance shall be considered the rear entrance.

4. Strings of banners or pennants shall be permitted for ten days only, during the opening of a new business, new subdivision, or new model home, but such strings of banners or pennants shall not be used for special sales promotions, except as noted above.
5. Flashing, intermittent illumination, revolving, oscillating, or otherwise moving signs, or animated representation on a sign, shall not be permitted.
6. One (1) side of a single flat sign designed to be read from two opposite directions, shall be considered as one sign in computing the area of such signs.
7. For any sign consisting of silhouette letters or other irregular shapes, the area of the sign shall be taken as the area of the circumscribing rectangle, triangle, or circle.
- c. Location. Except as otherwise specifically provided in Section 4, all signs permitted in an I District shall:
 1. Be located at least ten (10) feet from any lot line and street right-of-way lines if a Business Sign. A permitted Advertising Sign shall be located behind the building line (front yard), and at least one hundred fifty (150) feet from the intersection of two (2) or more streets measured from the right-of-way lines;
 2. Not project more than three (3) feet in any direction if attached to a permitted building or structure.
 3. Not extend more than twenty (20) feet above the average finished grade level.
 - d. Illumination. All signs permitted in an I District may be lighted by continuous illumination only, and shall be so designed, arranged, or used that the light source is not visible from outside the premises, and so that no glare is projected onto adjoining properties or streets.
 - e. The then existing business signs relating to a business which is discontinued for any reason shall be removed by the building owner or his agent within a period not exceeding thirty (30) days after a building or property or portion thereof has been vacated.
 - f. Nothing in these sign regulations shall be deemed to authorize the erection of a sign which by reason of

its size, location, design, color, illumination, or construction shall constitute a traffic hazard to motorists or pedestrians, although such sign might otherwise conform to these regulations.

Section 4.53. OFF-STREET PARKING. Off-street parking space shall be provided in accordance with the regulations set forth in Section 6 for each of the uses permitted in an I District. All parking facilities shall be located on the same lot as the main building and use served and shall in no case be located between any street line and its parallel building line (see Illustration of I District Yard Requirements).

Section 4.54. OFF-STREET LOADING. Off-street loading space shall be provided in accordance with the regulations set forth in Section 6 for each of the uses permitted in an I District. Wherever possible, the loading space and vehicular access thereto shall be provided at the rear of the building or structure providing such space.

Section 4.55. AREA, YARD AND HEIGHT REGULATIONS. The regulations set forth on the table in Section 4.56 shall apply as indicated to each use permitted in an I District unless otherwise specifically provided.

**Section 4.56. AREA, YARD AND HEIGHT REQUIREMENTS
IN AN I RESTRICTED INDUSTRIAL DISTRICT (TABLE)**

Requirement	C District Uses	All Other I District Uses
LOT AREA:		
Minimum Lot Area	See Section 4.26	3 acres
Minimum Lot Width	"	300 feet
LOT COVERAGE:		
Maximum Lot Coverage	See Section 4.26	25%
Minimum Landscaped Area	"	25%
BUILDING:		
Minimum Building Size	See Section 4.26	2500 square feet of usable ground floor area
Maximum Building Height	"	35 feet
FRONT YARDS:		
Lots on Mayfield or Chillicothe Roads	See Section 4.26	150 feet from center line
Lots on all other roads	"	70 feet from right-of-way or 100 feet from center line, whichever is greater

Section 4.56 (continued)

Requirement	C District Uses	All Other I District Uses
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SIDE AND REAR YARDS:

Lots Adjoining R District*,
R2 District², R3A Dis-
trict, R5A District¹.

See Section 4.27 See Section 4.58

*(¹Amend. Z-74-1, Effec-
tive date, 1-11-75.

²Deleted: Amend. Z-75-4,
Effective date, 2-21-76)

Lots Adjoining or

Within C or I Districts See Section 4.26 50 Feet

Section 4.57. GENERAL AREA REGULA-
TIONS. Subject to the provisions
of Section 2 and 4.56, the follow-
ing regulations shall apply in an
I District.

a. The lot area shall be the
area of any lot, or lots,
comprising a development,
excluding the right-of-way
of an existing, or planned
and duly approved future
street, or planned street
widening, and it shall be
construed to encourage
larger parcels for each
development so as to pro-
vide space for expansion
of main and accessory uses.
If an industrial develop-
ment of not less than
twenty-five (25) acres is
planned and submitted for
approval as provided in
Section 4.61, the lot
areas set forth in
Section 4.56 may be con-
strued as average lot
areas and up to twenty
(20) per cent of the lots
may be less than the
minimum lot area set
forth, provided all other
regulations are complied
with.

b. The lot width shall be the
minimum distance any lot abuts
a street line or the average
width of any lot, whichever
is less, and it shall be con-
strued to encourage wider
lots for each development.

c. The lot coverage shall be the
total ground floor area of
all proposed and future build-
ings that cover any lot, and
it shall be construed to en-
courage lower coverage
initially so that the establish-
ment may expand.

d. The landscaped areas shall be
that part of any lot which is
not covered by buildings,
parking areas, driveways or
similar permitted outdoor use,
and it shall be construed that
it may be necessary to further
increase the landscaped areas
in providing the yards
required under Sections 4.56,
4.58, or 4.59. The land-
scaped areas shall be developed
and maintained as lawns along
with trees and shrubs, or
maintained in an orderly
natural state.

Section 4.58. YARDS ADJOINING AN R DISTRICT*, R2 DISTRICT², R3A DISTRICT, R5A DISTRICT¹. Where the boundary line of an I District adjoins the boundary line of an R District*, R2 District², R3A District, R5A District, the side or rear yard, as the case may be, shall be two hundred fifty (250) feet. No parking or paved area, roadway, lighting or other similar development shall be less than thirty (30) feet from any adjoining boundary of an R District*, R2 District², R3A District, R5A District, and no loading ramp shall be less than 100 feet from said boundary. A solid wall not exceeding six (6) feet in height or a strip of land at least ten (10) feet wide and densely planted with shrubs or trees which may be expected to form a year-round dense screen, shall be erected or planted and maintained along such boundary line. Such wall or planting shall be at least five (5) feet in height, except as provided in Section 4.59. All required screening shall be maintained in good condition at all times.

*(¹Amend. Z-74-1, Effective date, 1-11-75. ²Deleted: Amend. Z-75-4, Effective date, 2-21-76)

Section 4.59. CORNER SIGHT CLEARANCE. On every corner lot within the triangle formed by the street lines on such lot and a line drawn between two (2) points, each twenty (20) feet from the point of intersection of such street lines, there shall be no wall, planting or fence higher than three (3) feet, nor any other obstruction to vision between a height of three (3) feet and a height of ten (10) feet above the established grade of either street.

Section 4.60. PERFORMANCE STANDARDS. Every performance standard set forth herein, if deemed applicable by the Commission, shall be complied with as a condition to the issuance of a zoning certificate for any use in an I District and is subject to Section 7. The cost of studies needed to show compliance with any performance standard shall be borne by the individual, firm or corporation occupying the site at the time such studies are required by the Commission.

- a. Enclosure. All permitted main and accessory uses and operations shall be performed wholly within an enclosed building or buildings. All raw materials, finished products, mobile and other equipment shall be stored within buildings, with the exception that outdoor overnight parking of cargo carriers in the process of loading or unloading shall be permitted.
- b. Fire and Explosive Hazards. The storage, handling and use of flammable or explosive materials shall be permitted only in structures having incombustible exterior walls, and all operations in connection therewith shall be provided with adequate safety and protective devices against hazards of fire and explosion as well as with adequate fire-fighting and suppression equipment and devices standard to the operation involved. The latest edition of the American Insurance Association "Fire Prevention Code" is hereby established as a guide in determining the adequacy of safety and protective devices.

c. Waste Materials. No Discharge shall be permitted at any point, into any private sewage disposal system, or stream, or into the ground, of any materials in such a way or of such nature or temperature as can contaminate any water supply, or otherwise cause the emission of dangerous or objectionable elements, except in accord with standards approved by the Ohio State Department of Health, Geauga County Board of Health, Water Pollution Control Board, or, in the event that these agencies have no jurisdiction over the particular use involved, then standards equivalent to those approved by such agencies for similar uses shall apply. Solid wastes shall be stored in structures pending disposal and no accumulation of solid wastes conducive to the breeding of rodents or insects shall be permitted.

A separate storm sewer system, approved by applicable County and State agencies, shall be provided to receive storm water.

d. Smoke. No emission shall be permitted at any point, from any chimney or otherwise, of visible grey smoke of a shade darker than No. 1 on the Ringelmann Smoke Chart as published by the U. S. Bureau of Mines (Power's Micro-Ringelmann Chart, McGraw-Hill Publishing Company, 1954, may be used), except that visible grey smoke of a shade not darker than No. 2 on said Chart may be emitted for not more than four (4) minutes in any thirty (30) minutes. These provisions, applicable to visible grey smoke, shall also apply to visible smoke of a different color but with an equivalent apparent opacity.

e. Fly Ash, Dust, Fumes, Vapors, Gases and Other Forms of Air Pollution. No emission shall be permitted which can cause any damage to health, to animals or vegetation, or other forms of property, or which can cause any excessive soiling at any point, and in no event any emission, from any chimney or otherwise, of any solid or liquid particles in concentrations exceeding 0.3 grains per cubic foot of the conveying gas or air at any point. For measurement of the amount of particles in gases resulting from combustion, standard corrections shall be applied to a stack temperature of five hundred (500) degrees Fahrenheit and fifty (50) per cent excess air.

f. Noise. The sound pressure level of any operation on a lot, other than the operation of auto-calls, bells, motor vehicles, sirens or whistles, shall not exceed the average intensity of street traffic noise at the nearest residential lot line, and no sound shall be objectionable due to intermittance, beat frequency, or shrillness.

g. Vibration. No vibration shall be permitted which is discernible to the human sense of feeling for three (3) minutes or more duration in any one (1) hour of the day between the hours of 7 AM and 7 PM or thirty (30) seconds or more duration in any one hour between the hours of 7 PM and 7 AM. No vibration at any time shall produce an acceleration of more than 0.1g or shall result in any combination of amplitudes and frequencies beyond the "safe" range of Table 7, U.S. Bureau of Mines Bulletin No. 442,

"Seismic Effects of Quarry Blasting", on any structure. The methods and equations of said Bulletin No. 442 shall be used to compute all values for the enforcement of this standard.

- h. Heat, Cold, Movement of Air or Dampness. No activities shall be permitted which shall produce any material effect on the temperature, motion, or humidity of the atmosphere at the lot line or beyond.
- i. Radioactive or Electrical Disturbance. No activities which emit dangerous radioactivity shall be permitted at any point. Radioactive or electrical disturbances shall not be created which would adversely affect any equipment at or beyond the boundaries of the lot occupied by the use.
- j. Odor. No emission of odorous gases or other odorous matter in such quantities as to be offensive at or beyond the boundaries of the lot occupied by the use shall be permitted. Any process which may involve the creation of emission of any odors shall be provided with a secondary safeguard system, so that control will be maintained if the primary safeguard system should fail. There is hereby established as a guide in determining such quantities of offensive odors Table 111 (Odor Thresholds) in Chapter 5, "Air Pollution Abatement Manual", copyright 1951 by Manufacturing Chemists' Association, Washington, D.C.

- k. Glare. No direct or sky-reflected glare, whether from floodlights or from high-temperature processes such as combustion or welding or otherwise, so as to create a public nuisance at or beyond the boundaries of the lot occupied by the use shall be permitted. All sources of illumination of the exterior of buildings or grounds shall be shielded so as not to cause glare which would be hazardous to auto drivers or would be objectionable to users of adjacent property.

Section 4.61. DEVELOPMENT PLANS.

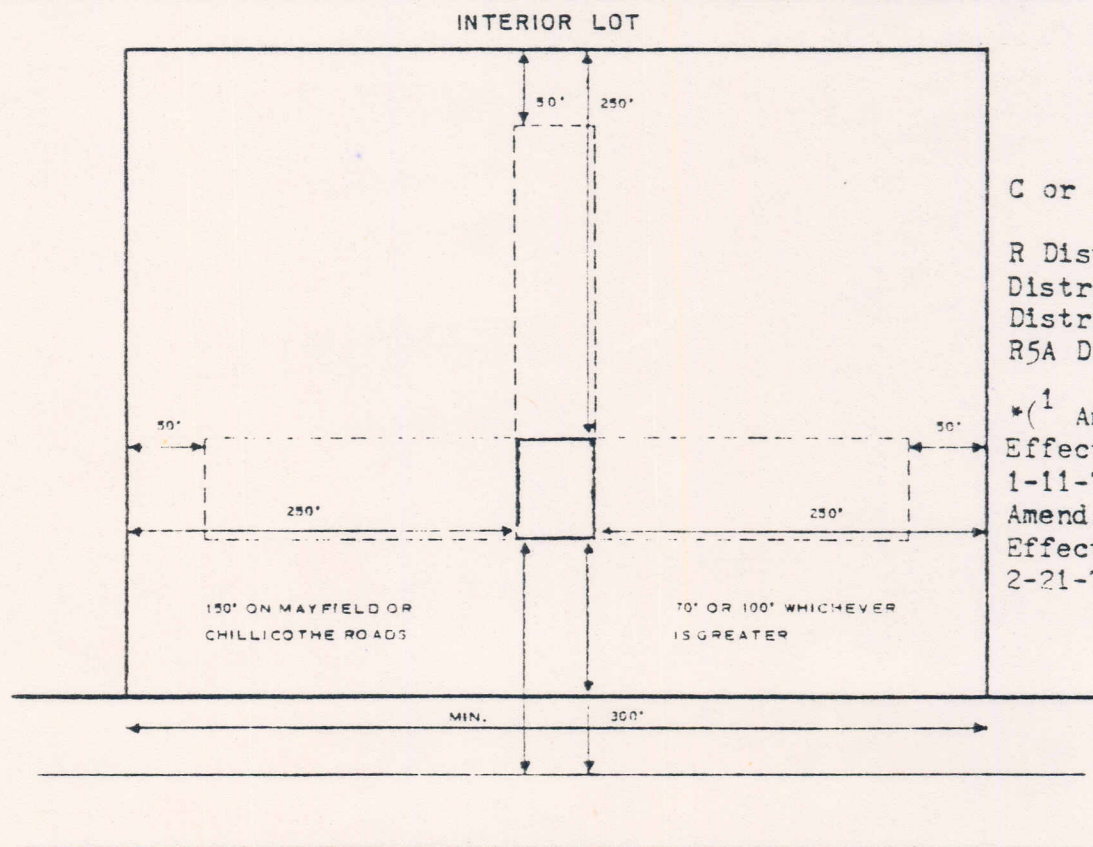
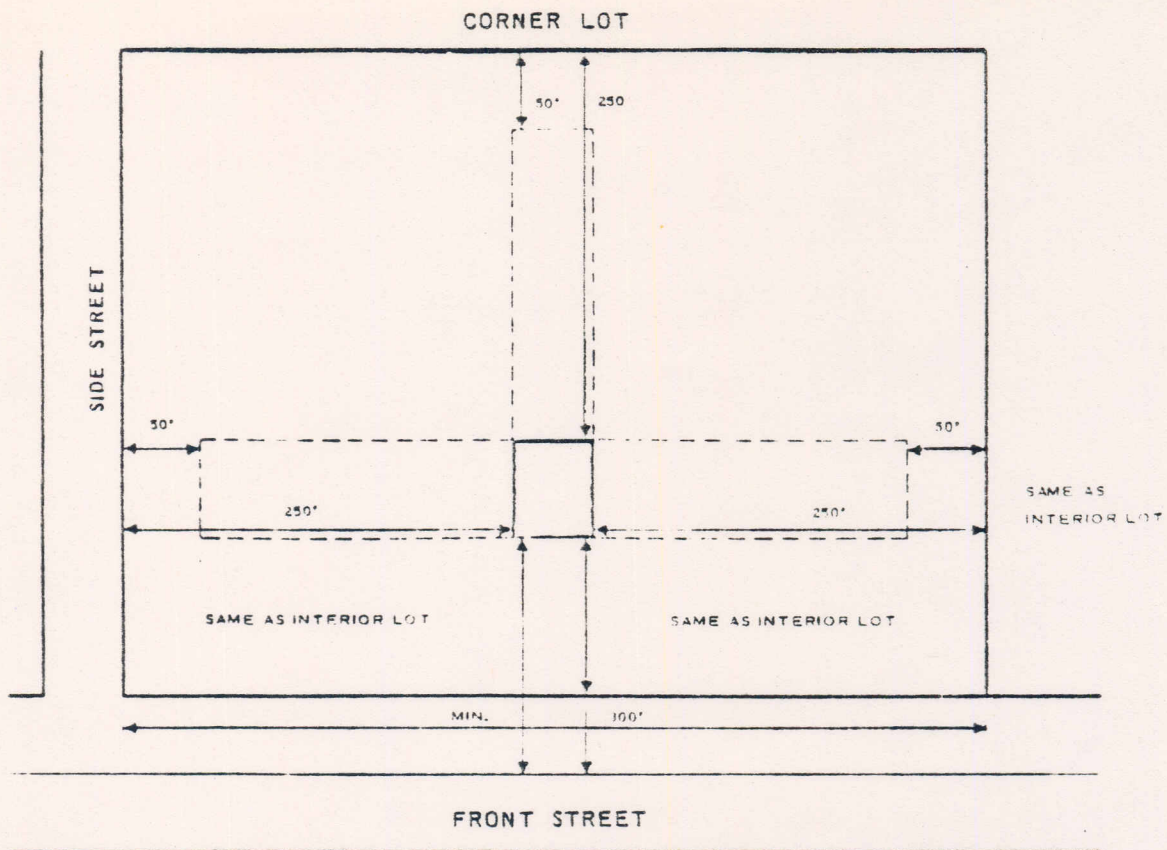
A preliminary and final Development Plan shall be prepared by the developer, or his agent, for all land development proposed in an I District and submitted to the Commission for review and approval in accordance with the following regulations.

- a. Plans for a development shall be drawn at a scale no smaller than one hundred (100) feet to the inch and shall include:
 - 1. Survey: property and topography, showing land owned and proposed for development, surrounding streets and the adjoining lots.
 - 2. Buildings: locations, size, height and use of all proposed main and accessory buildings; the general design, materials and color; and the nearest buildings on adjoining lots.
 - 3. Traffic: proposed system of on-site vehicular circulation, details for accessways to streets, methods for control of traffic and type of pavement.

4. Parking Areas: layout and estimate of number of spaces, landscaping and other design features and type of pavement.
 5. Utilities: location, size and grade for all utility installations and connections to present or proposed facilities.
 6. Other Site Developments: including grading and drainage, design of landscaped yards, planting areas and buffers and adjoining residential areas; and the size, location and type of all outdoor signs and exterior lighting.
- b. Approval of Plans. The preliminary Development Plan shall be submitted to the Commission for study and review to determine whether the plan conforms with the provisions of the regulations set forth in this Section, or how it may be revised to conform therewith.
1. If the preliminary Development Plan, together with any modifications thereof proposed by the developer, or his agent, is found by the Commission to be in accord with the requirements of this Section, it shall approve such preliminary Development Plan within two (2) months from the date of the meeting when all required plans and data were received; if not found to be in agreement therewith, the Commission shall recommend revisions to be made by the developer, or his agent.
 2. Upon approval of a preliminary Development Plan, the developer, or his agent, may prepare a final Development Plan and submit it to the Commission. If the proposed final Development Plan is found to comply with and represents a detailed expansion of the preliminary Development Plan as previously approved and complies with any conditions which may have been imposed in the approval of the preliminary Development Plan, and complies with all applicable provisions of this Section, the final Development Plan shall be recommended to the Trustees within fifteen (15) days from the date of the meeting when all required plans and data were received for filing by the Commission. Within thirty (30) days of receiving the Commission's recommendation of the final Development Plan, the Trustees shall approve, disapprove or modify the final plan. The developer or his agent may then apply for a zoning certificate if the final Development Plan is found to comply with other applicable regulations of Chester Township, Geauga County and other applicable agencies.

c. The final Development Plan may be revised by the developer, or his agent, and resubmitted through the same procedure required for the original preliminary and final Development Plan. Failure to begin the construction of

all or a substantial portion of the improvements approved by the final Development Plan within one (1) year after the issuance of a Zoning Certificate shall make null and void the plan as approved unless an extension of time is granted by the Trustees.



C or I District

R District*, R2 District², R3A District, and R5A District

*(¹ Amend. Z-74-1, Effective Date 1-11-75. ² Deleted: Amend. Z-75-4, Effective Date, 2-21-76)

LANDSCAPED AREA, NO PARKING PERMITTED

ILLUSTRATION OF I-DISTRICT YARD REQUIREMENTS

SECTION 4.9 Dimensional Requirements in an R District, R3A District, and R5A District (Table)

(Amendment 2-74-1, Effective Date, 1-11-75)

District Uses	Minimum Lot Area	Minimum Lot Width	Minimum Front Yard (4)	Minimum Side Yard (5)	Minimum Rear Yard (6)	MINIMUM BUILDING SIZE Per Dwelling Unit (Sq.Ft.)		
						Ground Floor Area	Floor Area	Maximum Building Height
1- Family Dwelling	R District 1 1/2 acres	R District 150 Feet	70 feet from Right-of-Way or 100 feet from Center Line, whichever is greater	Two required, 25 feet each	50 feet	1,000	0-2 Bdrms. 1200	30
	R3A District 3 acres	R3A District 200 Feet					3 Bdrms. 1350	
	R5A District 5 acres	R5A District 250 feet					4 Bdrms. 1500 5 or more Bdrms. 1650	
2-Family Dwelling (R District only)	R District 3 acres	R District 300 Feet	70 feet from Right-of-Way or 100 feet from Center Line, whichever is greater	Two required, 25 feet each	50 feet	1,000	0-2 Bdrms. 1200	30
	R3A District Prohibited	R3A District Prohibited					3 Bdrms. 1350	
	R5A District Prohibited	R5A District Prohibited					4 Bdrms. 1500 5 or more Bdrms. 1650	
Accessory Buildings	(2)	(2)	(2)	20 feet from any dwelling	20 feet from any dwelling	-	Maximum 50% of Ground Floor Area of main building	15
Rear Houses	(3)	(3)	(3)	(3)	(3)	(3)	(3)	30
Hospitals, Sanitariums, Rest Homes	5 acres	500 feet	100 feet	100 feet	100 feet	-	-	30

(See key on next page for numbers in parentheses in table)

(Key to Table on preceding page.)

- * (1) See Section 2.34 definition of Lot Area.
- (2) See Section 3.8.
- (3) See Section 4.10.
- (4) Lots on Ward Drive between Mayfield Road and Maple Drive and on Opalocka Drive between Mayfield Road and Cottrell Road: 10 feet from Right-of-Way; Lots on Lynn, Marilyn, Dorothy, Harold, Valley View, Birchwood and Cherry Lane Drives and Caves Road from Mayfield Road to Birchwood Drive, east side only, 50 feet from Right-of-Way. All other lots: 70 feet from Right-of-Way, or 100 feet from Center Line: whichever is greater.
- (5) Lots less than 150 feet in width: two required, 15 feet each; Lots of Opalocka Drive: two required, eight feet each; corner lots: same as front yard on side street. All other lots: two required, 25 feet each.
- (6) Lots with $1\frac{1}{2}$ acres or more of lot area: 50 feet. All other lots: 30 feet.

(From *, Amend. Z-74-1, Effective Date, 1-11-75)

SECTION 5
NON-CONFORMING USES

Section 5. GENERAL APPLICATION. A non-conforming use of a non-conforming building or structure may be continued but a non-conforming use, building or structure shall not be enlarged or extended, nor shall any structural alteration be made to any such non-conforming building or other structure or to any building or structure in which such non-conforming use is conducted except as provided by this Section 5.

Section 5.1 CHANGE OF USE. A non-conforming use may be changed to any conforming use. A non-conforming use may be changed to another non-conforming use by special permission of the Board of Zoning Appeals. Such special permission may be granted only if the Board finds, after public hearing, that such changed use is of a more restricted nature than the existing non-conforming use..

Section 5.2. DISCONTINUANCE OF USE. If active and continuous operations of a non-conforming use are (1) discontinued for a continuous period of two (2) years, or (2) changed to or replaced by a conforming use, the building, other structure or land previously devoted to such non-conforming use shall thereafter be occupied and used only for a conforming use in accordance with all the use regulations of the district in which such building, other structure or lot is located. Intent to resume active operations shall not affect the foregoing.

Section 5.3. DAMAGE AND DESTRUCTION. The repair or replacement of a non-conforming use, building or structure that is damaged or destroyed shall be regulated as follows:

- a. If a building or structure occupied by a non-conforming use is damaged or destroyed by any cause, and the cost of repair or replacement exceeds fifty (50%) percent of the replacement cost of the building or structure on the date of such damage or destruction, the right to maintain and operate such non-conforming use shall terminate immediately
- b. If a non-conforming building or structure is damaged or destroyed by any cause, and the cost of repair or replacement exceeds seventy-five (75%) per cent of the replacement cost of the non-conforming building or structure, the right to maintain such building or structure shall terminate immediately.
- c. If a non-conforming building or structure or a building or structure occupied by a non-conforming use becomes obsolete or substandard, as determined by any applicable provisions of the County Building Code, and the cost of bringing the building or structure into conformity with such Code exceeds fifty (50%) per cent of the replacement cost of such building or structure on the date it is lawfully determined to be obsolete or substandard, the right to maintain and operate such non-conforming use shall terminate immediately.

d. In determining the cost of repair or replacement of any building or structure, the zoning inspector shall not consider the cost of the land or any items other than the building or structure itself.

e. The repair of such obsolete or substandard building or structure shall be completed within one (1) year of the date of the actual damage and destruction, or of the date such building or structure is lawfully determined to be obsolete or substandard.

Section 5.4. EXTENSION. The Board of Zoning Appeals may permit, after public hearing, the extension of the floor area or the land area of a non-conforming use or of a non-conforming building but not of any other non-conforming structure, to the amount not to exceed 10% of the floor area or land area presently in non-conforming use. Only one such extension shall be granted.

Before granting such permission the Board shall find that (a) such extended non-conforming use will not be more harmful or objectionable to the surrounding area, nor impair the orderly development of the Township and (b) the extension conforms to the area, yard and height regulations of the district in which it is located, and (c) the applicable off-street parking and the off-street loading requirements are complied with for the entire use and not only the extended portion.

Section 5.5. REPAIRS AND STRUCTURAL ALTERATIONS. Nothing in this Section shall be deemed to prevent normal maintenance and repair of a building or other structure containing a non-conforming use, or of a non-conforming building or structure.

Structural alterations may be made to a non-conforming building or structure or to a structure containing a non-conforming use as follows:

a. When required by law.

b. Pursuant to the provisions of Section 5.4.

c. To convert to a conforming use.

d. A building or other structure containing residential non-conforming uses may be so altered as to improve interior livability.

However, no structural alterations shall be made in excess of the area, height or yard regulations of the district in which such building is located.

Section 5.6. COMPLETION OF A NON-CONFORMING BUILDING OR STRUCTURE. When at the time of the passage of this Resolution, construction has begun on a non-conforming building or structure, such building or structure may be completed and used as contemplated at the time construction commenced, provided such construction is completed within one (1) year after the effective date of this Resolution.

SECTION 6
OFF-STREET LOADING AND OFF-STREET PARKING

Section 6. OFF-STREET LOADING AND OFF-STREET PARKING SPACE REQUIREMENTS. Off-street loading and off-street parking spaces shall be provided in accordance with the following provisions except as otherwise provided in this Resolution:

Section 6.1. OFF-STREET LOADING FOR NON-RESIDENTIAL BUILDINGS. For any non-residential building or structure hereafter erected with a ground floor area of more than five thousand (5,000) square feet, off-street loading space shall be provided in such amount and manner that all loading and unloading operations will be conducted entirely within the lot lines of the lot concerned. This Section shall not apply to agricultural buildings or structures.

Section 6.2. USE OF STREETS FOR LOADING PROHIBITED. No motor vehicle or conveyance shall in any manner use public streets, sidewalks or rights-of-way, for loading or unloading operations, other than for ingress or egress to or from the lot.

Section 6.3. SURFACING. The area of the lot used for loading or unloading operations shall be surfaced with an impervious all-weather material, such as concrete, asphaltic concrete, asphalt or other similar hard-surfaced all-weather material.

Section 6.4. OFF-STREET PARKING SPACE REQUIREMENTS. Each use listed in the left hand column of this Section shall provide off-street parking spaces in an amount listed in the corresponding right-hand column.

For the purpose of determining the amount of accessory off-street parking spaces required, gross floor area shall be the total area of all the floors in a building or structure, excluding basement space used for storage or utilities, measured from the exterior faces of exterior walls:

Uses	Required Spaces
a. Residential Uses and Residential-Business Uses:	
1. Dwellings	Two (2) for each dwelling unit.
2. Dormitories, Fraternity and Sorority Houses	One (1) for each four (4) beds, plus one (1) for the owner, operator or manager living on the premises, plus one (1) for each other employee expected on premises.
3. Hotels	One (1) for each dwelling unit, plus one (1) for each four (4) guest rooms, plus one (1) for each three (3) employees.

Uses

Required Spaces

4. Motels

One (1) for each guest room, plus one (1) for each operator and one (1) for each employee.

5. Tourist Homes

One (1) for each guest room, plus one (1) for each two (2) employees.

6. Home Occupations

Four (4) for each establishment.

b. Schools:

1. Elementary and Junior High Schools

One (1) for each two (2) staff members and other employees. See also requirements for Auditoriums, Gymnasiums and Stadiums.

2. Senior High Schools

One (1) for each two (2) staff members and other employees, plus one (1) for each twelve (12) seats in a classroom based on planned classroom capacity. See also requirements for Auditorium, Gymnasiums and Stadiums.

3. Trade, Vocational, Business, Dancing Schools; Colleges and Universities

One (1) for each two (2) employees, plus one (1) for each eight (8) seats in a classroom based on planned classroom capacity. See also requirements for Auditoriums, Gymnasiums, and Stadiums.

c. Institutional Uses:

1. Hospitals and Sanitariums

One (1) for each bed, plus one (1) for each doctor, plus one (1) for each three (3) other employees.

2. Clinics

One (1) for each one hundred (100) square feet of gross floor area.

3. Institutions for Children and the Aged, Convalescent Homes, Rest Homes, Nursing Homes, Day Nurseries

One (1) for each staff member including doctors and nurses, plus one (1) for each three (3) other employees, plus one (1) for each six (6) beds.

4. Penal and Correctional Institutions

One (1) for each three hundred (300) square feet of gross floor area.

Uses

Required Spaces

d. Places of Public Assembly:

- | | |
|--|---|
| 1. Arenas, Armories, Assembly Halls, Auditoriums, Concert Halls, Dance Halls, Exhibition Halls, Gymnasiums, and similar indoor amusement or recreation uses and Stadiums | One (1) for each six (6) seats or total parking area equal to three (3) times the gross floor area, whichever is greater. |
| 2. Clubs and Lodges, including Fraternity and Sorority Houses without sleeping accommodations. | Total parking area equal to one-half (1/2) the gross floor area. |
| 3. Golf Clubs | Eight (8) for each green. |
| 4. Golf Driving Ranges | Two (2) for each driving tee, plus one (1) for each operator, and one (1) for each employee. |
| 5. Archery Ranges | Two (2) for each target, plus one (1) for each operator, and one (1) for each employee. |
| 6. Libraries and Museums | One (1) for each employee, plus one (1) for each two hundred (200) square feet of gross floor area. |
| 7. Places of Worship | One (1) for each six (6) seats. |
| 8. Community Centers | One (1) for each one hundred fifty (150) square feet of gross floor area, plus one (1) for each employee. |

e. Retail Sales Uses:

- | | |
|--|--|
| 1. Bars, Taverns, Restaurants, Luncheonettes, Cafeterias, Boarding Houses, and other eating places | One (1) for each employee, plus one (1) for each one hundred (100) square feet of floor area devoted to patron use or one (1) for each four (4) seats based on maximum seating capacity, whichever is greater. |
| 2. Establishments for the sale of Boats, Farm Implements, Furniture, Gymnasium Supplies, Hospital Supplies, Office Supplies, Machinery | <p>For establishments having less than two thousand (2,000) square feet of gross floor area, one (1) for each one thousand (1,000) square feet of gross floor area.</p> <p>For establishments having two thousand (2,000) square feet of gross floor area or more, one (1) for each seven hundred (700) square feet of gross floor area.</p> |

Uses	Required Spaces
3. Establishments for the sale of China, Floor Coverings, Hardware, Household Equipment, Paint, Small Appliances, Wallpaper, and other retail sales items	<p>For establishments having less than two thousand (2,000) square feet of gross floor area, one (1) for each seven hundred (700) square feet of gross floor area.</p> <p>For establishments having two thousand (2,000) square feet of gross floor area or more, one (1) for each five hundred (500) square feet of gross floor area.</p>
4. Food stores	<p>For establishments having less than two thousand (2,000) square feet of gross floor area, one (1) for each five hundred (500) square feet of gross floor area.</p> <p>For establishments having two thousand (2,000) square feet of gross floor area, up to and including four thousand (4,000) square feet of gross floor area, one (1) for each three hundred (300) square feet of gross floor area.</p> <p>For establishments having over four thousand (4,000) square feet of gross floor area, one (1) for each one hundred twenty-five (125) square feet of gross floor area.</p>
5. Nurseries or Plant Husbandry, Garden Supplies, Agricultural Produce, and other outdoor retail sales uses	<p>*Minimum five percent (5%) of lot size Maximum twenty-five per cent (25%) of lot size *Amend. Z-74-2, effective date, 3-21-75.</p>
6. Gasoline Service Stations	One (1) for each one hundred (100) square feet of gross floor area.
7. Used Car Lots	Total parking area equivalent to twenty-five (25%) per cent of the gross lot area.
8. Wholesale Establishments	One (1) for each one thousand (1,000) square feet of gross floor area.

Uses

Required Spaces

f. Retail Service Uses:

- | | |
|--|--|
| 1. Banks; Business and Professional Office Buildings | One (1) for each three hundred (300) square feet of gross floor area. |
| 2. Medical or Dental Offices, and Medical or Dental Laboratories | Five (5) for each doctor or dentist, plus one (1) for each two (2) employees, or one (1) for each one hundred fifty (150) square feet of gross floor area, whichever is greater. |
| 3. Automobile Laundries | One (1) for each fifty (50) square feet of gross floor area. |
| 4. Funeral Homes | Four (4) for each slumber room, chapel, or parlor, or one (1) for each fifty (50) square feet of floor area of assembly rooms, whichever is greater, plus one (1) for each vehicle maintained on the premises. |
| 5. Automobile Repair and Service Garages | One (1) for each five hundred (500) square feet of gross floor area. |
| 6. Bowling Alleys | Seven (7) for each lane. |
| 7. Indoor Theaters | One (1) for each six (6) seats or total parking area equal to three (3) times the gross floor area, whichever is greater. |
| 8. Other Indoor Amusements Uses | One (1) for each six (6) seats or total parking area equal to three (3) times the gross floor area, whichever is greater. |
| 9. Other Retail Service Uses | One (1) for each three hundred (300) square feet of gross floor area. |

Uses

Required Spaces

g. Public Service Uses:

1. Police and Fire Stations, Sewage Treatment Plants, Static Transformer Stations, Telephone Exchanges, Water Filtration Plants, Water Reservoirs, and other Public Utilities

Two (2) for each three (3) employees.

2. Township and other Governmental Buildings

One (1) for each three hundred (300) square feet of gross floor area.

h. For All Uses Which Are Permitted in Industrial Districts Only:

1. Storage or Warehouse Uses

One (1) for each two (2) employees expected to be on the premises during the largest work shift period, or total parking area equivalent to ten (10%) percent of the gross floor area, whichever is greater.

2. Coal, Lumber, Contractors, or other open storage uses

One (1) for each employee plus space equal to fifteen (15%) percent of the gross lot area.

3. Other Permitted Industrial Uses

One (1) for each two (2) employees expected to be on the premises during the largest work shift period, or total parking area equivalent to twenty-five (25%) percent of the gross floor area, whichever is greater.

Where there are no seats, each twenty (20) square feet of ground or floor area usable for seating shall be considered one (1) seat.

Section 6.5. SIZE OF SPACE. Each off-street parking space shall have an area of not less than two hundred (200) square feet, exclusive of passageways, driveways, and other maneuvering area appurtenant thereto and giving access thereto. Each such space shall have direct accessibility to a street or driveway. Where driveways are required to provide accessibility to the parking spaces, they shall have an unobstructed width of at least twenty (20) feet.

Section 6.6. SURFACING. The off-street parking spaces, maneuvering areas and access driveways for all uses except places of worship shall be surfaced with an impervious all-weather material such as concrete, asphaltic concrete, asphalt or other similar hard-surfaced all-weather material. For places of worship, surfacing may be provided with crushed slag, washed gravel or similar surfacing material. Such spaces, areas and

driveways shall be graded for proper drainage so that all water is drained within the lot and no water be permitted to flow on to adjoining streets or other property.

Section 6.7. LIGHTING. Where lighting is provided for accessory off-street parking spaces, it shall be so designed and constructed to prevent the emission of light upon adjoining lots or streets, and shall be provided from a concealed light source only. Flashing lights shall be prohibited.

Section 6.8. JOINT FACILITIES. Accessory off-street parking spaces required for two (2) or more uses located on the same lot or parcel may be combined and used jointly by such uses, provided that the parking spaces provided shall be equal to the total number of accessory off-street parking spaces required by all such uses.

Section 6.9. SALE OF FUEL AND REPAIRS. The sale of automotive fuels and accessories and the furnishing of repairs or services of any kind for motor vehicles shall not be permitted.

Section 6.10. LOCATION AND MAINTENANCE.

- a. Accessory off-street parking spaces shall not be permitted within ten (10) feet of any street right-of-way line.
- b. Accessory off-street parking spaces shall be provided with wheel or bumper guards that are

so located that no part of a parked vehicle will extend beyond such parking space.

Section 6.11. SCREENING. Where five (5) or more accessory off-street parking spaces are provided, and are located on a lot that is adjacent to a residence district or that adjoins a building containing dwelling units, such parking spaces shall be screened from all adjoining lots in the residence district or a building containing dwelling units, including such districts and buildings across a street, by an opaque wall, a uniformly painted fence of fire resistant material, or a strip of land at least four (4) feet wide and densely planted with shrubs that form a dense year-round screen. Such wall, fence or shrubs shall be at least four (4) feet in height. However, such wall or fence shall not be more than six (6) feet in height. Any screening device located within twenty-five (25) feet of the intersection of two (2) or more streets or the intersection of an access driveway and a street, shall have a maximum height of three (3) feet and a minimum height of two (2) feet.

The required screening shall be maintained in good condition at all times.

No signs shall be permitted to be attached to or hung from the required screening.

SECTION 7
ADMINISTRATIVE PROVISIONS

Section 7. AMENDMENTS AND SUPPLEMENTS. Amendments or supplements to this resolution may be initiated as follows:

- a. By motion of the Commission.
- b. By resolution of the Trustees,
or
- c. By application to the Commission
by one or more property owners
or lessees of property.

The Commission shall hold a public hearing not less than twenty (20) days nor more than forty (40) days from the date of the adoption of such a motion by the Commission, or the certification of such a resolution by the Trustees, or the filing of such application.

Notice of the public hearing shall be given by the Commission by one (1) publication in one (1) or more newspapers of general circulation in the Township at least fifteen (15) days before the date of such hearing. Where the proposed amendment reclassifies ten (10) or less parcels of land, the Commission shall also send written notice of such hearing by first-class mail to all property owners within and contiguous and directly across the street from the area proposed to be re-zoned at the addresses listed on the current County tax list or Treasurer's mailing list or other list specified by the County Commissioners at least twenty (20) days before the public hearing. The failure of delivery of such written notice shall not invalidate any amendment or supplement. The published and mailed notice shall state the time and place of the hearing,

the nature of the proposed amendment and a statement that the proposal has been referred to the County Planning Commission and will be referred to the Trustees for further determination after the conclusion of the Commission's public hearing.

Within five (5) days of the adoption of such a motion, certification of such resolution or the filing date of such application, the Commission shall send a copy thereof including the text and map of the proposed amendment to the County Planning Commission. The recommendations of the County Planning Commission shall be considered at the public hearing held by the Commission.

Within thirty (30) days after its public hearing, the Commission shall recommend approval, disapproval or approval of some modification of the proposed amendment or supplement. The Commission shall submit its recommendation together with the application or resolution, the text and map pertaining thereto and the recommendation of the County Planning Commission to the Trustees.

Within thirty (30) days of receiving the recommendation of the Commission, the Trustees shall hold a public hearing on the proposed amendment or supplement. Notice of such public hearing shall be by one (1) publication in one (1) or more newspapers of general circulation in the Township at least fifteen (15) days before such hearing. The published notice shall set forth the time and place of the hearing and a summary of the proposed amendment.

Within twenty (20) days of its public hearing the Trustees shall either adopt or deny, or adopt a modification of the Commission's recommendation. A unanimous vote of the Trustees shall be required to deny or modify the Commission's recommendation.

The amendment or supplement adopted by the Trustees shall become effective thirty (30) days thereafter. However, if within said period a petition is presented to the Trustees signed by a number of qualified voters residing in the incorporated area of the Township or part thereof included in the amendment or supplement to the Zoning Resolution and affected by the amendment or supplement, equal to not less than eight (8%) percent of the total vote cast for all candidates for Governor in such area at the last general gubernatorial election, requesting the Trustees to submit the amendment or supplement to the electors of such area for approval or rejection at the next primary or general election, the amendment supplement shall not take effect unless a majority of the electors voting on said issue shall approve it. Such amendment or supplement shall become effective immediately after certification of the Board of Elections.

Section 7.1. ENFORCEMENT. This Resolution shall be enforced as specified in Sections 7.2 through 7.7.

*Section 7.2. ZONING INSPECTOR.

The enforcement of the provisions of this resolution shall be vested in the Office of zoning inspector, hereby created. The zoning inspector and his assistants shall be appointed by the Board of Township Trustees who shall fix their tenure and compensation. The Township Zoning Inspector before entering upon his duties, shall give bond as specified in Section 519.161 of the Ohio Revised Code.

In addition to the duties set forth in Section 7.4, the Township Zoning Inspector shall:

- a. Receive, keep and preserve all applications for zoning certificates.
- b. Keep and preserve a record which shall include:
 1. The date an application was received.
 2. The date it was acted upon.
 3. All actions taken by him with respect to applications for zoning certificates.
 4. The actions taken by the Board of Zoning Appeals, if any.
- c. Upon finding that any of the provisions of this Resolution are being violated, he shall notify in writing the person responsible for such violation(s), ordering the action necessary to correct such violation;

d. Order discontinuance of any use of land, buildings or structures in violation of any provision of the Resolution.

e. Take any action authorized by this Resolution to ensure compliance with or to prevent violation(s) of this resolution.

(From *, Amend. Z-78-4, effective date 8-12-78)

*Section 7.3. ZONING CERTIFICATE. For the purpose of enforcing the provisions of this resolution, there is hereby established a system of zoning certificates to be administered by the zoning inspector, his deputies and assistants.

A zoning certificate shall be required before:

a. Locating, erecting, constructing, reconstructing, changing the use of, enlarging or structurally altering any new or existing building or structure, including accessory buildings and structures, or signs; or

b. Changing the use of any existing building or structure; or

c. Changing the use of vacant land or land already in use to a different use; or

d. Operating a home occupation.

A zoning certificate shall not be required for:

a. Any building or structure incident to land use for agricultural purposes; or

b. Any building or structure used for public utility or railroad purposes.

(From *, Amend. Z-78-4, effective date 8-12-78)

Section 7.4. APPLICATION FOR ZONING CERTIFICATES. Application for a zoning certificate shall be made in writing on the form provided by the Township and shall be signed by the applicant, attesting to the truth and accuracy of all information supplied on the application, before a Notary Public or other official legally capable of administering oaths and taking affidavits.

Applications shall be made to the Township Zoning Inspector and shall include, as a minimum, the following information:

a. Name, address and phone number of the applicant.

b. Size and location of the property.

c. Existing use of the property.

d. Proposed use of the property.

e. The zoning district in which the property is located.

f. A sketch, drawn to scale, showing the actual dimensions and the shape of the lot to be build upon; the exact size and location of existing buildings on the lot, if any; and the location and dimensions of the proposed buildings or alterations.

g. Any change in the use of a building or land.

h. Building height.

i. The dimensions of all yard and open spaces.

j. Number of off street parking spaces or industrial berths for commercial or industrial uses.

Within thirty (30) days after receipt of an application for a zoning certificate, the Zoning Inspector shall approve or disapprove the application in conformity with the provisions of this Resolution.

If an application is denied, the Zoning Inspector shall notify the applicant in writing within ten days of such denial, setting forth the reasons for such denial.

***Section 7.5. FEES FOR ZONING CERTIFICATES.** The following fees shall accompany each application for a Zoning Certificate:

- a. \$35.00¹ for the construction of each new dwelling unit.
- b. \$15.00¹ for the alteration or addition to each dwelling unit where the cost of such alteration or addition does not exceed an estimated cost of \$2,500.00.
- c. \$25.00¹ for the alteration or addition to each dwelling unit where such alteration or addition exceeds an estimated cost of \$2,500.00.
- d. \$25.00¹ for an accessory building over 100 square feet.
- e. \$75.00¹ for the new construction or the addition or alteration of existing non-residential buildings plus \$5.00¹ for each 100 square feet of floor area over 1,500 square feet.
- f. \$5.00 for the construction of accessory buildings or structures with 100 square feet of floor area or less.
- g. \$35.00¹ for establishment of a home occupation. \$20.00 for all other required zoning certificates.

h. Schedule of fees for signs:

\$5.00 for profession or home occupation in an R District*, R2 District², R3A District and R5A District.

*(¹ Amend. Z-74-1, Effective Date, 1-11-75. ² Deleted: Amend. Z-75-4, Effective Date, 2-21-76)

\$20.00 for Roadside Stands
\$50.00¹ for building Construction Signs
\$100.00¹ for "For Sale" or "For Rent" signs by Realtor or others. - Flat fee, per calendar year for Realty signs permit.
\$100.00¹ for Model Home, Real Estate Development, or Subdivision.
No fee for "For Sale" or "For Rent" sign by owner.

Signs in "C" District as defined in Section 4.22:

\$50.00¹ for "a.1" and "a.2"
\$10.00¹ for "a.3", if identification sign.
\$30.00¹ for "a.3", if a business sign
\$10.00 for "a.4", for signs less than 12 square feet.
\$20.00 for "a.4", for signs over 12 square feet.
\$25.00¹ for "a.5" for strings of banners or pennants.

Signs in an S.C. District as defined in Section 4.44:

\$100.00¹ for "c.1"
\$50.00¹ for "c.2"
All other fees same as signs in a "C" District.

Signs in an "T" District as defined in Section 4.52:

(¹, fees increased per Amend. Z-78-2, Effective Date, 11-4-78)

\$75.00¹ for "b.1" and "b.2"
\$20.00¹ for "b.3"
\$25.00¹ for "b.4"

Above fees shall be collected by the Zoning Inspector and deposited with the Trustees and become part of the general funds of the Township. The provisions of this section shall not apply to any official agency of Chester Township.

For the purposes of this section, a non-residential building or structure and a non-residential use shall mean any building or structure on the use of a building or structure intended or designed for any purpose other than for dwelling units.

(From *, Amend. Z-71-3, effective date, 1 1-72)

(¹, fees increased per Amend. Z-78-2, effective date, 11-4-78)

Section 7.6. VOID CERTIFICATES.

A zoning certificate shall be void if:

- a. Issued because of an error by a Township official or was issued for whatever reason, not in conformance with the terms of this Zoning Resolution or any applicable amendment thereto.
- b. The terms and conditions contained in the certificate are not performed, or
- c. The certificate was issued upon a false statement of any fact material to the issuance thereof, or
- d. After the expiration of six (6) months, no substantial construction has taken place in accordance with the terms and conditions contained in the certificate. When such non-performance or false statement shall be established to the Zoning Inspector, the zoning certificate shall be revoked.

- e. Zoning certificate are not transferrable.

Written notice of such revocation shall be either by personal delivery to the holder of the void certificate upon the premises concerned, or by posting the notice in a conspicuous place upon said premises. All work upon or use of the premises not in conformity with the provisions of the Resolution shall cease and shall be deemed a violation of this Resolution and shall be removed or restored at the expense of the violator.

Section 7.7 PROHIBITION AGAINST VIOLATING ZONING RESOLUTION. No building or structure may be located, erected, constructed, reconstructed, enlarged, changed, maintained, or used, and no land may be used in violation of this Resolution or any amendment or supplement thereto -- whether or not a zoning certificate has been issued.

- a. If any building, or structure is or is proposed to be located, erected, constructed, reconstructed, enlarged, maintained or used, or any land is or is proposed to be used in violation of the Resolution, the Trustees, the County Prosecuting Attorney, the Zoning Inspector or any adjacent or neighboring property owner who would be especially damaged may institute injunction, mandamus, abatement or any other appropriate action or proceeding, in addition to other remedies provided by law, to prevent any violation on this Resolution. The Trustees may employ special counsel to represent it in any proceeding or to prosecute any action.

- b. Any person, firm or corporation violating or failing to comply with any provision of this Resolution or any amendment or supplement thereto, shall be guilty of a misdemeanor, and upon conviction thereof, shall be fined not more than one hundred (\$100.00) dollars. Each and every day of violation may be deemed a separate offense.

Section 7.8. BOARD OF ZONING APPEALS.

The Board shall consist of five (5) members, appointed by the Trustees, who shall be residents of Chester Township. The terms of all members of the Board 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. Vacancies shall be filled by the Trustees for the unexpired term. The members of the Board may be allowed their expenses or compensation or both as the Trustees may approve and provide. The Board may hire such professional or technical assistants as are necessary within the limits of the monies appropriated by the Trustees for that purpose.

Section 7.9. POWERS OF THE BOARD.

The Board shall have all the power and duties prescribed by law. Such powers shall be exercised in accordance with the following procedure:

- a. General Considerations. In addition to observing the standards specifically set forth in this Section, the Board shall act in harmony

with the comprehensive plan embodied in this Resolution and in furtherance of the purposes set forth in Section 1 on all appeals and applications for certificates under this Section. The Board shall not approve any application or appeal under any of the provisions of Section 7.9 unless it finds in each case that the proposed use of the property or the erection, alteration, or maintenance of the proposed building or structure (a) will not create a hazard to health, safety, morals or general welfare; (b) will not be detrimental to the neighborhood or to the residents thereof; and (c) will not otherwise be detrimental to the public convenience and welfare.

The Board, as a body of limited jurisdiction, shall act in conformity with all provisions of the Revised Code of Ohio and of this Resolution and in strict compliance with all limitations contained therein.

- b. Interpretation of the Resolution. The Board may hear and decide any question involving the interpretation of any provision of this Resolution on appeal from an order, requirement, decision or determination made by an administrative official, or a request by any official or agency of the Township. Such question of interpretation may include:

1. A determination of the meaning of any portion of the text of the Resolution, or any condition or requirement made under the provisions of this Resolution; or
 2. A determination of the exact location of any district boundary if uncertainty remains after following the rules specified in Section 3; or
 3. A determination of whether or not a proposed non-conforming use is of a more restricted nature than an existing non-conforming use which is proposed to be replaced by said proposed non-conforming use, as provided in Section 5.
- c. Variances for Hardships. The strict and literal application of any of the requirements of this Resolution may be varied by the Board on appeal from an order, requirement, decision or determination by an administrative official only if the lot in question is and was at the time of the adoption of this Resolution:
1. Exceptionally shaped, narrow or shallow, or
 2. Where topographic or other extraordinary conditions exist.

Such variance may be granted by the Board only where, because of the above conditions, a strict application of the

requirements of this Resolution would result in practical difficulty or unnecessary hardship that would deprive the owner of substantial property rights and in no other case. No such variance shall be granted by the Board unless the following findings are made:

- (a) There exist special circumstances or conditions, fully described in the findings of the Board, which are applicable to the land or building involved, and such circumstances or conditions are peculiar to such land or building and not generally applicable to land or buildings in the neighborhood and is not a result of any act of the applicant subsequent to the effective date of this Resolution.
- (b) The variance granted by the Board is the minimum variance that will not deprive this applicant of substantial property rights.
- (c) The granting of the variance will be in harmony with the general purposes and intent of this Resolution, and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

d. Conditional Zoning Certificates. The Board may grant conditional zoning certificates, after a public hearing as prescribed in Section 7.10, for the use of land, buildings or other structures but only for such specific uses that are listed in the several use districts as subject to conditional zoning certificates. The Board shall act in accordance with the following requirements:

1. The Board shall consider the accessibility of the lot in question for fire protection, access of light and air to the lot and to adjoining lots, traffic generating capacity, the size and kind of buildings in the vicinity, and the safety and convenience of traffic movement in relation to the proposed use.
2. Every application for such certificates shall be accompanied by a site plan drawn to scale showing full details of the layout of the site with respect to the location of buildings, off-street parking areas, and access driveways on the site, the layout and nature of landscaping, and such other information as the Board may require.
3. In acting on any such application the Board may require that landscaping, fences, and walls designed to further the purpose of this Resolution be provided and maintained as a condition to the establishment of any use to which they are appurtenant.

4. In considering any site plan the Board shall endeavor to assure a beneficial relation among the buildings on the site if more than one, appropriate landscaping, and a satisfactory relation between the development of the site and the adjacent neighborhoods. Toward this end, the Board shall have the power to modify the front, rear and side yard requirements of this Resolution, the location of accessory buildings and other structures in order to secure the benefit of better site utilization, provided that such modification shall be so applied that:

- (a) Light and air shall not be obstructed from adjacent buildings to a greater extent than would result from the application of the regulations prescribed for the district in which such lot or building is located;
- (b) The proposed location and arrangement of buildings will not be otherwise detrimental to adjacent buildings or to the general neighborhood.

e. Non-Conforming Uses. The Board shall have the power to permit the extension or change of certain non-conforming uses as provided in Section 5, but only to the extent specified therein.

Section 7.10. PROCEDURE. The procedure of the Board shall be as follows:

- a. The Board shall organize and adopt rules of procedure which are in harmony and accordance with this Resolution. All meetings of this Board shall be open to the public and shall be held at the call of the chairman or as the Board determines. The Chairman, or in his absence the acting chairman, may administer oaths and compel the attendance of witnesses.
- b. All official proceedings of the Board shall be recorded and shall fully set forth the circumstances of the case and the findings of fact on which the decision is based. Such record shall be recorded by the secretary or recording secretary, and shall not necessarily be verbatim, but any party, at his own expense shall be permitted at any hearing to take and furnish a verbatim record to the Board, which if certified as correct by the Board, shall, together with all other documents, evidence and written or recorded decisions of the Board, constitute the record of such proceedings. The vote, abstention or absence of each member on all questions shall also be recorded. The records and all documents pertaining to any official decision or act of the Board shall be immediately filed with the Trustees and shall become a public record.

- *c. Any aggrieved person or Township officer affected by any decision of the administrative officer may take an appeal to the Board by filing a notice of appeal with the Board and the officer from whom the appeal is taken and paying to the Board the fees as prescribed in Section 7.10 g. (From *, Amend. Z-71-3, effective date 1-1-72) All appeals and applications made to the Board shall be in writing, on forms prescribed and made available by the Board. Each appeal or application, in addition to compliance with the rules and forms adopted by the Board, shall set forth the full circumstances of the case referring to the specific provision of the Resolution that is involved, and shall exactly set forth either the interpretation that is claimed, or the details of the variances applied for and the grounds relied upon or all pertinent facts to the use or authorization for which the zoning certificate is sought, as the case may be. A copy of each appeal or application shall be sent to the Commission by the Board at least ten (10) days before the public hearing on said appeal or application and the Commission shall be considered a party in interest with respect to any such hearing before the Board. All appeals shall be taken within twenty (20) days after the decision of the administrative officer, and such officer shall transmit all the papers constituting the record to the Board.

d. The Board shall fix a reasonable time for the hearing of the appeal or application for a conditional zoning certificate and give at least ten (10) days written notice to the parties in interest. The Board shall also give notice by one publication in at least one newspaper having general circulation in the County at least ten (10) days before the date of the hearing. The Board shall render a decision within thirty (30) days. A party may appear in person or be represented by an attorney.

e. The Board may impose any conditions that may be deemed necessary to accomplish the purpose of this Resolution in granting any variance or certificate. The Board may condition the issuance of any certificate by requiring that it shall be periodically renewed; or the Board may grant a temporary certificate.

Any such renewal or extension of a certificate shall be subject to the same procedure as specified herein for the original granting of the certificate.

f. Whenever a variance or certificate is granted by the Board, such variance or certificate shall automatically lapse after the expiration of one (1) year after the effective date of such variance or certificate if no substantial construction has taken place in accordance with the plans for which such variance or certificate was granted and with all representations presented to the Board of Appeals unless an extension shall be granted by the Board because of unforeseen conditions at the time of the granting of such certificate or variance.

*g. Fees for Appeals

\$60.00¹ for variance or non-conforming use -- Residential.

\$100.00¹ for variance or non-conforming use -- non-residential.

\$100.00¹ for Conditional Use Appeal plus a \$750.00¹ deposit to be used as determined by the Board related to the Appeal and including such services as surveyors, planners, engineers, legal stenographers and transcript. Balance of deposit to be returned following decision.

No fee shall be charged for Appeal solely for a determination of the meaning of any portion of the text of the Zoning Resolution.

(From *, Amend. Z 71-3, effective date, 1-1-72)

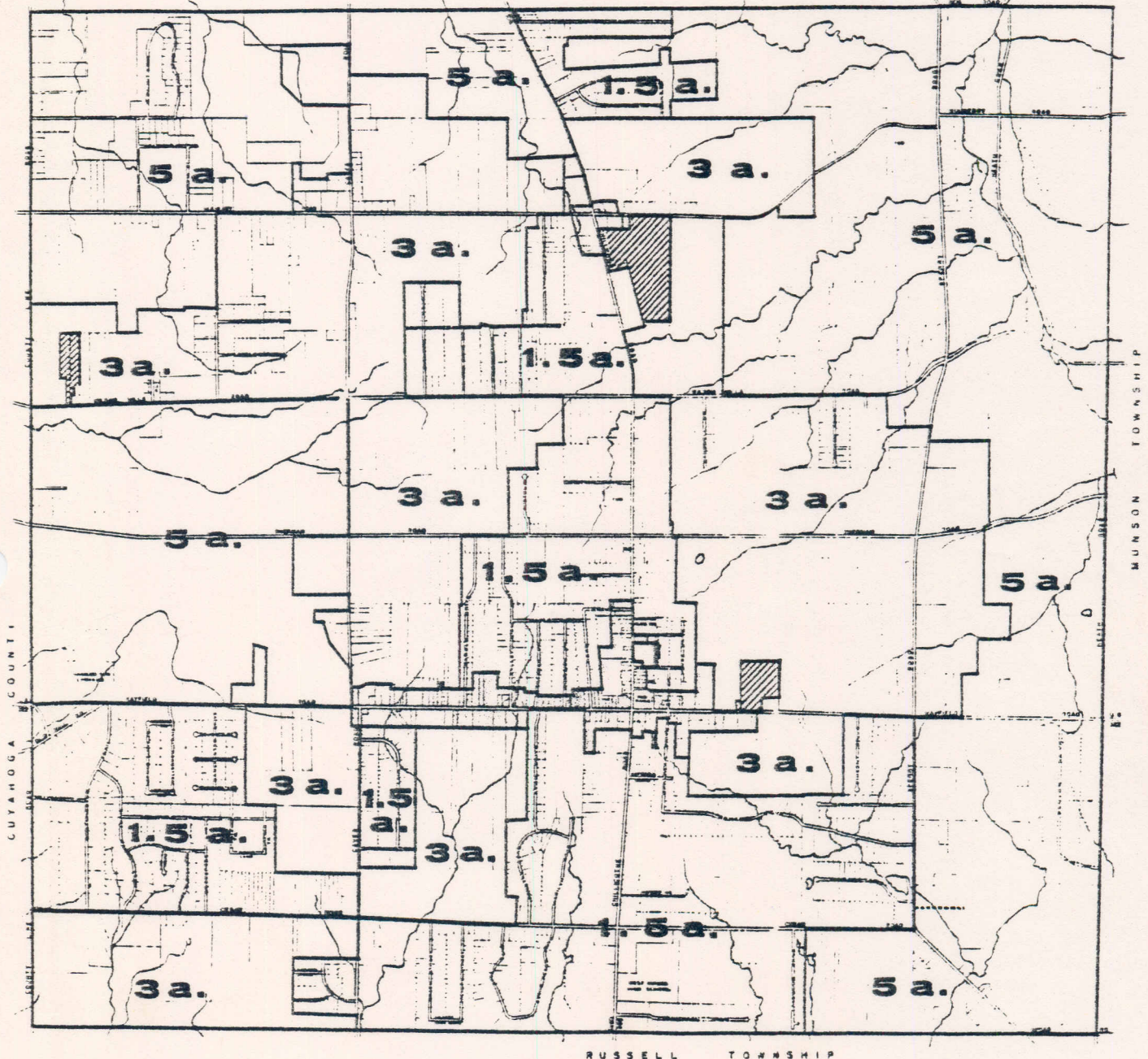
(¹, fees increased per Amend. Z-78-2, effective date, 11-4/78)

Section 7.30. ARCHITECTURAL REVIEW BOARD. Deleted per Amend. 2-72-4, effective date, 8-12-78.

Section 7.31. FUNCTION OF ARCHITECTURAL REVIEW BOARD. Deleted per Amend. Z-72-4, effective date, 8-12-78.

Section 7.32. PROCEDURE. Deleted per Amend. Z-78-4, effective date, 8-12-78.

LAKE COUNTY



C H E S T E R T O W N S H I P

LEGEND
 RESIDENTIAL (R) 1.5, 3, 5 ACRES PER DU.
 COMMERCIAL (C) DISTRICT
 SHOPPING CENTER DIST.
 INDUSTRIAL (I) DISTRICT

Z O N I N G M A P

amended through January 20, 1974



Z-80-1 Amendment to Chester Township Zoning Resolution

Section 5.4 Extension

The Board of Zoning Appeals may permit, after public hearing, the extension of the floor area or the land area of a non-conforming use or of a non-conforming building but not of any other non-conforming structure, to the amount not to exceed 10% of the floor area or land area presently in non-conforming use. Only one such extension shall be granted.

This provision shall not apply to the extension of the floor area of a non-conforming residential building where such extension conforms in every other respect, except minimum lot size and setback regulations, to applicable yard and heights regulations of the district in which it is located.

(Underlining denotes addition to the original)

Approved 5/1/80

Section 2.48.1 (addition) SCREENING

A strip of land planted with shrubs or trees which shall form a year-round dense screen.

Section 4.211 (revision) SCREENING FOR LANDSCAPING BUSINESS

1. Landscaping materials other than plants, trees and shrubs are to be kept in an area surrounded by screening.
 - a. This screened area shall be located entirely within the required building lines; however, in no instance shall said screened area be located in front of the closest existing building on subject lot to the street.
 - b. The screening shall be of sufficient height to screen the materials from view of the road in front of the property and at abutting property lines.
 - i. Screening consisting of a solid wall or a solid fence shall have a minimum height of six (6) feet and may only be erected at or within the building lines.
 - ii. Screening consisting of planted shrubs or trees shall have a minimum height of six (6) feet. Landscaping inventory items of balled and burlapped shrubs and trees may be substituted for planted trees and shrubs. Said screening may extend to side and rear lot lines.
 - iii. The height of all screening shall be measured from ground level.

Section 4.211 (revision) SCREENING FOR LANDSCAPING BUSINESS (cont'd)

- c. The screening shall be of sufficient density to shield from view all non-living landscaping materials. Said screening, if living materials, may extend to the lot lines.
 - d. The required screening shall be maintained in good condition at all times.
 - e. No signs shall be permitted to be attached to or hung from the required screening.
 - f. Any trees, shrubs or plants offered for sale located within twenty-five (25) feet of an intersection of two (2) or more streets or the intersection of any access driveway and a street shall have a maximum height not to exceed (3) feet, all measurements from road right-of-way boundaries.
2. All vehicles, machinery and equipment shall be stored within buildings or the screened area when not in use.
3. A buffer area of twenty-five (25) feet in width, planted with evergreen-type trees, to form a year-round dense screen, shall be maintained along a lot line which is a boundary of all R Districts.

Recreation Facilities. The installation of tennis courts, skating rinks, and above the ground pools located on the property shall not be required to have a zoning permit in a residential area provided such facility does not exceed 1,200 square feet in area and is located in the rear yard, shall be located more than twenty-five (25) feet from the rear lot line, and shall not encroach into either side yard.

Z-81-3 Amendment to Chester Township Zoning Resolution

Section 4.1 Permitted Uses

RECREATION FACILITIES. The installation of tennis courts, skating rinks, and above the ground pools located on the property shall not be required to have a zoning permit in a residential area provided that such facility in the case of a tennis court does not exceed 7,200 square feet and in the case of a skating rink or an above the ground pool does not exceed 1,200 square feet in area, and further, that any such facility shall be located in the rear yard, and shall be located more than twenty-five (25) feet from the rear lot line, and shall not encroach into either required side yard.

Approved 12/23/81

CHESTER TOWNSHIP ZONING COMMISSION
CHESTERLAND, OHIO 44026

Z-82-2 Amendment to Chester Township Zoning Resolution

SECTION 4.44.5 CONDITIONAL USES

Subject to the provisions of Section 7.9d, the Conditional Uses as specified and regulated in Section 4.44.5a may be permitted in a Shopping Center District with the approval of the Board.

GAMEROOMS -- A gameroom may be established and operated subject to the following conditions:

1. No more than 25 per cent of the net floor area of gameroom(s) or game area(s) shall be occupied by tables, machines, games or amusement devices. The remaining 75 per cent of the net floor area shall be devoted to aisles, walk ways and open spaces.
2. SUPERVISION. Each operator of a gameroom shall provide one or more responsible adults, twenty-one (21) years of age or older, as a supervisor(s) who shall be readily identifiable and on duty at all times when the gameroom equipment is operated in operating condition or otherwise opened for business. Such supervisor shall maintain the decorum of the gameroom and keep the aisles free for passage throughout the gameroom.

DEFINITIONS

SECTION 2.23.45 GAME AREA. A "Game Area" means that portion of the net floor area of a gameroom which is devoted for the use of amusement devices and the required aisles, walk ways and open spaces.

SECTION 2.23.5 GAMEROOM. A "Gameroom" means any premises other than a residence upon or within which there is located more than three (3) billiard tables, pinball machines, electronic or mechanical games or other amusement devices, or any combination thereof.

SECTION 2.4.25 AMUSEMENT DEVICE. An "Amusement Device" shall mean a machine or device which operates or may be operated for use as a game, contest or amusement of any description or which may be used for any such game, contest or amusement, the use of which requires payment. Juke boxes and machines vending cigarettes and other products are excluded from this definition.

SECTION 2.43.5 NET FLOOR AREA. "The "Net Floor Area" of a building is the sum of the horizontal area of a floor or of the several floors of the building, measured from the interior faces of exterior walls or wall separating two (2) or more buildings. Interior walls within the horizontal area shall be included in the calculation for net floor area.

RESOLUTION TO AMEND THE CHESTER TOWNSHIP ZONING RESOLUTION
TO PROVIDE THAT CHURCHES SHALL BE A CONDITIONAL USE IN THE
R, R3A AND R5A RESIDENTIAL DISTRICTS.

WHEREAS, Chester Township presently has fourteen churches located within the Township Limits; and

WHEREAS, the Zoning Commission and Board of Township Trustees both consider it essential that the effects of churches on neighboring residential properties be reasonably controlled;

NOW, THEREFORE BE IT RESOLVED THAT THE CHESTER TOWNSHIP ZONING COMMISSION MOVES TO INITIATE THE FOLLOWING ZONING RESOLUTION AMENDMENT Z-83-1:

SECTION 1. Section 4.13 of the Chester Township Zoning Resolution is hereby enacted to read as follows:

4.13 CHURCHES AS CONDITIONAL USE.

Subject to the provisions of Section 7.9 d., churches may be permitted by the Board of Zoning Appeals as a conditional use in the R, R3A and R5A Residential Districts, subject to the following conditions:

- a. Building or Premises Use. No part of any building or land used for church purposes shall be used for business, commercial use or nonchurch related activities.
- b. Location. No church shall be located closer than one-quarter mile from any other place of assembly as defined in the Ohio Basic Building Code.
- c. Frontage. The minimum front lot line of a church shall be 350 feet, except for a corner lot where the minimum front and side lot lines shall be 425 feet each.
- d. Driveways. No church entrance or exit driveway shall be located within 300 feet of any intersecting right-of-way as measured from the right-of-way line. Only ingress and/or egress drives shall be permitted in the front, side or rear yard.
- e. Yards. The minimum side and rear yard setback line of any church shall be 100 feet. The minimum front yard setback line shall be 200 feet or the line joining the front building lines of adjoining property whichever is the greater distance. Required front, side and rear yards shall be landscaped and maintained in a satisfactory condition.
- f. Height. The maximum church building height shall be the same as is specified for the district in which the church is proposed to be located, subject to the exception for church spires as provided in Section 3.9.
- g. Lot Area. The minimum church lot size shall be the same as is specified for the district in which the church is proposed to be located. Not less than forty percent (40%) of the lot area shall be landscaped and maintained in a satisfactory condition. All buildings or structures including driveways and parking areas shall not exceed 60% of lot coverage.
- h. Parking. The minimum required off-street parking spaces for each church shall be one space per six seats located in the main assembly hall or sanctuary. Off-street parking spaces shall be screened as required in Section 6.11. No parking shall be permitted in the required minimum front, side or rear yard.

SECTION 2. The following provisions of the Zoning Resolution are amended as respectively indicated:

- a. Section 4.1 is hereby amended to delete places of worship as a permitted use in the R, R3A and R5A Residence Districts.
- b. Section 6.4 d.7. is hereby amended to change "places of worship" to read "churches".

SECTION 3. Notwithstanding anything to the contrary in the current Zoning Resolution, it is the intention of this amending resolution that the provisions of Section 1 hereof be controlling over any other zoning provision, whether specifically set forth or interpreted by the Board of Zoning Appeals. It is also the intention of this amending resolution to continue churches as a permitted use in any C District as provided in Section 4.21-100 of the Zoning Resolution.