

**ARTICLE 15**  
**PARK DISTRICTS**

**15.00.00 PASSIVE AND ACTIVE PARK DISTRICTS.**

**15.00.01 PURPOSE.** The intent of the passive and active public park zoning districts set forth in the Chester Township Zoning Resolution is to permit compatible uses on land held by political subdivisions of the State of Ohio in accordance with the purpose of the zoning resolution pursuant to Section 1.02.0. The districts are meant to recognize the need to balance open space protection with active recreational opportunities in order to promote the public health, safety and general welfare.

**15.00.02 GENERAL REGULATIONS.**

**A. AREA AND YARD REGULATIONS.**

1. The minimum lot area shall be five (5) acres with a minimum frontage of two hundred fifty (250) feet.
2. The minimum yards for all buildings, structures and uses shall be as follows:
  - a. Front yard: 70 feet from the right-of-way or 100 feet from the centerline, whichever is greater.
  - b. Side yards: 60 feet each.
  - c. Rear Yard: 60 feet.
3. The minimum distance between buildings on the same lot shall be twenty (20) feet. The minimum distance between buildings on the same lot shall be measured in a straight line from the exterior wall or foundation to the nearest exterior wall or foundation of another building.

**B. BUFFER.** Where a Park District is contiguous with any Residential District boundary as shown on the most current adopted version of the official Township map, the rear and side yards shall serve as a buffer. Within the buffer, a minimum ten (10) foot wide planting screen shall be maintained within the adjoining side and rear yards and kept in good condition at all times so as to screen the park on a year-round basis. Where this screening is already occupied with trees and other foliage, this natural growth shall be retained. When no such vegetation already forms a dense natural screen, a strip of land at least ten (10) feet wide shall be densely planted with native evergreens and deciduous trees and/or shrubs to form a year-round screen. Where the natural growth is well established and new plantings cannot be installed due to shading or a dense root zone, an eight (8) foot high fence of natural materials shall be installed in lieu of the plantings. Where existing topography such as ravines or wetlands are present, the screening may be omitted. This screening shall be limited to where the Park District boundaries abut residential dwellings; the screening shall begin at one-half (1/2) the front yard setback distance and be continuous to a location in-line with the adjacent rear lot lines. Such

screening shall be within ten (10) to twenty (20) feet of the Park District lot line, and basically parallel to that lot line. No other structure, building, parking area, driveway, sign or any other use shall be permitted in the rear and side yards as listed in Section 15.00.02A. Such screening shall comply with Section 15.00.02G, Corner Sight Clearance.

**C. MAXIMUM LOT COVERAGE.** The maximum lot coverage shall not exceed ten percent (10%). The minimum green space on a lot shall not be less than ninety percent (90%).

**D. MAXIMUM HEIGHTS.**

1. Except for the uses listed in paragraph 2 herein, the maximum height of all principal buildings, structures and uses shall be thirty-five (35) feet, and the maximum height for all accessory buildings, structures and uses shall be fifteen (15) feet.
2. Special maximum heights.
  - a. Cupolas, chimneys, flagpoles, and radio/television antennas: no maximum height requirement.
  - b. Fences shall not exceed eight (8) feet in height measured from the natural ground level, excepting fences enclosing tennis courts which shall not exceed twelve (12) feet and baseball backstops which shall not exceed sixteen (16) feet.

**E. LIGHTING.**

1. Exterior lighting shall be in accordance with Sections 5.00.01B and 5.00.02.1.
2. Exterior lighting shall be permitted for the lighting of parking lots, the driveways leading to them, walkways, playing fields, courts, and the supporting features and areas. Such lighting shall require full shielding on light fixtures to prevent light trespass on adjacent lots and streets.
3. Exterior lighting for playing fields and courts that exceed the thirty-five (35) foot maximum height shall require a variance. (For standards, see "Recommended Practice for Sports and Recreational Area Lighting" [IESNA RP-6-01] developed by The Illuminating Engineering Society of North America [IESNA].)
4. Exterior lighting shall be extinguished within one-half (1/2) hour after the park is closed for the night.

**F. PERMITTED STRUCTURES AND USES IN REQUIRED YARDS.** The following structures and uses shall be permitted in the minimum yards set forth in this resolution without a zoning certificate, unless otherwise indicated.

1. Driveways and walkways shall be permitted in the front yard and in accordance with the following regulations:
  - a. A zoning certificate is required.
  - b. Driveways and walkways shall be set back a minimum of sixty (60) feet from any side or rear lot line.
2. Fences for screening in accordance with Section 15.00.02B and the following regulations:

- a. Fences shall be erected outside of the right-of-way of any public or private road.
  - b. Fences shall not block or impede clear sight distance of vehicle operators at the intersection of any public or private road.
  - c. Fences shall not be unsafe or in danger of falling.
  - d. Fences shall not exceed eight (8) feet in height measured from the natural ground level, excepting fences enclosing tennis courts which shall not exceed twelve (12) feet and baseball backstops which shall not exceed sixteen (16) feet.
3. Flagpoles.
  4. Ornamental and security lighting fixtures shall be in accordance with Section 5.00.02.1.
  5. Signs, in accordance with Section 15.00.02H.
  6. Stormwater facilities.

**G. CORNER SIGHT CLEARANCE.** On every corner lot within the triangles 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, or 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.

**H. SIGN REGULATIONS.** Signs shall be in accordance with the regulations set forth in this resolution for each of the uses permitted in Passive and Active Park Districts. (See Article 9.) **(NOTE: The Sign Chart should be adjusted.)**

**I. DRIVEWAYS TO PARKING SPACES.** The location, width and number of entrance and exit driveways servicing accessory parking facilities shall be designed to interfere as little as possible with the use of adjacent lots and the flow of traffic on the streets to which they connect. All driveways, roads and parking areas shall be developed so as to blend with the natural features of the landscape and minimize the visual and ecological impact upon the Park District.

1. **LOCATION OF DRIVEWAYS.** The location of driveways shall be consistent with this subsection.
  - a. The minimum distance between a driveway and the right-of-way line of the nearest roadway parallel to that driveway shall be not less than sixty (60) feet.
  - b. The minimum distance between a driveway and an adjacent lot line shall be not less than sixty (60) feet as measured from the pavement edge.
  - c. The minimum distance between driveways on the same lot shall be forty (40) feet as measured from the pavement edges.

2. Entrance and Exit Driveways. Entrance and exit driveways shall not exceed two (2) lanes in width, and shall be designed so that all cars can be driven forward into the street. The width of such driveways shall conform with the following schedule:

a. Width of driveway

Number of lanes	Minimum	Maximum
One lane	12 feet	18 feet
Two lanes	18 feet	24 feet

- b. The angle of intersection between the driveway and the street shall be between seventy (70) and ninety (90) degrees.

3. ACCESS WAYS: New and repaired access ways, including bridges and culverts, shall be designed to support fire apparatus weights as agreed to by the Chester Township Fire Rescue Department. A clear overhead dimension of at least thirteen feet six inches (13'-6") or as approved by the Chester Township Fire Rescue Department, shall be maintained.

**J. IMPROVEMENTS.** The parking spaces (except horse trailer and overflow parking), maneuvering areas, access driveways and loading/unloading spaces shall be surfaced with concrete, asphaltic concrete, asphalt, or other all-weather surfaces. All areas shall be graded for proper drainage so that all stormwater is properly managed within the premises.

**K. STORAGE.** The storage of maintenance or park related equipment shall be in a fully enclosed building or structure.

**L. COMPLIANCE.** Proof of compliance with the regulations of the applicable governmental agency regarding water and waste water facilities, if any, shall be provided.

#### **15.01.00 PASSIVE PARK DISTRICT (PPD).**

**15.01.01 PURPOSE.** The use of real property in the Passive Park District shall be of a passive and educational nature such that does not disturb the natural terrain, habitat nor wildlife of the area and therefore enhances such conditions, including the understanding of such conditions, and the passive enjoyment thereof.

#### **15.01.02 PRINCIPAL PERMITTED USES, BUILDINGS AND STRUCTURES.**

- A. Forest Management
- B. Nature Observation and Education
- C. Bicycling on designated trails
- D. Hiking, Walking and Running on designated trails
- E. Cross Country Skiing and Snowshoeing on designated trails
- F. Fishing in designated areas and docks
- G. Horseback Riding on designated trails
- H. Picnic and Open-sided Pavilions
- I. Educational and Interpretive Centers
- J. Wetlands Mitigation Bank

#### **15.01.03 PERMITTED ACCESSORY USES, BUILDINGS AND STRUCTURES.**

- A. Exterior Lighting as permitted in this resolution
- B. Driveways and parking as permitted in this resolution
- C. Restroom Facilities
- D. Trash Receptacles
- E. Signs as permitted in this resolution
- F. Fences
- G. Bicycle Racks
- H. Ponds and Lakes
- I. Water Detention-Retention Structures

#### **15.01.04 PROHIBITED USES, BUILDINGS, AND STRUCTURES.**

- A. All uses, buildings and structures set forth in Section 5.00.01
- B. Ball Fields
- C. Playing Courts
- D. Hunting and the use of firearms or bows and arrows
- E. Dumping of trash, waste, or other offensive or hazardous materials of any kind
- F. All-terrain vehicles, four wheelers, dirt bikes, motorcycles, dune buggies, snowmobiles, and other motorized vehicles, except vehicles parked in designated off-street parking areas and those pursuant to the Americans with Disabilities Act (Title 15).
- G. Swimming
- H. Survival, war, capture the flag, and paintball games
- I. Vehicle washing and polishing
- J. Golf courses and practice areas
- K. Archery and crossbow ranges
- L. Fireworks

- M. Remote Controlled Devices (RCD), such as motorized models, aircraft, boats, vehicles, rockets and other RCD
- N. Camping
- O. All other uses, buildings and structures not listed in Sections 15.01.02 and 15.01.03.

**15.01.05 PARKING.** The size and number of proposed off-street parking spaces and loading/unloading spaces (if applicable) shall be adequate and shall be in accordance with the provisions of Article 7 with the following exceptions

- A. Parking may be permitted in the required front yard, but a distance of ten (10) feet measured from the street right-of-way shall remain unobstructed.
- B. The required parking shall be not less than one (1) space per five (5) acres nor more than one (1) space per acre. The Zoning Inspector may limit the number of maximum parking spaces so as to preserve the natural features and uses for which the Park District is established.
- C. A permeable area shall be provided (where applicable) for the parking of horse trailers and overflow parking.

**15.02.00****ACTIVE PARK DISTRICT (APD).**

**15.02.01 PURPOSE.** The Active Park District is established to provide not-for-profit recreational facilities for the community within a park-like setting and atmosphere; to promote certain healthy and beneficial outdoor leisure time activities for park users which do not present a significant risk or harm to others; and to afford reasonable access for the community to outdoor athletic, social, historical and educational activities. Unlike the Passive Park District, this district recognizes that certain outdoor activities may require modification and alteration of natural terrain and disturbance of natural habitat. The Active Park District is created to achieve a balance between the community's need for active outdoor recreational facilities and the preservation of historic landmarks, open space, light and air for the enjoyment of such activities. Property included in the Active Park District on the Chester Township Zoning Map shall comply with the following regulations:

**15.02.02 PRINCIPAL PERMITTED USES, BUILDINGS AND STRUCTURES.**

- A. All principal uses, buildings and structures permitted in the Passive Park District.
- B. Outdoor ball fields and games, including hardball, softball, soccer, football, lacrosse, rugby, and other similar athletic activities with natural turf.
- C. Outdoor courts and games, including tennis, basketball, horseshoe, volleyball, badminton, bocce ball, lawn bowling, shuffle board, and other similar activities
- D. Outdoor Ice skating rinks
- E. Day camps
- F. Playground equipment
- G. Rollerblading and skateboarding in designated areas
- H. Swimming pools and pool houses

**15.02.03 PERMITTED ACCESSORY USES, BUILDINGS AND STRUCTURES.**

- A. All accessory uses, buildings and structures permitted in the Passive Park District.
- B. Concession stands
- C. Grandstands for spectators, limited to four (4) rows in height, thirty (30) feet in length, and two (2) per ball field
- D. Outdoor storage of materials

**15.02.04 PROHIBITED USES, BUILDINGS AND STUCTURES.**

- A. All uses, buildings and structures set forth in Section 5.00.01.
- B. Hunting and the use of firearms or bows and arrows
- C. All-terrain vehicles, four wheelers, dirt bikes, motorcycles, dune buggies, snowmobiles, and other motorized vehicles, except vehicles parked in designated off-street parking areas and those pursuant to the Americans with Disabilities Act (Title 15).
- D. Dumping of trash, waste, or other offensive or hazardous materials of any kind
- E. Survival, war, capture the flag, and paintball games
- F. Overnight camping
- G. Vehicle washing and polishing
- H. Golf courses and practice areas
- I. Fireworks

- J. Remote Controlled Devices (RCD), such as motorized models, aircraft, boats, vehicles, rockets and other RCD
- K. All other uses, buildings and structures not listed in Sections 15.02.02 and 15.02.03

**15.02.05 PARKING.** The size and number of proposed off-street parking spaces and loading/unloading spaces (if applicable) shall be adequate and shall be in accordance with the provisions of Article 7 with the following exceptions:

- A. Parking may be permitted in the required front yard, but a distance of ten (10) feet measured from the street right-of-way shall remain unobstructed.
- B. The minimum required parking shall be not less than one (1) space per acre nor more than twelve (12) per acre. The Zoning Inspector may limit the number of maximum spaces so as to preserve the natural features and uses for which the Park District is established.
- C. The table below provides minimum parking requirements for sports fields and courts.

<u>Sport</u>	<u>Minimum Parking Spaces</u>
Softball	Fifteen (15) spaces
Baseball	Twenty (20) spaces
Volleyball	Six (6) spaces
Soccer, football, lacrosse, etc.	Sixteen (16) spaces
Tennis	Two (2) spaces
Basketball	Six (6) spaces
All others	Six (6) spaces

- D. A permeable area shall be provided (where applicable) for the parking of horse trailers and overflow parking.

TO COMPLETE AMENDMENT

Add parts of Article 4 showing legal description of Park Districts, and survey map showing existing buildings, structures and driveways.

Include Pages from Article 5, Article 7 and Article 9 as shown in this file.

Correct Sign Chart included in this file on page 20.



**5.00.02 REGULATIONS OVER USE, AREA, YARDS, AND HEIGHT.** After the effective date of this resolution and subject to the provisions of Article 10 (Nonconforming 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 regulation 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, structure or parking area, and no yard or other open space on one lot shall be considered as providing a yard or open space for a building, structure or parking area 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, frontage, width and yard provisions required by this resolution.
- E. Where required a buffer zone shall be part of the lot on which the permitted principal building, structure or use other than a single family detached dwelling is located. All buffer zones abutting along the side or rear lot lines shall be landscaped and maintained in an appropriate manner. In addition, appropriate screening shall be required which shall consist of opaque/solid fences, walls, or a densely planted evergreen landscaping at least four (4) feet wide, all of which shall be maintained in good condition and be free from all advertising and other signs. Fences and walls shall be a minimum height of six (6) feet and a maximum of eight (8) feet measured from ground level, except in the case of corner street clearance. Screening consisting of planted evergreen landscaping shall have a minimum height of six (6) feet except in the case of corner sight clearance. **For Park District buffers, see Section 15.00.02B.**

**5.00.02.1 EXTERIOR LIGHTING.** All sources of illumination of the exterior of buildings or grounds shall be shielded so as not to cause direct glare and shall be directed away from any lot lines and toward the principal building and parking area on a lot. To this end and to minimize light trespass, all lighting fixtures with lamps rated at initial lumens of two thousand five hundred (2,500) or greater must be the full cutoff type. Every fixture of this type shall be so installed that it operates at all times as a full cutoff fixture as defined in this resolution.

Exterior lighted signs shall utilize shielded fixtures from which direct light is not emitted beyond the boundaries of the sign.

**5.02.13 DRIVE-THRU SERVICE.** Establishments, which by their nature create lines of customers waiting to be served within vehicles shall provide five (5) off-street waiting spaces.

**5.02.14 SCREENING FOR LANDSCAPE BUSINESS.**

- A. Landscaping materials other than plants, trees and shrubs are to be kept in an area surrounded by screening.
1. This screened area shall be located within the required building lines; however, in no instance shall said screening area be located in front of the closest existing building on subject lot to the street.
  2. The screening shall be of sufficient height to screen the materials from view of the street in front of the lot and at abutting lot lines.
    - a. Screening consisting of an opaque/solid wall or an opaque/solid fence shall have a minimum height of six (6) feet and a maximum height of eight (8) feet, except in the case of corner sight clearance, and may only be erected between the building lines.
    - b. Screening consisting of planted shrubs or trees shall have a minimum height of six (6) feet, except in the case of corner sight clearance. Landscape inventory of balled or burlapped or potted shrubs and trees may be substituted for planted trees and shrubs. Said screening may extend to side and rear lot lines.
    - c. The height of all screening shall be measured from ground level.
  3. The screening shall be of sufficient density to shield from view all non-living landscape materials. Said screening, if living materials, may extend to lot lines.
  4. The required screening shall be maintained in good condition at all times.
  5. No signs shall be permitted to be attached to or hung from the required screening.
  6. Any tree, shrubs, plant or materials 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 three (3) feet, all measurements from street right-of-way boundaries.
- B. All vehicles, machinery and equipment shall be stored within buildings or the screened area when not in use.

- C. 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 a residential district. **See Section 5.00.02E.**

## **ARTICLE 7 PARKING AND LOADING/UNLOADING SPACES**

### **7.00.0**

**GENERAL REQUIREMENTS FOR PARKING AND LOADING/UNLOADING SPACES IN ALL ZONING DISTRICTS.** Parking and loading/unloading spaces shall be provided in accordance with the following provisions except as otherwise provided in this resolution:

- A. No building, structure, or use shall be used or occupied and no building or structure or part thereof shall be erected, constructed, reconstructed, moved, enlarged or structurally altered unless permanently maintained parking and loading/unloading spaces shall be provided as required and in accordance with the provisions of this resolution.
- B. All parking and loading/unloading spaces shall be located totally outside of the right-of-way of any public or private road, and shall not be permitted within ten (10) feet of any such right-of-way.
- C. All parking and loading/unloading spaces shall be located on the same lot as the use to be served. Unless otherwise provided in this resolution, no parking and loading/unloading spaces shall be permitted on a lot in the required minimum front, side or rear yards. **(See exception, Section 15.01.05A.)**
- D. All parking and loading/unloading spaces shall provide for the proper drainage of surface water to prevent the drainage of such water onto adjacent properties, walkways and roads.
- E. All parking and loading/unloading spaces together with driveways, aisles and other circulation areas shall be improved with such material to provide a durable all weather and dust-free surface, such as concrete or asphalt. **(See exception, Section 15.00.02J.)**
- F. The owner of the property used for parking and loading/unloading spaces shall maintain such areas in good condition without holes and free of all dust, trash, and other debris.
- G. All parking and loading/unloading spaces intended to be used during non-daylight hours shall be properly illuminated to avoid accidents. Any lights used to illuminate a parking lot or loading/unloading area shall be so arranged as to reflect the light away from the adjoining property or roads and shall be in accordance with the lighting regulations for the zoning district in which located. Flashing lights are prohibited.
- H. All **non-permeable** parking lots with a capacity over ten (10) vehicles shall be striped or otherwise delineated between spaces to facilitate the movement into or out of parking spaces.
- I. All parking lots and loading/unloading spaces shall be designed in such a manner that any vehicle entering or leaving such parking lots and loading/unloading spaces from or into a public or private road shall be traveling in a forward motion. Access driveways for parking lots and loading/unloading spaces shall be located in such a

way that any vehicle entering or leaving such area shall be clearly visible for a reasonable distance to any pedestrian or motorist approaching the access driveway from a public or private road.

- J. Parking lots shall be designed based upon the following criteria:

Parking Angle (degrees)	Stall Width (measured on a perpendicular between the parallel lines)	Stall Length	Aisle Width
45	10.0'	20.0'	13.0'
60	10.0'	20.0'	18.0'
90	10.0'	20.0'	22.0'

- K. Whenever a parking lot and/or loading/unloading space is located in or adjacent to a residential district it shall be effectively screened on all sides that adjoin or face any property used for residential purposes, by a buffer zone as required in accordance with Section 5.00.02E. Any screening device located within twenty (20) feet from the point of the intersection of two (2) or more such 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 and there shall be no 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 or driveway
- L. For any non-residential building or structure hereafter erected, loading/unloading space shall be provided in such amount and manner that all loading/unloading operations will be conducted entirely within the lot lines of the lot concerned.

#### 7.01.0

**NUMBER OF PARKING SPACES REQUIRED.** In all zoning districts, the minimum number of parking spaces provided shall be in accordance with the following requirements:

- A. For the purpose of determining the number of parking spaces required, gross floor area shall be the total area of all floors in a building or structure, excluding basement space used for storage or utilities, measured from the exterior faces of exterior walls
- B. Each use listed in the left-hand column of this section shall provide the number of spaces in an amount in the corresponding right-hand column.

#### USES

#### REQUIRED PARKING SPACES

#### RESIDENTIAL USES AND RESIDENTIAL-BUSINESS USES

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|--------------------|---|
| 1. Dwelling        | Two (2) for each dwelling unit.                                     |
| 2. Home Occupation | Two (2) in addition to the required two (2) for each dwelling unit. |
| 3. Farm Markets    | Three (3) spaces  |

## COMMUNITY, CIVIC & INSTITUTIONAL USES

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|--------------------------------------|--|
| 4. Schools                           | Elementary & Middle Schools: One (1) for each staff member & other employees.<br><br>Senior High Schools: See above plus one (1) for each twelve (12) seats in a classroom based on planned classroom capacity.<br><br>Trade, Vocational Business, Commercial & Private Schools; Classes of Instruction: See above plus one (1) for each eight (8) seats in a classroom based on planned classroom capacity.<br><br>All schools & classes of instruction, see also auditoriums, gymnasiums & stadiums. |
| 5. Libraries                         | One (1) for each employee, plus one (1) for each two hundred (200) square feet of gross floor area.  |
| 6. Lodges, Clubrooms, Meeting Halls  | Total parking area equal to one-half (1/2) the gross floor area.   |
| 7. Auditoriums, Stadiums, Gymnasiums | One (1) for each six (6) seats or the total parking area equal to three (3) times the gross floor area, whichever is greater.  |
| 8. Day Care, Pre-school              | One (1) for each three (3) children on the premises at any one time plus one (1) for each employee on duty at any one time.  |
| 9. Community & Recreation Centers    | One for each one hundred fifty (150) square feet of gross area, plus one (1) for each employee.  |
| 10. Parks                            | See Article 15 for required parking & loading/unloading spaces.  |

## RECREATIONAL OR ENTERTAINMENT

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| 11. Lunchroom, Restaurants<br>Taverns, Cafeterias, Bars | 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.<br><br>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. |
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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.

#### OFFICE, BUSINESS AND COMMERCIAL USES

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| <b>12.</b> Medical or Dental   | 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.   |
| <b>13.</b> Permitted Office Use Other Than Medical Or Dental               | One (1) for each three hundred (300) square feet of gross floor area.  |
| <b>14.</b> Banks, Financial & Other Lending Institutions                   | One (1) for each three hundred (300) square feet of gross floor area.  |
| <b>15.</b> Funeral Homes   | One (1) for each seventy-five (75) square feet of floor area used for assembly or service rooms, plus one (1) for each employee, plus one (1) for each vehicle maintained on the premises.   |
| <b>16.</b> Seed, Plant, Lawn, Garden Equipment & Supply Stores             | One (1) for each employee, plus one (1) for each one hundred fifty (150) square feet of gross floor area.  |
| <b>17.</b> Landscaping Business  | One (1) for each employee, plus eight (8) for each acre of lot area.   |
| <b>18.</b> Temporary Enclosed Storage Facilities                           | Two (2) for each building.   |
| <b>19.</b> Food & Beverage 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> |
| <b>20.</b> All other Permitted Uses listed in Sections 5.02.01 and 5.03.02 | One (1) for each two hundred fifty (250) square feet of gross floor area, plus one (1) for each employee, plus one (1) for each vehicle maintained on the premises.  |

## INDUSTRIAL

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

**22.** All Other Permitted Uses listed in Sections 5.04.01 One (1) for each two (2) employees on the premises during the largest work shift period or total parking area equivalent to twenty-five percent (25%) of the gross floor area, whichever is greater.

CONDITIONAL USES See Article 6 for required parking and loading/unloading spaces.

**7.02.0 SIZE OF PARKING SPACES.** The width of a parking space shall be a minimum of ten (10) feet and the length shall be a minimum of twenty (20) feet. The total area of a parking space shall be a minimum of two hundred (200) square feet.

**7.03.0 NUMBER OF LOADING/UNLOADING SPACES REQUIRED.** For Commercial, Shopping Center and Industrial District uses permitted by this resolution, one (1) loading/unloading space shall be provided for each use with a minimum floor area of eight thousand (8,000) square feet. One (1) additional loading/unloading space shall be provided for each twenty thousand (20,000) square feet of floor area above the minimum of eight thousand (8,000) square feet.

No such loading/unloading spaces shall be placed in any setback or side yard. The design of all loading/unloading spaces shall be subject to the following regulations:

- A. No motor or conveyance shall in any manner use public streets, sidewalks, or rights-of-way for loading/unloading operations except as a means of ingress or egress to the lot. The loading/unloading 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/unloading spaces shall not be used to compute the amount of area required for parking space.

**7.04.0 SIZE OF LOADING/UNLOADING SPACES.** The width of a loading/unloading space shall be a minimum of twelve (12) feet and the length shall be a minimum of sixty (60) feet. The total area of a loading/unloading space shall be a minimum of seven hundred twenty (720) square feet.

**7.05.0 DETERMINATION OF THE NUMBER OF PARKING AND LOADING/UNLOADING SPACES REQUIRED.**

- A. The collective provision of parking and loading/unloading spaces for two (2) or more uses may be permitted, provided that the total number of such spaces shall not be

less than the sum of the spaces required for such uses computed separately, in accordance with this resolution.

- B. Whenever a lawfully existing building, structure or use is enlarged, reconstructed, or structurally altered so as to increase its floor area, number of employees, seating capacity or otherwise so as to create a need for an increase in the number of existing parking and loading/unloading spaces, additional spaces shall be provided on the basis of such change, enlargement, reconstruction, or structural alteration in accordance with the requirements of this resolution.
- C. If fractional spaces result, the number of spaces required shall be determined to be the next highest whole number, if the fraction is one-half (1/2) or more.

#### **7.06.0**

##### **DRIVEWAYS.**

- A. For driveways in a Residential District, see Section 5.01.06F.
- B. For driveways in a Commercial District, see Section 5.02.04.
- C. For driveways in a Shopping Center District, see Section 5.03.05.
- D. For driveways in a Restricted Industrial District, see Section 5.04.05.
- E. For driveways in a Park District, see Section 15.00.02 I.

#### **7.07.0**

**HANDICAPPED PARKING.** Off-street parking spaces serving buildings and uses required to be accessible to the physically handicapped shall have conveniently located designated spaces provided in the accordance with applicable federal, state, or local codes.



- F. Signs, other than exit signs, shall not be installed, erected, or attached in any form, shape, or manner to a fire escape or any door or window providing access to any fire escape or exit.
- G. Signs or parts thereof shall not contain or consist of banners (except as noted for banners in Sections 9.05.0 A.7 and 9.06.0 A.3), posters, pennants, ribbons, streamers, spinners, or other similar moving devices. Such devices, as well as strings of lights, shall not be used for the purpose of advertising or attracting attention.
- H. Signs shall not be placed within any public right-of-way unless otherwise permitted by this resolution. Signs shall not be permitted which are posted, stapled or otherwise permanently or temporarily attached to public utility poles or trees within a public right-of-way.
- I. Signs shall not project beyond any lot line. Signs or part thereof shall not be less than ten (10) feet from any lot line or right-of-way. When a side lot line coincides with a residential district boundary line or a lot used for residential purposes, the minimum setback of any sign or part thereof shall be no less than thirty (30) feet.
- J. Signs which are lighted shall not be constructed or maintained within one hundred (100) feet of any single family detached dwelling district.

**9.03.0 EXEMPTIONS.** The following signs shall be exempt from the provisions of this Article:

Signs erected and maintained pursuant to or required by any law or governmental regulation.

**9.04.0 SIGNS NOT REQUIRING A ZONING CERTIFICATE THAT ARE PERMITTED IN ALL THE RESIDENTIAL, COMMERCIAL, SHOPPING CENTER AND INDUSTRIAL DISTRICTS.** The following types and designs of signs may be located, erected, moved, reconstructed, extended, enlarged, converted, or structurally altered in all zoning districts without a zoning certificate, provided all other regulations in this Section shall apply including, but not limited to, location requirements and sign prohibitions; no such sign shall be illuminated; and shall be subject to the following limitations:

- A. One (1) nameplate sign per lot, dwelling unit, or use shall have a maximum area of three (3) square feet per sign face.
- B. Security signs shall be limited to a maximum area of one (1) square foot per sign face and two (2) signs per lot.
- C. Trespassing signs, signs indicating the private nature of a road, driveway, or premises; and signs controlling fishing or hunting on the premises. No such sign shall have an area greater than four (4) square feet per sign face.

- D. Instructional signs, other than pre-order boards, menu boards, and drive-thru signs, shall have a maximum area of three (3) square feet per sign face and a maximum three (3) feet in height and containing information that is secondary to the use of the lot on which it is located, such as directional information.

#### **SIGNS, Page 9-10**

lots, each street frontage shall be calculated separately and shall not be combined. Ground signs on the same lot shall be separated by a minimum of two hundred (200) feet, as measured along the street right-of-way line.

3. One (1) permanent illuminated window sign which shall not exceed forty percent (40%) of the total glass area of the ground floor windows for ground floor occupants, and not to exceed six (6) square feet or twenty-five percent (25%) of the window in which the sign is to be placed for upper story occupants.
  4. One (1) identification sign per rear door limited to a maximum area of six (6) square feet per sign face for a public rear entrance and limited to a maximum area of three (3) square feet per sign face for a service entrance.
  5. Temporary hiring signs for use in the Industrial District with a maximum area of four (4) square feet per sign face and a maximum height of six (6) feet. Such signs shall not require a zoning certificate.
- B. All signs in the Restricted Industrial Zone shall be subject to the following:
1. Signs shall be exhibited only on the property being developed or used in connection with such sign.
  2. All signs may be illuminated and have changeable, commercial or directory copy.

#### **9.08.0 SIGNS PERMITTED IN THE PASSIVE AND ACTIVE PARK DISTRICTS.**

- A. Only the following types and designs of signs may be located, erected, moved, constructed, reconstructed, extended, enlarged, converted, or structurally altered in the active and passive park districts upon the issuance of a zoning certificate and subject to the following limitations:

One (1) permanent ground sign with a maximum of two sign faces shall be permitted for each entrance to a passive or active park. The area of such sign shall not exceed an area of thirty-six (36) square feet per sign face. Such sign shall be maintained by the owner of the real property upon which the sign is located.

- B. The following signs shall be permitted without the requirement to obtain a zoning certificate when they ~~are not visible from any public road and/or~~ are informational only and/or limited to information about the Park District itself and shall be designed and placed so as to minimize the visual and ecological impact upon the Park District. No commercial signs shall be permitted.

1. Security signs shall be limited to a maximum area of one (1) square foot per sign face and two (2) signs per lot.

2. Trespassing signs, signs indicating the private nature of a road, driveway, or premises; and signs controlling fishing or hunting on the premises. No such sign shall have an area greater than four (4) square feet per sign face.
3. Instructional signs, other than pre-order boards, menu boards, and drive-thru signs, shall have a maximum area of three (3) square feet per sign face and a maximum three (3) feet in height and containing information that is secondary to the use of the lot on which it is located, such as directional information.
4. Flags of the United States, the state and political subdivisions thereof, foreign nations having diplomatic relations with the United States, and any other flag adopted or sanctioned by an elected legislative body of competent jurisdiction, provided such flag shall not exceed sixty (60) square feet in area and shall not be flown from a pole the top of which is more than thirty-five (35) feet in height. Any flag not meeting any one or more of these regulations shall be considered a banner sign and shall be subject to this resolution.
5. Election signs are permitted in all zoning districts for a period beginning not more than thirty (30) days before a duly authorized election date. These signs shall be removed within seven (7) days following the authorized general election date (or run-off date if applicable) or within seven (7) days of the candidate's or issue's election or defeat, whichever comes first. Primary and general election dates shall be established by applicable federal, state, or local law. Said signs must otherwise be in compliance with applicable state law.
6. Temporary signs, not previously mentioned in this Section, intended to draw attention to a particular event or occurrence, such as sales and festivals, sponsored by a church, school, community group, or other non-profit group shall be erected not more than thirty (30) days prior to the advertised event and shall be removed within seven (7) days following the advertised event. Not more than one (1) on-site sign which shall not exceed an area of thirty-six (36) square feet per sign face, and four (4) off-site signs which shall not exceed an area of sixteen (16) square feet per sign face each, shall be permitted.

**9.089.0 FARM MARKET SIGNS.** Pursuant to Ohio Revised Code (O.R.C. 519.21C), in order to adequately protect and provide for the health and safety of Chester Township residents, the following regulations shall apply to signs pertaining to farm markets:

- A. The General Requirements stated in Section 9.01.0 of this Article.
- B. The total signage, not including temporary signs, shall not exceed thirty-six (36) square feet of sign face.
- C. See also Sections 9.04.0 and 9.05.0A.6.

**9.0910.0 FRONTAGE AND BUILDING UNIT.** For the purposes of these sign regulations, the length of the building wall that faces a public street or that contains a public entrance to the uses therein shall be considered the building frontage.

- A. The building frontage shall be measured along such building wall between the exterior faces of the exterior side walls.

- B. In the case of an irregular wall surface, a single straight line extended along such wall surface shall be used to measure the length.
- C. A building shall have only one building frontage except as otherwise set forth herein. A building shall have two frontages whenever the lot fronts on two or more streets, or the building has a public entrance on a wall other than the wall that faces the street. The address shall determine which wall shall be the primary building frontage and which wall shall be the secondary building frontage. Only one outside wall of any business shall be considered its primary frontage and only one additional wall considered its secondary frontage. For multi-occupant buildings, the portion of a building that is owned or leased by a single occupant shall be considered a building unit. The building frontage for a building unit shall be measured from the centerline of the party walls defining the building unit.

#### **9.101.0 MEASUREMENT OF SIGN AREA.**

- A. The surface or face area of a sign shall be computed as including the entire area within a regular, geometric form or combinations of regular geometric forms comprising all of the display area of the sign and including all of the elements of the matter displayed. Frames and structural members not displaying advertising matter shall not be included in computation of surface area. Such frames and structural members shall not be in excess of forty percent (40%) of the area of the sign.
  - 1. For a sign comprised of individual letters, figures or elements on a wall or similar surface of a building or structure, or an irregular shaped ground sign, the area of the sign shall be the area of one (1) rectangular shape that encompasses the perimeter of all the elements in the display.
  - 2. When separate elements are organized to form a single sign, but the elements are separated by open space, the area shall be the area of one (1) rectangular shape that comprises all the display areas, including the space between the elements.
- B. For ground signs:
  - 1. The sign area shall be computed by the measurement of one (1) of the faces when two (2) identical display faces are joined, are parallel, or within thirty (30) degrees of being parallel to each other and are at no point separated by a distance that exceed two (2) feet apart.
  - 2. No more than two (2) display faces shall be permitted.
  - 3. The portion of a solid sign base that is mostly screened by landscaping, up to a maximum height of two (2) feet shall not be calculated as sign or support area.
  - 4. Air under a ground sign between supporting posts, and lighting fixtures and associated brackets shall not be included in the calculation of sign area.

#### **9.142.0 MEASUREMENT OF SIGN HEIGHT.** The height of a sign shall be measured from the average finished grade at the base of the sign or support structure to the tallest element of the sign including frames and structural members. A ground sign on a man-made base, including a graded earth mound, shall be measured from the average finished grade prior to addition of the sign base.

**9.123.0**

**MAXIMUM HEIGHT REQUIREMENTS.**

- A. Wall and marquee signs shall not exceed the height of the wall face to which such signs are attached.
- B. Ground signs shall have a maximum height of eight (8) feet.

**9.134.0**

**LANDSCAPING.** Ground signs shall be erected in a landscaped setting with all season planting or ground cover, extending a minimum distance equal to half the height of the sign around the sign support perimeter and not on sidewalks, drives or in parking lots. Neither the landscaping nor the ground signs shall obstruct the view of vehicles entering or exiting the lot. There shall be landscaping around the base of the ground sign and the landscaping shall be continuously maintained.

**9.145.0**

**WINDOW AREA.** The window area of a building shall be the total glass area of windows on the building frontage. For the purpose of determining window area for ground floor occupants, the ground floor shall be considered to be no more than fifteen (15) feet in height above grade.

**9.156.0**

**NONCONFORMING SIGNS.** See Article 10, Nonconforming Uses.

A nonconforming sign shall immediately lose its legal nonconforming status, and shall be brought into conformance with this Article or removed, when any of the following occur:

- A. The size or shape of the sign is changed;
- B. The sign structure is altered;
- C. If the property upon which the sign is located ceases to be used for a period of ninety (90) days or more.

**9.167.0**

**BILLBOARDS**

- A. Conditional Zoning Certificate Required

A billboard is an off-premises outdoor advertising sign and shall be classified as a conditional use and shall be subject to the procedures and general conditions set forth in Article 6 and Article 9. No billboard shall be located, erected, constructed, reconstructed, enlarged or altered without first obtaining a conditional zoning certificate in accordance with this resolution. Alteration shall not include changing the content or elements of the sign face, or ordinary maintenance of structural components such as painting, and shall not require the issuance of a conditional zoning certificate.

A billboard shall be classified as a business use and may be allowed in any Commercial District and I-Restricted Industrial District, or on lands used for agricultural purposes as defined in this resolution. Billboards shall be prohibited in all other zoning districts.

Section 9.17.0 - **DIMENSIONS OF SIGNS BY ZONING DISTRICT**  
(See applicable Sections of Article 9 for complete regulations pertaining to signs.)

MAXIMUM AREA PER SIGN	1 SQ. FT.	3 SQ. FT.	4 SQ. FT.	6 SQ. FT.	8 SQ. FT.	16 SQ. FT.	18 SQ. FT.	24 SQ. FT.	36 SQ. FT.	OTHER-see referenced Sections
ALL DISTRICTS 9.04.0	Security signs	Nameplate  Instructional other than pre-order, menu-board, and drive-thru signs.	Trespass, private road, hunting and fishing. Real estate directional. Weekend directional. Other off-site signs for particular events such as festivals, etc.	Temporary Signs for sale, lease, rental of real estate, contractors, developers, architects, artisans, etc.		Temporary off-site signs for particular events, such as festivals, etc.			Election signs See 9.04.0J Other on-site temporary signs for particular events, such as festivals etc.	Flags 9.04.0E Temporary Window signs. 9.04.0I. Farm market signs 9.08.0.
RESIDENTIAL DISTRICT 9.05.0		Wall signs. Ground signs. Permanent off-site directional and temporary seasonal directional agricultural signs. Home Occupation signs		Election signs with total area 36 sq. ft. See 9.04.0J.					Temporary signs for sale of subdivisions lots. Ground sign for subdivision entrance, schools, conditional uses (church, memorial park, etc.)	Holiday and decorative banners with no commercials 9.05.0A.7.
COMMERCIAL AND SHOPPING CENTER DISTRICT 9.06.0		Rear door service entrance signs.	Drive-thru pick-up window sign, maximum height eight (8) feet.	Rear door public entrance sign.	Canopy sign, minimum clear height eight (8) feet.		Pre-order board.	Temporary event sign or banner.	Ground sign. Menu board.	Wall signs = 9.06.0A.1.a and b. Permanent window sign 9.06.0A.4. Billboard (conditional use commercial only) 6.07.03