

Granville Township, Licking County, Ohio

Zoning Resolution

Resolution Adopted: October 10, 2012

Trustee William Mason

Trustee Paul Jenks

Trustee Dan VanNess

Effective Date: November 9, 2012

Amending Resolution Dated: November 8, 2006

/s/ Jerry A. Miller Granville Township Fiscal Officer

<u>Section 506</u> Not used	38
<u>Section 507</u> Board of Zoning Appeals Created	38
<u>Section 508</u> Proceedings of the Board of Zoning Appeals	38
<u>Section 509</u> Duties of the Board of Zoning Appeals	39
<u>Section 510</u> Duties of Zoning Inspector, Board of Zoning Appeals, Legislative Authority and Courts on Matters of Appeal	39
<u>Section 511</u> Procedures and Requirements for Appeals and Variances	40
<u>Section 512</u> Appeals	40
<u>Section 513</u> Stay of Proceedings	40
<u>Section 514</u> Variances	40
<u>Section 515</u> Application and Standards for Variances	41
<u>Section 516</u> Supplementary Conditions and Safeguards	42
<u>Section 517</u> Public Hearing by the Board of Zoning Appeals	42
<u>Section 518</u> Notice of Public Hearing in Newspaper	42
<u>Section 519</u> Notice to Parties in Interest	42
<u>Section 520</u> Action by Board of Zoning Appeals	43
<u>Section 521</u> Procedure and Requirements for Approval of Conditional Use Permits	43
<u>Section 522</u> Not Used	43
<u>Section 523</u> Contents of Application for Conditional Use Permit	43
<u>Section 524</u> General Standards Applicable to all Conditional Uses	44
<u>Section 525 A</u> Specific Criteria for Conditional Uses	44
<u>Section 525 B</u> Specific Criteria for Issuance of a Conditional Use Permit in the Flood Hazard Overlay District	46
<u>Section 526</u> Supplementary Conditions and Safeguards	47
<u>Section 527</u> Procedures for Hearing, Notice	48
<u>Section 528</u> Action by the Board of Zoning Appeals	48
<u>Section 529</u> Expiration of Conditional Use Permit	48
ARTICLE 6	
	<u>AMENDMENTS</u>
<u>Section 600</u> Reference to Ohio Revised Code for Amendment of Zoning Resolution and Zoning Map	49
<u>Section 601</u> General	49
<u>Section 602</u> Initiation of Zoning Amendments	49
<u>Section 603</u> Fee for initiation of Zoning Amendments	49
<u>Section 604</u> Contents of Application for Amendment or District Changes	50
<u>Section 605</u> Establish Date for Public Hearing by Zoning Commission	50
<u>Section 606</u> Notice to Contiguous Property Owners if Proposed Amendment or Redistricting of Ten or Fewer Parcels	50
<u>Section 607</u> Publication of Notice of Public Hearing for Proposed Amendment or Redistricting of Ten or Fewer Parcels	51
<u>Section 608</u> Notice to Contiguous Property Owners if Proposed Amendment or Redistricting of More than Ten Parcels	51
<u>Section 609</u> Publication of Notice of Public Hearing for Proposed Amendment or Redistricting of More Than Ten Parcels	51
<u>Section 610</u> Involvement of the Licking County Planning Commission	51
<u>Section 611</u> Involvement of Ohio Department of Transportation Director in Zoning Amendment Changes and Issuance of Zoning Permits Affecting Parcels Located Within Certain Distances of Existing or Proposed State Highways	51

<u>Section 612</u>	Zoning Commission Acceptance, Rejection or Modification of Amendment Request	52
<u>Section 613</u>	Establish Date for Public Hearing by Township Trustees	52
<u>Section 614</u>	Notice to Contiguous Property Owners if Proposed Amendment or Redistricting of Ten or Fewer Parcels	52
<u>Section 615</u>	Publication of Notice of Public Hearing for Proposed Amendment or Redistricting of Ten or Fewer Parcels	52
<u>Section 616</u>	Notice to Contiguous Property Owners if Proposed Amendment or Redistricting of More than Ten Parcels	52
<u>Section 617</u>	Publication of Notice of Public Hearing for Proposed Amendment or Redistricting of More Than Ten Parcels	52
<u>Section 618</u>	Township Trustees Acceptance, Rejection or Modification of Amendment Recommendation from the Zoning Commission	52
<u>Section 619</u>	Effective Date of Amendment or Petition for Zoning Referendum.....	52
ARTICLE 7	<u>PROVISIONS FOR OFFICIAL ZONING MAP</u>	
<u>Section 700</u>	Official Zoning Map	53
<u>Section 701</u>	Identification of the Official Granville Township Zoning Map	53
<u>Section 702</u>	Interpretation of District Boundaries	53
<u>Section 703</u>	Responsibility for Maintenance of the Official Granville Township Zoning Map	54
ARTICLE 8	<u>ESTABLISHMENT AND PURPOSE OF DISTRICTS</u>	
<u>Section 800</u>	Intent	55
<u>Section 801</u>	Conservation District (C-1)	55
<u>Section 802</u>	Agricultural District (AG)	55
<u>Section 803</u>	Rural Residential District (R-1)	55
<u>Section 804</u>	Continuing Care Retirement Community District (CCRC)	55
<u>Section 805</u>	Professional - Research - Office District (PRO)	56
<u>Section 806</u>	Section not used	56
<u>Section 807</u>	General Business District (GB)	56
<u>Section 808</u>	Light Manufacturing District (M-1)	56
<u>Section 809</u>	Section Not used	56
<u>Section 810</u>	Planned Unit Development (PUD) District	56
<u>Section 811</u>	Section Not used	56
<u>Section 812</u>	Flood Hazard Overlay District (FH)	57
<u>Section 813</u>	Amendments	57
ARTICLE 9	<u>OFFICIAL SCHEDULE of DISTRICT REGULATIONS</u>	
<u>Section 900</u>	Section not used	58
<u>Section 901</u>	Official Schedule of District Regulations Adopted	58
<u>Section 902</u>	Intent of District Regulations	58
<u>Section 903</u>	Conservation District (C-1)	58
<u>Section 904</u>	Agricultural District (AG)	59
<u>Section 905</u>	Rural Residential District (R-1)	60
<u>Section 906</u>	Section Not used	62
<u>Section 907</u>	Continuing Care Retirement Community District (CCRC)	62
<u>Section 908</u>	Professional - Research - Office District (PRO)	64
<u>Section 909</u>	Section Not used	66

<u>Section 910</u> General Business District (GB)	66
<u>Section 911</u> Light Manufacturing District (M-1)	67
<u>Section 912</u> Planned Unit Development (PUD) Overlay District	69
912.1 Purpose	69
912.2 General Requirements	69
912.3 Permitted And Conditional Uses	69
912.4 Development Standards	70
912.5 General PUD Approval Procedure	72
912.6 PUD Development Plan Submission	72
912.7 PUD Development Plan Review As A Subdivision	74
912.8 PUD Development Plan Review	74
912.9 Criteria For Approval Of A PUD Development Plan	75
912.10 Decision By Zoning Commission:	75
912.11 Extension Of Time	76
Section 913 Reserved For Future Use	76
<u>Section 914</u> Transportation Corridor Overlay District (TC)	76
<u>Section 915</u> Flood Hazard Overlay District (FH)	79
915.1 Finding Of Fact	79
915.2 Applicable Lands	79
915.3 Warning and Disclaimer Of Liability	80
915.4 Prohibited Activities	80

ARTICLE 10 SUPPLEMENTARY DISTRICT REGULATIONS

<u>Section 1000</u> General	81
<u>Section 1001</u> Driveways and Roadways	81
<u>Section 1002</u> Environmental requirements	81
<u>Section 1003</u> Temporary Buildings	82
<u>Section 1004</u> Parking and Storage of Certain Vehicles	82
<u>Section 1005</u> Required Trash Areas	83
<u>Section 1006</u> Noxious Weeds	83
<u>Section 1007</u> Supplemental Yard and Height Regulations	84
<u>Section 1008</u> Setback Requirements for Corner Buildings	84
<u>Section 1009</u> Visibility at Intersections	84
<u>Section 1010</u> Yard Requirements for Multi-Family Dwellings	84
<u>Section 1011</u> Open Space and Landscaping Requirements for CCRC, GB, PRO, and M-1 Districts	84
<u>Section 1012</u> Architectural Projections	85
<u>Section 1013</u> Exceptions to Height Regulations	85
<u>Section 1014</u> Special Provisions for All Districts and Uses	86
<u>Section 1015</u> Fire Hazard	86
<u>Section 1016</u> Radioactivity or Electrical Disturbance	86
<u>Section 1017</u> Noise	86
<u>Section 1018</u> Vibration	86
<u>Section 1019</u> Air Pollution	87
<u>Section 1020</u> Outdoor Lighting	87
<u>Section 1021</u> Erosion	89
<u>Section 1022</u> Water Pollution	89
<u>Section 1023</u> Enforcement Provisions	90

<u>Section 1024</u>	Measurement Procedures	90
<u>Section 1025</u>	Junk Motor Vehicles	90
<u>Section 1026</u>	Accessory Buildings and Structures	91
<u>Section 1027</u>	Satellite Dish Antennas	91
<u>Section 1028</u>	Adult Entertainment Facilities	93
	1028.00 Definitions	93
	1028.01 Exceptions	95
	1028.02 Location	95
	1028.03 Unlawful Exhibition or Display of Harmful Material to Juveniles..	95
	1028.04 Violation and Penalty	96
	1028.05 Adult Entertainment Facilities - Prohibited	96
<u>Section 1029</u>	Kennels	96
<u>Section 1030</u>	Sanitary Landfills, Recycling Centers and Compost Facilities	96
<u>Section 1031</u>	Mobile Home Parks, Etc. Prohibited	96
<u>Section 1032</u>	Regulation of Antennas and Wireless Telecommunication Towers and	
	Facilities	96
	1032.01 Purpose	96
	1032.02 Antennas for Reception Only or for Reception and Transmission..	97
	1032.03 Wireless Telecommunications Facilities, Including Towers and	
	Equipment Buildings	98
	1032.04 Conditions for Wireless Telecommunications Tower & Facilities.	100
ARTICLE 11	<u>OFF-STREET PARKING AND LOADING FACILITIES</u>	
<u>Section 1100</u>	General Requirements	103
<u>Section 1101</u>	Parking Space Dimensions	103
<u>Section 1102</u>	Loading Space Requirements and Dimensions	103
<u>Section 1103</u>	Paving	104
<u>Section 1104</u>	Drainage	104
<u>Section 1105</u>	Maintenance	104
<u>Section 1106</u>	Section Not Used	104
<u>Section 1107</u>	Location of Parking Spaces	104
<u>Section 1108</u>	Screening and/or Landscaping	104
<u>Section 1109</u>	Disabled Vehicles	105
<u>Section 1110</u>	Minimum Setback and Landscaping	105
<u>Section 1111</u>	Landscaped Median Strips within Larger Parking Lots	105
<u>Section 1112</u>	Wheel Blocks	105
<u>Section 1113</u>	Width of Driveway Aisle	106
<u>Section 1114</u>	Access	106
<u>Section 1115</u>	Width of Access Driveway	106
<u>Section 1116</u>	Striping	106
<u>Section 1117</u>	Parking Space Requirements	106
<u>TYPE OF USE</u>	<u>MINIMUM PARKING SPACES REQUIRED</u>	
<u>Section 1118</u>	Residential	107
<u>Section 1119</u>	Commercial	107

	<u>Section 1120</u> Business, Recreational, or Entertainment	107
	<u>Section 1121</u> Institutional	107
	<u>Section 1122</u> Schools (Public, Parochial, or Private)	108
	<u>Section 1123</u> Manufacturing	108
	<u>Section 1124</u> General Interpretation of Article 11	108
ARTICLE 12	SIGNS	
	<u>Section 1200</u> Intent	109
	<u>Section 1201</u> Governmental Signs Excluded	109
	<u>Section 1202</u> General Requirements for All Signs and Districts	109
	<u>Section 1203</u> Measurement of Sign Area	110
	<u>Section 1204</u> Signs Permitted in All Districts - No Permit Required	111
	<u>Section 1205</u> Signs Permitted in Districts - Permits Required	111
	<u>Section 1206</u> Outdoor Advertising Displays and/or Billboards	112
	<u>Section 1207</u> Photographs of Signage	113
	<u>Section 1208</u> Setbacks for Public and Quasi-Public Signs	113
	<u>Section 1209</u> Special Yard Provisions	113
	<u>Section 1210</u> Limitation	113
	<u>Section 1211</u> Violations	113
APPENDIX A1	<u>COMMENTARY & INTRODUCTION ON ADMINISTRATION...</u>	114
APPENDIX A2	<u>COMMENTARY & INTRODUCTION TO ZONING MAP</u>	118
APPENDIX A3	<u>COMMENTARY ON OFF-STREET PARKING & LOADING FACILITIES</u>	119

Attached at the end of the Zoning Resolution are the amendments that were adopted by the Granville Township Trustees on:

- 1) November 8, 2006
- 2) October 10, 2012

Preamble

A resolution of the Township of Granville, Licking County, Ohio, enacted in accordance with a comprehensive plan and the provisions of Chapter 519, Ohio Revised Code as amended, dividing the unincorporated portion of the township into zones and districts, encouraging, regulating, and restricting therein the location, construction, reconstruction, alteration and use of structures and land; promoting the orderly development of residential, business, industrial, recreational, and public areas; providing for adequate light, air, and convenience of access to property by regulating the use of land and buildings and the bulk of structures in relationship to surrounding properties; limiting congestion in the public right-of-way; providing the compatibility of different land uses and the most appropriate use of land; providing for the administration of this resolution, defining the powers and duties of the administrative officers as provided hereafter, and prescribing penalties for the violation of the provisions in this resolution and of any amendment thereto, all for the purpose of protecting the public health, safety, comfort and general welfare; and for the repeal thereof.

Therefore, be it resolved by the Board of Township Trustees of Granville Township, Licking County, State of Ohio:

ARTICLE 1

Section 100 Title

This resolution shall be known and may be cited to as the "Granville Township, Licking County, Ohio, and Zoning Resolution."

Section 101 Provisions Declared Minimum Requirements

In their interpretation and application, the provisions of this resolution shall be held to be minimum requirements, adopted for the promotion of the public health, safety, and the general welfare. Wherever the requirements of this resolution conflict with the requirements of any other lawfully adopted rules, regulations, ordinances, or resolutions, the most restrictive, or that imposing the higher standards shall govern.

Section 102 Separability Clause

Should any section or provision of this resolution be declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the resolution as a whole, or any part thereof other than the part to declare to be unconstitutional or invalid.

Section 103 Repeal of Conflicting Resolution, Effective Date

All resolutions or parts of resolutions in conflict with this zoning resolution or inconsistent with the provisions of this resolution are hereby repealed to the extent necessary to give this resolution full force and effect. This resolution shall become effective from and after the date of its approval and adoption, as provided by law.

ARTICLE 2
DEFINITIONS

Section 200 Interpretations of Terms of Words

For the purpose of this resolution, certain terms of words used herein shall be interpreted as follows:

1. The word "person" includes a firm, association, organization, partnership, trust, company, or corporation as well as individual.
2. The present tense includes the future tense, the singular number includes the plural, and the plural number includes the singular.
3. The word "shall" is a mandatory requirement, the word "may" is a permissive requirement, and the word "should" is a preferred requirement.
4. The words "used" or "occupied" include the words "intended, designed, or arranged to be used or occupied."

Accessory Use or Structures: A use or structure on the same lot with, and of a nature customarily incidental, subordinate and directly attendant to, the principal use or structure.

Adult Entertainment Facility: See Section 1028.

Agriculture: As used herein "Agriculture" shall have the same definition as used in Section 519.01 of the Ohio Revised Code and includes farming; ranching; aquaculture; apiculture; horticulture; viticulture; animal husbandry, including, but not limited to, the care and raising of livestock, equine, and fur-bearing animals; poultry husbandry and the production of poultry and poultry products; dairy production; the production of field crops, tobacco, fruits, vegetables, nursery stock, ornamental shrubs, ornamental trees, flowers, sod, or mushrooms; timber; pasturage; any combination of the foregoing; the processing, drying, storage, and marketing of agricultural products when those activities are conducted in conjunction with, but are secondary to, such husbandry or production.

Agricultural Structure: Any Structure which is constructed and used predominantly for one or more activities satisfying the definition of Agriculture.

Airport: Any runway, land area or other facility designed or used either publicly or privately by any person for the landing and taking off of aircraft, including all necessary taxiways, aircraft storage and tie-down areas, hangars and other necessary buildings, and open spaces.

Alley: See Thoroughfare.

Alterations, Structural: Any change in the supporting members of a building such as bearing walls, columns, beams, or girders.

Automotive Repair: The repair, rebuilding, or reconditioning of motor vehicles or parts thereof, including collision service, painting, and steam cleaning of vehicles.

Automotive, Mobile Home, Travel Trailer, Boat and Farm Implement Sales: The sale or rental of new and used motor vehicles, mobile homes, travel trailers, or farm implements, but not including repair work except incidental warranty repair of same, to be displayed and sold on the premises.

Automotive Wrecking: The dismantling or wrecking of used motor vehicles, mobile homes, trailers, boats, or the storage, sale or dumping of dismantled, partially dismantled, obsolete or wrecked vehicles or their parts.

Basement: A story all or partly underground but having at least one-half of its height below the average level of the adjoining ground.

Bed and Breakfast: An occupation with no more than three rooms for transient rental and must have one off street parking space per rental room in addition to space required in the Residential District.

Billboard: A sign erected for the purpose of displaying advertising media.

Building: Any structure designed or intended for the support, enclosure, shelter, or protection of persons, animals, chattels, or property.

Building Accessory: A subordinate building detached from, but located on the same lot as the principal building, the use of which is incidental and accessory to that of the main building or use.

Building Height: The vertical distance measured from the average elevation of the proposed finished grade at the front of the building to the highest point of the roof for flat roofs, to the deck line of mansard roofs, and the mean height between eaves and ridge for gable, hip, and gambrel roofs.

Building Line: See Setback Line.

Building, Principal: A building in which is conducted the main or principal use of the lot on which said building is situated.

Business Convenience: Commercial establishments, which cater to and can be located in close proximity to or within residential districts without creating undue vehicular congestion, excessive noise, or other objectionable influences. Uses in this classification tend to serve a day-to-day need in the neighborhood.

Business, General: Commercial uses which generally require location on or near major thoroughfares and/or their intersections, and which tend, in addition to serving day-to-day needs of the community, also supply the more durable and permanent needs of the whole community. General business uses include, but need not be limited to, such activities as supermarkets; stores that sell hardware, apparel, footwear, appliances, and furniture; department stores.

Business Highway: Commercial uses which generally require locations on or near major thoroughfares and/or their intersections, and which tend to serve the motoring public. Highway business uses include, but need not be limited to such activities as filling stations, truck and auto sales and services, restaurants and motels, and commercial recreation.

Business, Office Type: Quasi-commercial uses, which may often be transitional between retail business and/or manufacturing, and residential uses. Office business generally accommodates such occupations as administrative, executive, professional, accounting, writing, clerical, stenographic, and drafting. Institutional offices of a charitable, philanthropic, or religious or educational nature are also included in this classification.

Business Services: Any profit making activity which renders services primarily to other commercial or industrial enterprises, or which services and repairs appliances and machines used in homes and business.

Business, Wholesale: Business establishments that generally sell commodities in large quantities or by the piece to retailers, jobbers, other wholesale establishments, or manufacturing establishments. These commodities are basically for further resale, for use in the fabrication of a product, or for use by a business service.

Cemetery: Land used or intended to be used for the burial of the human or animal dead and dedicated for cemetery purposes, including crematories, mausoleums, and mortuaries if operated in connection with and within the boundaries of such cemetery.

Channel: A natural or artificial watercourse of perceptible extent, with bed and banks to confine and conduct continuously or periodically flowing water.

Clinic: A place used for the care, diagnosis and treatment of sick, ailing, infirm, or injured persons, and those who are in need of medical and surgical attention, but who are not provided with board or room or kept overnight on the premises.

Club: A building or portion thereof or premises owned or operated by a person for a social, literary, political, educational, or recreational purpose primarily for the exclusive use of members and their guests.

Commercial Entertainment Facilities: Any profit making activity which is generally related to the

entertainment field, such as motion picture theaters, carnivals, nightclubs, cocktail lounges, and similar entertainment activities.

Conditional Use: A use permitted within a district other than a principally permitted use, requiring a conditional use permit and approval of the Board of Zoning Appeals. Conditional uses permitted in each district is listed in the Official Schedule and District Regulations.

Conditional Use Permit: A permit issued by the zoning inspector upon approval of the Board of Zoning Appeals to allow a use other than a principally permitted use to be established within the district.

Continuing Care Retirement Community: Provides a comprehensive living arrangement for the elderly which offers at a minimum: independent-living units, board, and a range of health care and social services including access to prescriptions, physician services, rehabilitation services, assisted living and nursing care. The community is owned by a single entity and has obtained necessary licenses and/or certification for specialized services, including, as appropriate, assisted living and nursing care. Lodging, services and a specified amount of nursing care are provided pursuant to an agreement effective for the lifetime of an individual in consideration of the payment of an entrance fee and additional periodic charges.

Corner Lot: See Lot Types.

Cul-de-Sac: See Thoroughfare.

Dead-End Street: See Thoroughfare.

Density: A unit of measurement, the number of dwelling units per acre of land.

Dwelling: Any building or structure (except a house trailer or mobile home as defined by Ohio Revised Code 4501.01) which is wholly or partly used or intended to be used for living or sleeping by one or more human occupants.

Dwelling Units: Space within a dwelling, comprising living, dining, sleeping room or rooms, storage closets, as well as space and equipment for cooking, bathing, and toilet facilities, all used by only one family and its household employees.

Dwelling, Single-Family: A dwelling consisting of a single dwelling unit only, separated from other dwelling units by open space.

Dwelling, Two-Family: A dwelling consisting of two dwelling units which may be either attached side by side or one above the other, and each unit having a separate or combined entrance or entrances.

Dwelling, Industrialized Unit: An assembly of materials or products comprising all or part of a total structure which, when constructed, is self-sufficient or substantially self-sufficient and when installed, constitutes a dwelling unit, except for necessary preparations for its placement, and including a modular or sectional unit but not a mobile home.

Dwelling, Rooming House: A dwelling or part thereof, other than a hotel, motel, or restaurant where meals and/or lodging are provided for compensation, for three or more unrelated persons where no cooking or dining facilities are provided in the individual rooms.

Earth Disturbing Activity: Any activity which involves any grading, excavating, filling, or other alteration of the earth's surface (excluding agricultural activities) which is likely to result in or contribute to more than an insignificant amount of erosion and/or sediment pollution; "Filling" means any activity which involves depositing or dumping any fill onto or into the ground, excluding agricultural activities and common household gardening and ground care activities; and "fill" means soil, rock, earth, sand, gravel, or any other material which is deposited or placed onto or into the ground.

Easements: Authorization by a property owner for the use by another, and for a specified purpose, of any designated part of his property.

Essential Services: The erection, construction, alteration, or maintenance, by public utilities or municipal or other governmental agencies, of underground gas, electrical, steam or water transmission, or distribution systems, collection, communication, supply or disposal systems or sites, including poles, wires, mains, drains, sewers, pipes, traffic signals, hydrants, or other similar equipment and accessories in connection therewith which are reasonably necessary for the furnishing of adequate service by such public utilities or municipal or other governmental agencies or for the public health or safety or general welfare, but not including buildings.

Family: One or more persons occupying a single dwelling unit, provided that unless all members are related by blood, adoption, or marriage, no such family shall contain over five persons.

Farm Vacation Enterprises (Profit or Non-Profit): Farms adapted for use as vacation farms, picnicking and sports areas, fishing waters, camping, scenery, and nature recreation areas, hunting areas, hunting preserves and watershed projects.

Floor Area of a Residential Building: The sum of the gross horizontal area of the several floors of a residential building, excluding basement floor areas, garage areas, roofed porches, terraces and breezeways. All dimensions shall be measured along exterior walls.

Floor Area of a Non-Residential Building (To be Used in Calculating Parking Requirements): The floor area of the specified use excluding stairs, washrooms, elevator shafts, maintenance shafts and rooms, storage spaces, display windows, and fitting rooms, and similar areas.

Floor Area, Usable: Measurement of usable floor area shall be the sum of the horizontal areas of the

several floors of the building, measured along the faces of the exterior walls.

Food Processing: The preparation, storage, or processing of food products. Examples of these activities include bakeries, dairies, canneries, and other similar businesses.

Garages, Private: A detached accessory building or portion of a principal building for the parking or temporary storage of automobiles, travel trailers and/or boats of the occupants of the premises.

Garage, Public: A principal or accessory building other than a private garage, used for parking or temporary storage of passenger automobiles, and in which no other service shall be provided for remuneration.

Garage, Service Station: Buildings and premises where gasoline, oil, grease, batteries, tires, and motor vehicle accessories may be supplied and dispensed at retail.

Uses permissible at a filling station do not include major mechanical and body work, straightening of body parts, painting, welding, storage of autos not in operational condition, or other work involving noise, glare, fumes, smoke or other characteristics to an extent greater than normally found in filling stations. A filling station is neither a repair garage nor a body shop.

Home-Based Business: An occupation conducted in a dwelling unit on a property, provided that:

1. The minimum lot size for the conduct of such Home-Based Business shall be at least five acres.
2. No more than three persons other than members of the family residing on the premises shall be engaged in such Home-Based Business.
3. The use of the property for the Home-Based Business shall be clearly subordinate to its use for residential purposes by its occupants, be located in the dwelling unit, and be not more than (the lesser of) 1,200 square feet or 25 percent of the combined floor area of the dwelling unit on the property shall be used in the conduct of the Home-Based Business.
4. There shall be no visible evidence of the conduct of such Home-Based Business other than one non-illuminated sign, not exceeding four square feet in area per side.
5. Traffic generated by such Home-Based Business in greater volume than what would normally be expected in a Residential or PRO District shall be prohibited. Any need for parking generated by the conduct of such Home-Based Business shall meet the off-street parking requirements as specified in this resolution, and shall not be located in a required front or side yard.
6. No equipment or process shall be used in such Home-Based Business, which creates noise, vibration, glare, fumes, odors, or electrical interference detectable to the normal senses off the property. In the case of electrical interference, no equipment or process shall be used which creates visual or audible interference in any radio or television receivers off the premises, or causes fluctuations in line voltage off the premises.

Home Occupation: An occupation conducted in a dwelling unit, provided that:

1. No more than one person other than members of the family residing on the premises shall be engaged in such occupation.
2. The use of the dwelling unit for the home occupation shall be clearly incidental and subordinate to its use for residential purposes by its occupants, and not more than (the lesser of) 1,200 square feet or 25 percent of the combined floor area of the dwelling unit shall be used in the conduct of the home occupation.
3. There shall be no change in the outside appearance of the building or premises, or other visible evidence of the conduct of such home occupation.
4. No traffic shall be generated by such home occupation in greater volume than would normally be expected in a Residential District and any need for parking generated by the conduct of such home occupation shall meet the off-street parking requirements as specified in this resolution, and shall not be located in a required front yard.
5. No equipment or process shall be used in such home occupation, which creates noise, vibration, glare, fumes, odors, or electrical interference detectable to the normal senses off the lot, if the occupation is conducted in a single-family residence. In the case of electrical interference, no equipment or process shall be used which creates visual or audible interference in any radio or television receivers off the premises, or causes fluctuations in line voltage off the premises.

Hotel or Motel and Apartment Hotel: A building in which lodging or boarding and lodging are provided and offered to the public for compensation.

Independent-living Unit: An apartment, cottage or other residential living area within a Continuing Care Retirement Community designed for and intended for use by persons who are able to live independently without the care and assistance of service providers.

Institution: Building and/or land designed to aid individuals in need of mental, therapeutic, rehabilitative counseling, or other correctional services.

Junk Buildings, Junk Shops, Junk Yards: Any land, property, structure, building or combination of the same, on which junk is stored or processed.

Kennel: Any lot or premises, on which four or more domesticated animals more than four months of age are housed, groomed, bred, boarded, trained, or sold. Kennels may not be established in a residential district.

Livestock: Farm animals kept for use and profit.

Loading Space, Off-Street: Space logically and conveniently located for bulk pickups and deliveries, scaled to delivery vehicles and expected to be used, and accessible to such vehicles when required off-street parking spaces are filled. Required off-street loading space is not to be included as off-street parking space in computation of required off-street parking space. All off-street loading spaces shall be located totally outside of any street or alley right-of-way.

Location Map: See Vicinity Map.

Lot: For the purposes of this resolution, a lot is a parcel of land of sufficient size to meet minimum zoning requirements for use, coverage, and area, and to provide such yards and other open spaces as are herein required. Such lot shall have frontage on a dedicated public street, and may consist of:

1. A single lot of record.
2. A portion of a lot of record.
3. A combination of complete lots of record, or complete lots of record and portions of lots of record, or of portions of lots of record.

Lot Coverage: The ratio of enclosed ground floor area of all buildings on a lot to the horizontally projected area of the lot, expressed as a percentage.

Lot Frontage: The front of a lot shall be construed to be the portion nearest the street. For the purpose of determining yard requirements on corner lots and through lots, all sides of a lot adjacent to streets shall be considered frontage, and yards shall be provided as indicated under "Yards" in this section.

Lot, Minimum Area of: The area of a lot is computed exclusive of any portion of the right-of-way of any public or private street and inclusive of any easements of record.

Lot Measurements: A lot shall be measured as follows:

1. The amount of required frontage measured at a dedicated road along the right-of-way is designated in each of the zoning districts in this resolution.
2. At either 50 feet from the front right-of-way or at the building line, whichever is greater, the width must be at least the minimum width as specified in the particular district in the Resolution.

Lot of Record: A lot, which is part of a subdivision recorded in the office of the County Recorder, or a lot or parcel described by metes, and bounds, the description of which has been so recorded.

Lot Types: Terminology used in this resolution with reference to corner lots, interior lots, and through lots is as follows:

1. Corner Lot: A lot located at the intersection of two or more streets. A lot abutting on a curved street or streets shall be considered a corner lot if straight lines drawn from the foremost points of the side lot lines to the foremost points of the lot meet at an interior angle of less than 135 degrees.
2. Interior Lot: A lot with only one frontage on a street.
3. Through Lot: A lot other than a corner lot with frontage on more than one street. Through lots abutting two streets may be referred to as double frontage lots.
4. Reversed Frontage Lot: A lot on which frontage is at right angles to the general pattern in the

area. A reversed frontage lot may also be a corner lot.

Maintenance and Storage Facilities: Land, buildings, and structures devoted primarily to the maintenance and storage of construction equipment and material.

Manufacturing, Light: Manufacturing or other industrial uses which are usually controlled operations, relatively clean, quiet and free of objectionable or hazardous elements such as smoke, noise, odor or dust; operating and storing within enclosed structures, and generating little industrial traffic and no nuisances.

Non-Conformities: A building, structure or use of a building, structure or land which exists at the time of enactment of this resolution, and which does not conform to the regulations of the district or zone in which it is situated.

Nursery, Nursing Home: A home or facility for the care and treatment of babies, children, pensioners, or elderly people.

Nursery, Plant Materials: Land, building, structure, or combination thereof for the storage, cultivation, transplanting of live trees, shrubs, or plants offered for retail sale on the premises including products used for gardening or landscaping.

Open Space: An area substantially open to the sky, which may be on the same lot with a building. The area may include, along with the natural environmental features, water areas, swimming pools, and tennis courts, any other recreational facilities that the Zoning Commission deems permissive. Streets, parking areas, structures for habitation, and the like shall not be included.

Parking Space, Off-Street: For the purpose of this resolution, an off-street parking space shall consist of an area adequate for parking an automobile with room for opening doors on both sides, together with properly related access to a public street or alley and maneuvering room, but shall be located totally outside of any street or alley right-of-way.

Performance Bond or Surety Bond: An agreement by a sub divider or developer with the County for the amount of the estimated construction cost guaranteeing the completion of physical improvements according to plans and specifications within the time prescribed by the sub divider's agreement.

Personal Services: Any enterprise conducted for gain, which primarily offers services to the general public such as shoe repair, watch repair, barbershops, beauty parlors, and similar activities.

Professional Activities: The use of offices and related spaces for such professional services as are provided by medical practitioners, lawyers, architects, and engineers, and similar professions.

Public Service Facility: The erection, construction, alteration, operation, or maintenance of buildings, power plants, or substations, water treatment plants or pumping stations, sewage disposal

or pumping plants and other similar public service structures by a public utility, by a railroad, whether publicly or privately owned, or by a municipal or other governmental agency, including the furnishing of electrical, gas, rail transport, communication, public water, and sewage services.

Public Uses: Public parks, schools, governmental, administrative and cultural buildings and structures, including public land or buildings devoted solely to the storage and maintenance of equipment and materials and any other public service facilities.

Public Way: An alley, avenue, boulevard, bridge, channel, ditch, easement, expressway, freeway, highway, land, parkway, right-of-way, road, sidewalk, street, subway, tunnel, viaduct, walk, bicycle path, or other ways in which the general public or a public entity have a right, or which are dedicated, whether improved or not.

Quasi-public Use: Churches, Sunday schools, parochial schools, colleges, hospitals, and other facilities of an educational, religious, charitable, philanthropic, or non-profit nature.

Recreation Facilities: Public or private facilities that may be classified as either "extensive" or "intensive" depending upon the scope of services offered and the extent of use. Extensive facilities generally require and utilize considerable areas of land and include, but need not be limited to swimming facilities, hunting, fishing, and riding clubs and parks. Intensive facilities generally require less land (used more intensively) and include, but need not be limited to miniature golf courses, amusement parks, stadiums, and bowling alleys.

Research Testing, and Related Facilities: Research, development and testing related to such fields as chemical, pharmaceutical, medical, electrical, transportation and engineering. Research, testing, and related facilities including operation of prototype, pilot plant, or semi-works processes which are no larger than normal version of process, exposure of product to weather and all other tests relating to code and other product performance requirements, and fabrication or assembly operations which process materials or equipment for market development and other uses, provided that such operations shall be conducted within a building or be visually screened or located more than 200 feet from adjacent property lines, and provided further, that the same do not violate the provisions of Sections 1014 through 1024, inclusive.

Roadside Stand: A temporary structure designed or used for the display or sale of agricultural and related products.

Right-of-Way: A strip of land taken or dedicated for use as a public way. In addition to the roadway, it normally incorporates the curbs, lawn strips, sidewalks, lighting, and drainage facilities, and may include special features (required by the topography or treatment) such as grade separation, landscaped areas, viaducts, and bridges.

Seat: For purposes of determining the number of off-street parking spaces for certain uses, the number of seats is the number of seating units installed or indicated, or each 24 lineal inches of

benches, pews, or space for loose chairs.

Setback Line: A line established by the zoning resolution generally parallel with and measured from the edge of the pavement, defining the limits of a yard in which no building or structure may be located above ground, except as may be provided in said code.

Sewers, Central or Group: An approved sewage disposal system, which provides a collection network and disposal system and central sewage treatment facility for a single development, community, or region.

Sewers, On-Site: A septic tank or similar installation on an individual lot which utilizes an aerobic bacteriological process or equally satisfactory process for the elimination of sewage and provides for the proper and safe disposal of the effluent, subject to the approval of health and sanitation officials having jurisdiction.

Sidewalk: That portion of the road right-of-way outside the roadway, which is improved for the use of pedestrian traffic.

Sign: Any device designated to inform or attract the attention of persons not on the premises on which the sign is located.

1. Sign, On-Premises: Any sign related to a business or profession conducted, or to a commodity or service sold or offered upon the premises where such sign is located.
2. Sign, Off-Premises: Any sign unrelated to a business or profession conducted, or to a commodity or service sold or offered upon the premises where such sign is located.
3. Sign, Illuminated: Any sign illuminated by electricity, gas, or other artificial light including reflecting or phosphorescent light.
4. Sign, Lighting Device: Any light, string of lights, or group of lights located or arranged so as to cast illumination on a sign.
5. Sign, Projecting: Any sign which projects from the exterior of a building.

Story: That part of a building between the surface of a floor and the ceiling immediately above.

Structure: Anything constructed or erected, the use of which requires location on the ground, or attachment to something having a fixed location on the ground. Among other things, structures include buildings, mobile homes, walls, swimming pools, and tool sheds on skids.

Structure, Principal: The structure on a lot within which the main or primary use of the property is conducted.

Subdivision: The dividing of a parcel of property into more than one parcel.

Supply Yards: A commercial establishment storing and offering for sale building supplies, steel

supplies, coal, heavy equipment, feed and grain, and similar goods.

Thoroughfare, Street, or Road: The full width between property lines bounding every public way or whatever nature, with a part thereof to be used for vehicular traffic and designated as follows:

1. Alley: A minor street used primarily for vehicular service access to the back or side of properties abutting on another street.
2. Arterial Street: A general term denoting a highway primarily for through traffic, carrying heavy loads and large volume of traffic, usually on a continuous route.
3. Collector Street: A thoroughfare, whether within a residential, industrial, commercial, or other type of development, which primarily carries traffic from local streets, including the principal entrance and circulation routes within residential subdivisions.
4. Cul-de-Sac: A local street of relatively short length with one end open to traffic and the other end terminating in a vehicular turnaround.
5. Dead-End Street: A street having only one outlet for vehicular traffic.
6. Local Street: A street primarily for providing access to residential or other abutting property.
7. Loop Street: A type of local street, each end of which terminates at an intersection with the same arterial or collector street, and whose principal radius points of the 180 degree system of turns are not more than 1,000 feet from said arterial or collector street, nor normally more than 600 feet from each other.
8. Marginal Access Street: A local or collector street, parallel and adjacent to an arterial or collector street, providing access to abutting properties and protection from arterial or collector streets.

Through Lot: See Lot Types.

Transportation, Director of: The Director of the Ohio Department of Transportation.

Unnecessary Hardship: Hardship which is substantial and serious and one or more of the following is true:

1. Application of the zoning ordinance to the parcel of land causes such a diminution of its value as to amount to a confiscation.
2. The affected property cannot be used for any productive use if devoted to a permitted use. Economic loss alone is not sufficient to meet this criteria; the landowner's property must be rendered practically valueless without the variance.
3. None of the permitted uses in the zoning ordinance for the particular district may reasonably be applied to the property.

4. The hardship is unique to the applicant's property and is not a hardship common to the area.

In any of the foregoing situations, the hardship cannot have been self-created. An applicant who had knowledge of the zoning restrictions and/or the problems bringing about the hardship, or who should have known them at the time the property was purchased, may not claim unnecessary hardship.

Use: The specific purposes for which land or a building is designated, arranged, or for which it is occupied or maintained.

Variance: A variance is a modification of the strict terms of the relevant regulations where such modification will not be contrary to the public interest and where owing to conditions peculiar to the property and not the result of the action of the applicant, a literal enforcement of the regulations would result in unnecessary hardship.

Veterinary Animal Hospital or Clinic: A place used for the care, grooming, diagnosis, and treatment of sick, ailing, infirm, or injured animals, and those who are in need of medical or surgical attention, and may include overnight accommodations on the premises for the treatment, observation and/or recuperation. It may also include boarding that is incidental to the primary activity.

Vicinity Map: A drawing located on the plat which sets forth by dimensions or other means, the relationship of the proposed subdivision or use to other nearby developments or landmarks and community facilities and services within the general area in order to better locate and orient the area in question.

Walkway: A public way, four feet or more in width, for pedestrian use only, whether along the side of a road or not.

Yard: A required open space unoccupied and unobstructed by any structure or portion of a structure.

1. Yard, Front: A yard extending between side lot lines across the front of a lot and from the road right-of-way line to the front of the principal building.
2. Yard, Rear: A yard extending between side lot lines across the rear of a lot and from the rear lot line to the rear of the principal building.
3. Yard, Side: A yard extending from the principal building to the side lot line on both sides of the principal building between the lines establishing the front and rear yards.

Zoning Permit: A document issued by the zoning inspector authorizing the use of lots, structures, uses of land and structures, and the characteristics of the uses.

Figure 1: Types of Lots

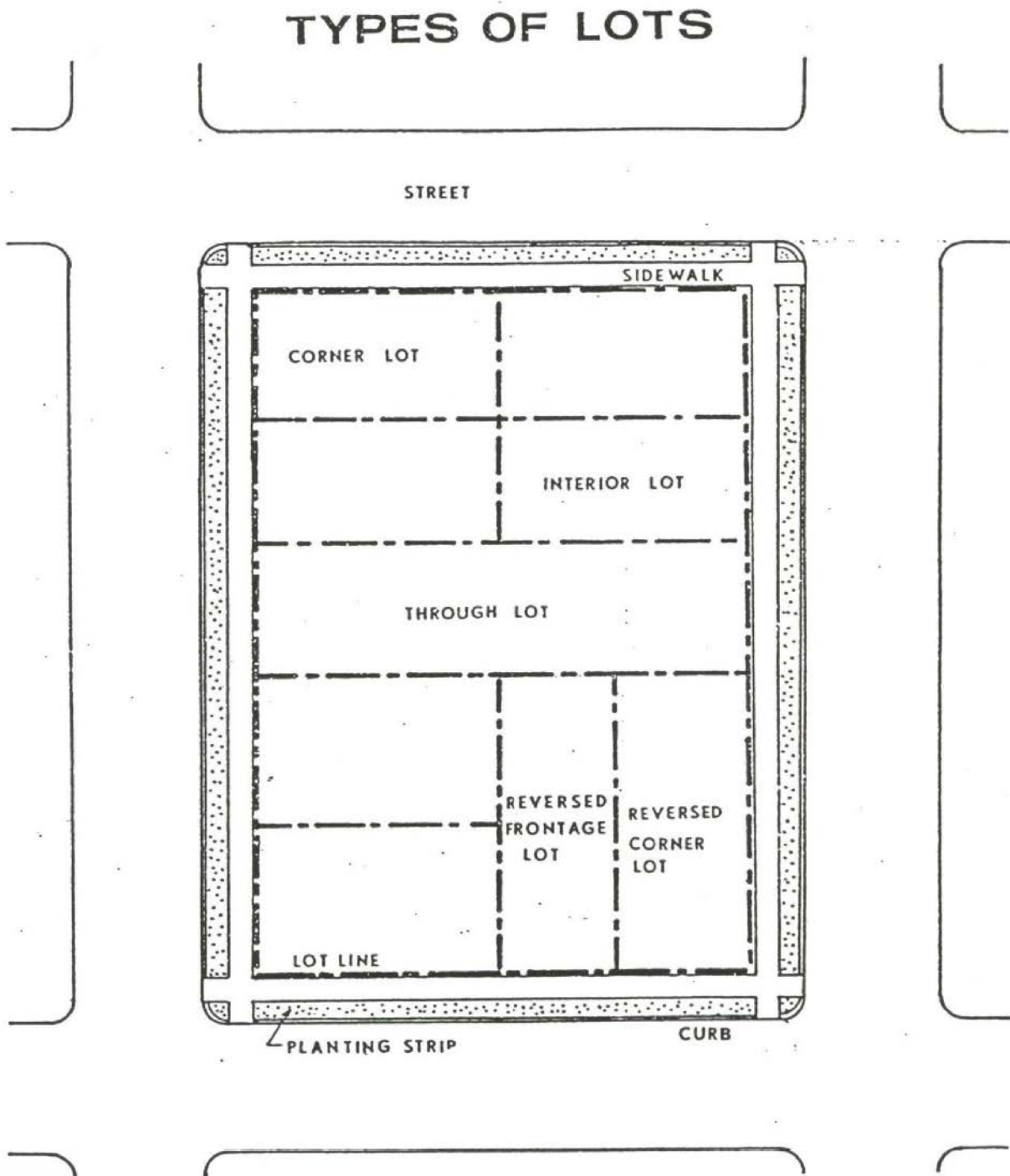
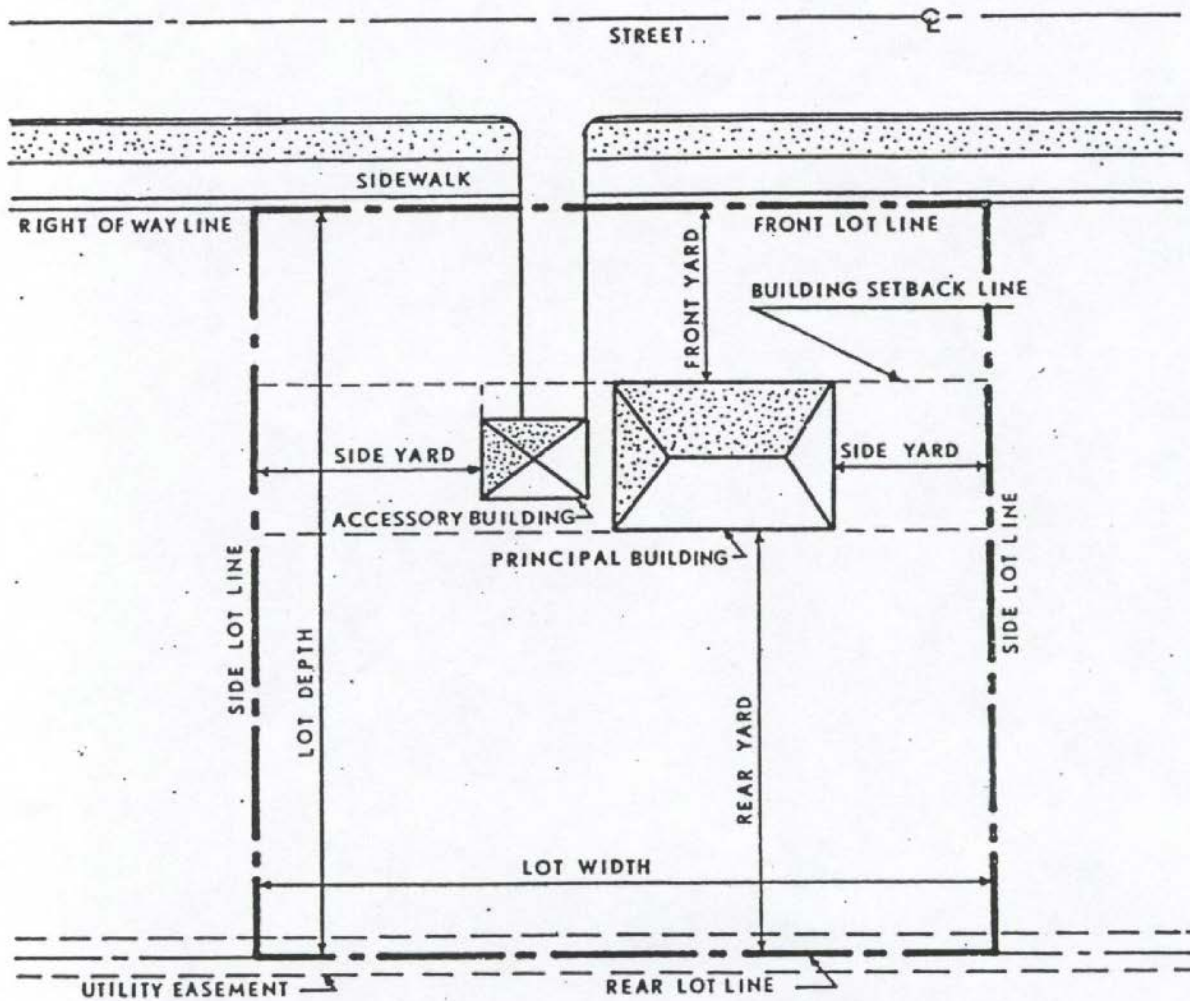


Figure 2

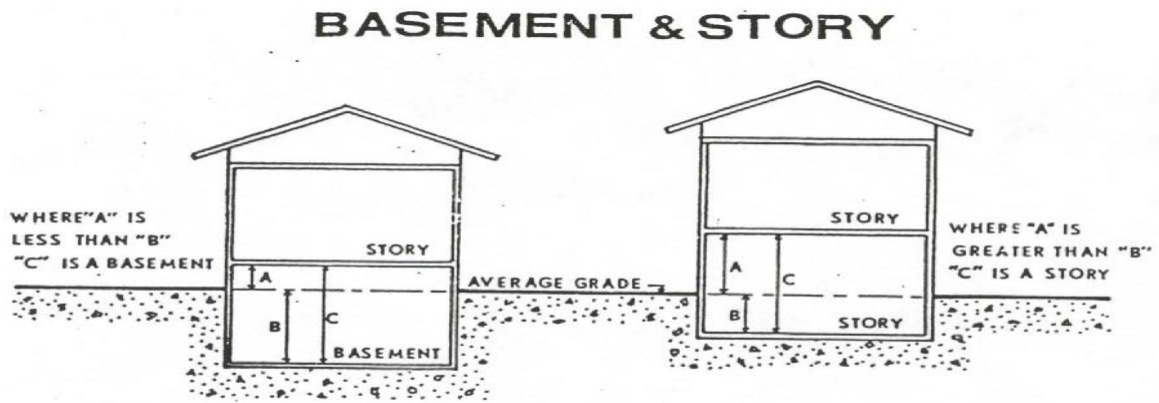
LOT TERMS



LOT AREA = TOTAL HORIZONTAL AREA

LOT COVERAGE = PERCENT OF LOT OCCUPIED
BY BUILDING

Figure 3



FLOOD PLAIN TERMS

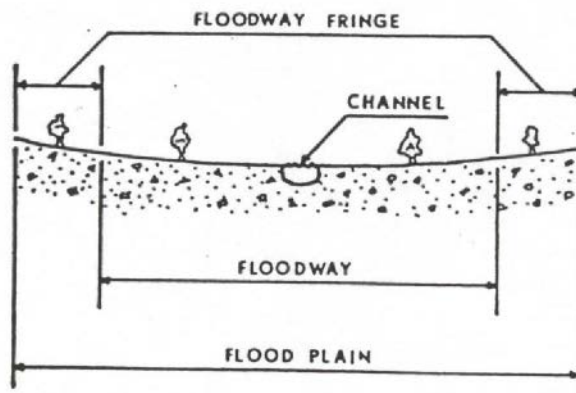
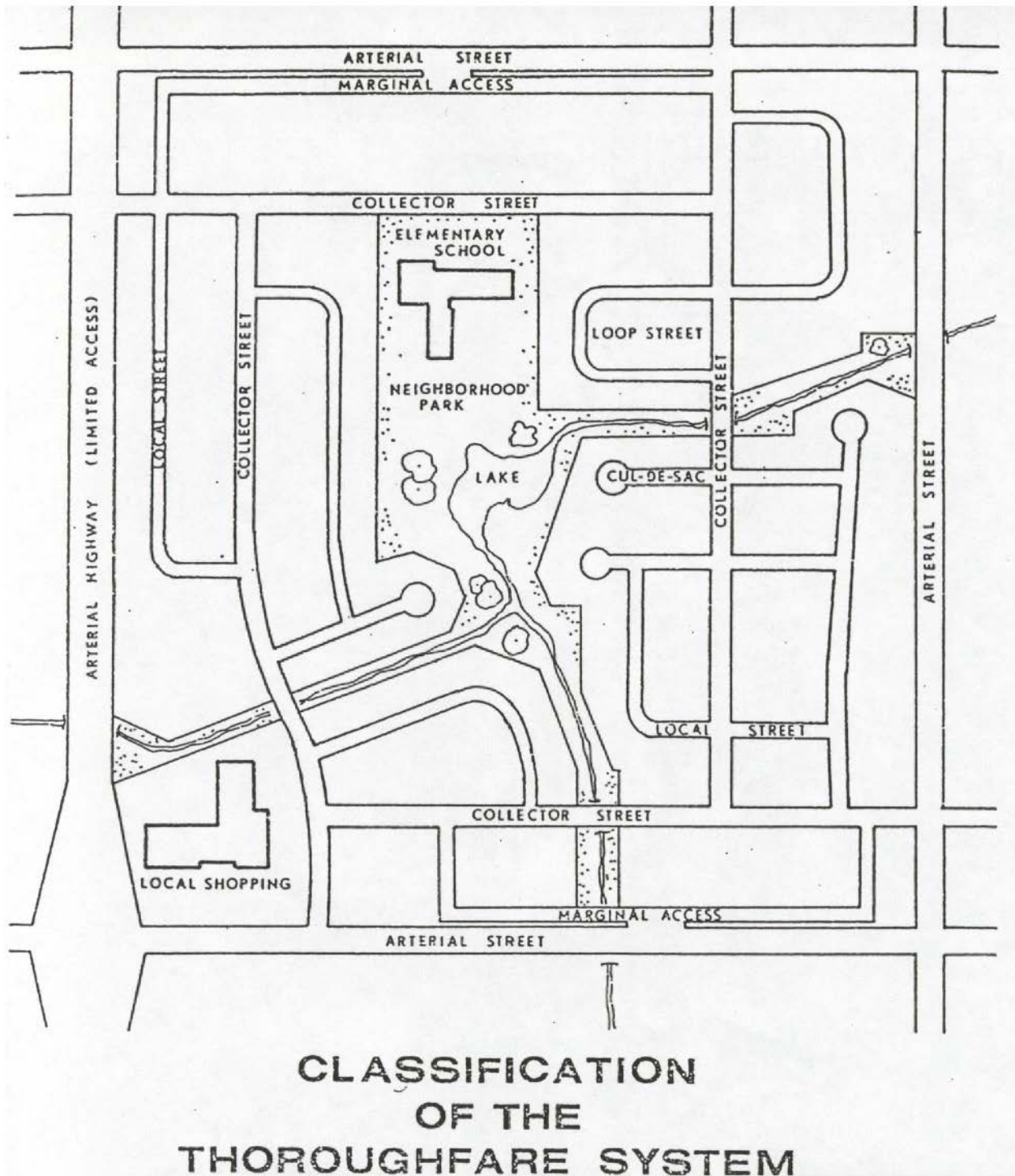


Figure 4

Figure 4



ARTICLE 3
ENFORCEMENT

Section 300 Zoning Permits Required

No building or other structure shall not be erected, moved, added to, structurally altered, nor shall any building, structure, or land be established or changed in use without a permit therefore, issued by the zoning inspector. Zoning permits shall be issued only in conformity with the provisions of this resolution unless the zoning inspector receives a written order from the Board of Zoning Appeals deciding an appeal, conditional use, or variance.

Section 301 Contents of Application for Zoning Permit

The application for zoning permit shall be signed by the owner or applicant attesting to the truth and exactness of all information supplied on the application. Each application shall clearly state that the permit shall expire and shall be revoked if work has not begun within six months or substantially completed within 12 months. At a minimum, three (3) copies of the application shall be submitted and contain the following information:

1. Name, address, and telephone number of applicant.
2. Name, address and telephone number of the owner if different than the applicant.
3. Legal description of property.
4. Existing use.
5. Proposed use.
6. Zoning district.
7. One set of sketched plans acceptable to the Zoning Inspector showing the dimensions and the shape of the lot to be built upon; the size and location of existing buildings on the lot, if any; and the location and dimensions of the proposed building(s) or alteration.
8. Building heights.
9. Number of off-street parking spaces or loading berths.
10. Number of dwelling units.
11. Such other matters as may be necessary to determine conformance with, and provide for the administration of this resolution as determined by the Board of Township Trustees in accordance with Section 313.

Section 302 Approval of Zoning Permit

Within 30 days after the receipt of an application, the zoning inspector shall either approve or

disapprove the application in conformance with the provisions of this resolution. All zoning permits shall, however, be conditional upon the commencement of work within six months. The zoning inspector shall retain one copy of the plans. The zoning inspector shall issue a placard upon payment of a fee as designated in accordance with section 312, to be posted in a conspicuous place on the property in question, attesting to the fact that the use or alteration is in conformance with the provisions of the resolution.

Section 303 Submissions to Director of Transportation

Before any zoning permit is issued affecting any land within 300 feet of the centerline of a proposed new highway or a highway for which changes are proposed as described in the certification to local officials by the Director of Transportation or any land within a radius of 500 feet from the point of intersection of said centerline with any public road or highway, the zoning inspector shall give notice, by registered mail to the Director of Transportation that he shall not issue a zoning permit for 120 days from the date the notice is received by the Director of Transportation. If the Director of Transportation notifies the zoning inspector that he shall proceed to acquire the land needed, then the zoning inspector shall refuse to issue the zoning permit. If the Director of Transportation notifies the zoning inspector that acquisition at this time is not in the public interest or upon the expiration of the 120 day period or any extension thereof agreed upon by the Director of Transportation and the property owner, the zoning inspector shall, if the application is in conformance with all provisions of this resolution, issue the zoning permit.

Section 304 Expiration of Zoning Permit

If the work described in any zoning permit has not begun within six months from the date of issuance thereof, said permit shall expire; it shall be revoked by the zoning inspector; and written notice thereof shall be given to the persons affected. If the work described in any zoning permit has not been substantially completed within 12 months of the date of issuance thereof, said permit shall expire and be revoked by the zoning inspector, and written notice thereof shall be given to the persons affected, together with notice that further work as described in the cancelled permit shall not proceed unless and until a new zoning permit has been obtained or extension granted.

Section 305 Certificate of Occupancy for the Continuing Care Retirement Community District, Professional Research Office District, General Business, and Light Manufacturing Districts.

It shall be unlawful to use or occupy or permit the use or occupancy of any building or premises, or both, or part thereof hereafter created, erected, changed, converted, or wholly or partly altered or enlarged in its use or structure until a certificate of occupancy shall have been issued thereof by the zoning inspector stating that the proposed use of the building or land conforms to the requirements of this resolution. There is a fee as established in accordance with section 312 for the issuance of this permit.

Section 306 Temporary Certificate of Occupancy

A temporary certificate of occupancy may be issued by the zoning inspector for a period not exceeding six months during alterations or partial occupancy of a building pending its completion.

Section 307 Records of Zoning Permits and Certificate of Occupancy

The zoning inspector shall maintain a record of all zoning permits and certificates of occupancy and copies shall be furnished upon request to any person upon payment of a fee established in accordance with section 312.

Section 308 Failure to Obtain a Zoning Permit or Certificate of Occupancy

Failure to obtain a zoning permit or certificate of occupancy shall be a violation of this resolution and punishable under Section 311 of this resolution.

Section 309 Construction and Use to be as provided in Applications, Plans, Permits, and Certificates

Zoning permits or certificates of occupancy issued on the basis of plans and applications approved by the zoning inspector authorize only the use, and arrangement, set forth in such approved plans and applications or amendments thereto, and no other use, arrangement, or construction. Use, arrangement, or construction contrary to that authorized shall be deemed a violation of this resolution, and punishable as provided in Section 311 of this resolution.

Section 310 Complaints Regarding Violations

Whenever a violation of this resolution occurs, or is alleged to have occurred, any person may file a written complaint. Such complaint stating fully the causes and basis thereof shall be filed with the zoning inspector. The zoning inspector shall record properly such complaint, immediately investigate, and take action thereon as provided by this resolution.

Section 311 Penalties for Violation

Violation of the provisions of this resolution or failure to comply with any of its requirements, including violation of conditions and safeguards established in various sections of this resolution or

failure to comply with any of its requirements, shall cause the violator thereof to be fined not more than the amount determined by the Board of Granville Township Trustees in accordance with Section 312 and in addition pay all costs and expenses involved in the case. Each day such violation continues after receipt of a violation notice, shall be considered a separate offense. The owner or tenant of any building, structure, premises, or part thereof, and any architect, builder, contractor, agent, or other person who commits, participates in, assists in, or maintains such violation may each be found guilty of a separate offense, and suffer the penalties herein provided. Nothing herein contained shall prevent the township from taking such other lawful action as is necessary to prevent or remedy any violation.

Section 312 Schedule of Fees, Charges, and Expenses

The Board of Township Trustees shall by resolution establish a schedule of fees, charges, and expenses and a collection procedure for zoning permits, amendments, appeals, variances, conditional use permits, plan approvals, and other matters pertaining to the administration and enforcement of this resolution requiring investigations, inspections, legal advertising, postage, and other expenses. The schedule of fees shall be available in the office of the zoning inspector, and may be altered or amended only by the Board of Township Trustees. No permit will be issued until the appropriate fee has been paid and no hearing or appeal will be conducted until the requested deposit has been posted with the Granville Township Fiscal Officer. Applicants or appellants are responsible for all charges and expenses to conduct a hearing or appeal and will receive a refund or billing for the difference between their deposit and the total costs.

Section 313 Schedules of Forms

The Board of Township Trustees shall by resolution establish the appropriate schedule of forms, which shall be utilized in the administration, and enforcement of this zoning resolution. Such forms may include, but not be limited to: applications for zoning permits, amendment requests, appeals to the Zoning Appeals Board for variances or conditional uses, and other such forms as may be designated by the trustees from time to time.

ARTICLE 4
NON-CONFORMITIES

Section 400 Intent

Within the districts established by this resolution or amendments that may later be adopted there exists lots, uses of land, structures, and uses of structures and land in combination which were lawful before this resolution was passed or amended, but which would be prohibited, regulated, or restricted under the terms of this resolution or future amendments. It is the intent of this resolution that non-conformities shall not be enlarged upon, expanded or extended, nor be used as grounds for adding other structures or uses prohibited elsewhere in the same district.

Section 401 Incompatibility of Non-Conformities

Non-conformities are declared by this resolution to be incompatible with permitted uses in the districts in which such use is located. A non-conforming use of a structure, a non-conforming use of land, or a non-conforming use of a structure and land in combination shall not be extended or enlarged after passage of this resolution by attachment on a building or premises of additional signs intended to be seen from off the premises, or by the addition of other uses of a nature which would be generally prohibited in the district in which such use is located.

Section 402 Avoidance of Undue Hardship

To avoid undue hardship, nothing in this resolution shall be deemed to require a change in the plans, construction, or designated use of any building in which actual construction was lawfully begun prior to the effective date of or amendment of this resolution and upon which actual building construction has been carried on diligently. Actual is hereby defined to include the placing of construction materials in permanent position and fastened in a permanent manner. Where demolition or removal of an existing building has been substantially begun preparatory to rebuilding, such demolition or removal shall be deemed to be actual construction, provided that the work shall be carried out diligently.

Section 403 Not Used

Section 404 Grand fathering of Existing Platted Residentially Zoned Property

It is the intention of this resolution to allow the development of property, which has been previously subdivided, and platted for residential use in accordance with the standards that were adopted and approved as a part of the general plan of the platted subdivision of which such property was a part. The zoning inspector may issue a zoning permit for a structure or use on any such property provided that he is satisfied that all of the following conditions have been met:

1. Such proposed structure is in accordance with the general plan of the subdivision including set backs, minimum structure size, and any other conditions or restrictions of the subdivision, or, if one or more of such items were not provided for as part of the general plan of the subdivision, then as to such items, the proposed structure is in accordance with the zoning resolution that was in effect at the time the property was platted;
2. Such property is in a zoning district in which such use or structure is permitted;
3. All of the roads and improvements which were required as part of the platted subdivision have been completed within two years of the filing of the plat of the subdivision;
4. The proposed structure and improvements have received the approval of the county health department (or such other agency as may in the future be charged with the reviewing and approval of such) as to septic and water systems; and
5. The applicant for the zoning permit shall have supplied to the zoning inspector copies of the tax map showing the proposed lot and adjacent lots, subdivision plat for the subdivision (which will include all data relative to the time of approval and filing), restrictive covenants, if any, for the subdivision, a site plan for the proposed structure, evidence of approval for the septic and water systems, and any other information which is deemed necessary and appropriate by the zoning inspector in order to allow him/her to make the determination that the conditions have been met.

Section 405 Non-Conforming Use of Land

Where, at the time of adoption of this resolution, lawful uses of land exist which would not be permitted by the regulations imposed by this resolution, the uses may be continued so long as they remain otherwise lawful, provided:

1. No such non-conforming uses shall be enlarged or increased, nor extended to occupy a greater area of land than was occupied by such uses at the effective date of or amendment of this resolution.
2. No such non-conforming uses shall be moved in whole or in part to any portion of the lot or parcel other than that occupied by such uses at the effective date of or amendment of this resolution.
3. If any such non-conforming uses of land are discontinued or abandoned for more than two (2) years (except when government actions impede access to the premises), any subsequent use of land shall conform to the regulations specified by this resolution for the district in which such land is located.
4. No additional structure not conforming to the requirements of this resolution shall be erected in connection with such non- conforming use of land.

Section 406 Non-Conforming Structures

Where a lawful structure exists at the effective date of adoption or amendment of this resolution that could not be built under the terms of this resolution by reason of restriction on area, lot coverage, height, yards, its location on the lot, bulk, or other requirements concerning the structure, such structure may be continued so long as it remains otherwise lawful, subject to the following provisions:

1. No such non-conforming structure may be enlarged or altered in a way, which increases its non-conformity, but any structure or portion thereof may be altered to decrease its non-conformity.
2. Should such non-conforming structure or non-conforming portion of structure be destroyed by any means, it shall not be reconstructed except in conformity with the provisions of this resolution.
3. Should such structure be moved for any reason for any distance whatever, it shall thereafter conform to the regulations for the district in which it is located after it is moved.
4. The Zoning Board of Appeals may grant a variance from items #1-#3 above based upon their authority outlined in Section 509 #2.

Section 407 Non-Conforming Uses of Structures or of Structures and Land in Combination

If a lawful use involving individual structures, or of a structure and land in combination, exists at the effective date of or amendment of this resolution that would not be allowed in the district under the terms of this resolution, the lawful use may be continued so long as it remains otherwise lawful, subject to the following provisions:

1. No existing structure devoted to a use not permitted by this resolution in the district in which it is located shall be enlarged, extended, constructed, reconstructed, moved, or structurally altered except in changing the use of the structure to a use permitted in the district in which it is located.
2. Any non-conforming use may be extended throughout any parts of a building, which were manifestly arranged or designed for such use at the time of adoption or amendment of this resolution, but no such use shall be extended to occupy any land outside such building.
3. If no structural alterations are made, any non-conforming use of a structure or structure of land, may, upon appeal to the Board of Zoning Appeals, be changed to another non-conforming use provided that the Board of Zoning Appeals shall find that the proposed use is equally appropriate or more appropriate to the district than the existing non-conforming use. In permitting such change, the Board of Zoning Appeals may require appropriate conditions and safeguards in accord with other provisions of this resolution.
4. Any structure, or structure and land in combination, in or on which a non-conforming use is superseded by a permitted use, shall thereafter conform to the regulations for the district, and the non-conforming use may not thereafter be resumed.
5. When a non-conforming use of a structure, or structure and land in combination is

discontinued or abandoned for more than two years (except when government action impedes access to the premises), the structure or structure and land in combination, shall not thereafter be used except in conformity with the regulations of the district in which it is located.

6. Where non-conforming use status applies to a structure and land in combination, removal or destruction of the structure shall eliminate the non-conforming status of the land.
7. No such non-conforming uses of structures or of structures and land in combination shall be enlarged or increased, nor extended to occupy a greater area of structures or of structures and land in combination than was occupied by the uses at the effective date of or amendment of this resolution.

Section 408 Repairs and Maintenance

On any non-conforming structure or portion of a structure containing a non-conforming use, work may be done on ordinary repairs, or on repair or replacement of non-bearing walls, fixtures, wiring, or plumbing, provided that the cubic content existing when it became non-conforming shall not be increased. Nothing in this section shall be deemed to prevent the strengthening or restoring to a safe condition of any building or part thereof declared to be unsafe by any official charged with protecting the public safety, upon order of such official.

Section 409 Uses Under Conditional Use Provisions Not Non-Conforming Uses

Any use, which is permitted as a conditional use in a district under the terms of this resolution, shall not be deemed a non-conforming use in such district, but shall without further action be considered a conforming use.

ARTICLE 5
ADMINISTRATION

Section 500 Composition of the Township Zoning Commission

The Granville Township Zoning Commission shall be composed of five members who reside in the unincorporated area of the township and who shall be appointed by the Board of Granville Township Trustees. The terms of the members shall be of such length and so arranged that the term of one member will expire each year. Each member shall serve until his successor is appointed and qualified.

Members of the Zoning Commission shall be removable for non- performance of duty, misconduct in office, or other cause, by the Board of Township Trustees, upon written charges being filed with the board, after a public hearing has been held regarding such charges, and after a copy of the charges has been served upon the member so charged at least ten days prior to the hearing, either personally by registered mail or by leaving such copy at his usual place of residence. The member shall be given an opportunity to be heard and answer such charges. Vacancies shall be filled by the Board of Township Trustees and shall be for the un-expired term.

Members of the Zoning Commission may resign by written notice to the Board of Granville Township Trustees. The Board of Township Trustees shall fill such vacancies for the remaining un-expired term.

Section 501 Organization

The Township Zoning Commission may, within the limits of the moneys appropriated by the Board of Township Trustees for the purpose, employ or contract with such planning consultants and executives and other assistants, as it deems necessary. The Zoning Commission shall organize, adopt rules for the transaction of its business, and keep a written record of its actions and determinations. Members of the Zoning Commission may be allowed their expenses as the Board may approve and provide. No township trustee shall be employed by the Zoning Commission of Granville Township.

The Zoning Commission shall make use of such information and counsel as is available from appropriate public officials, departments, and agencies. Such officials, departments, and agencies having information, maps, and data pertinent to township zoning shall make them available for the use of the Zoning Commission.

The Zoning Commission may request the regional or county planning commission to prepare or make available to the Zoning Commission a zoning plan, including text and maps, for the unincorporated area of the township or any portion of the same.

Section 502 Meetings

Meetings of the Commission shall be held at the call of the Chairman, and at such other times as a majority of the Commission determines. All meetings of the Commission shall be open to the public and advertised in accordance with the Ohio Revised Code. The Commission shall keep minutes of its proceedings showing the vote, indicating such fact, and shall keep records of its examinations and other official actions, all of which shall be immediately filed in the office of the Board of Township Trustees and be a public record.

A quorum to conduct a meeting shall consist of at least three members of the Zoning Commission.

Section 503 Duties of the Zoning Commission

The township Zoning Commission shall have the following duties:

1. Initiate proposed amendments to this resolution.
2. Consider and review all proposed amendments to this resolution and make recommendations to the Board of Township Trustees, as specified under Article 6.
3. Review all Planned Unit Developments and makes recommendations to the Board of Township Trustees as provided in Section 912 and 913.

Section 504 Office of Zoning Inspector Created

A zoning inspector designated by the Board of Township Trustees shall administer and enforce this resolution. He may be provided with the assistance of such other persons as the Board of Township Trustees may direct, including a deputy zoning inspector who would act only at the request of the zoning inspector or the township trustees. The township zoning inspector, or deputy zoning inspector before entering upon their duties, shall give bond as specified in Section 519.161, Ohio Revised Code.

Section 505 Duties of Zoning Inspector or Deputy Zoning Inspector

For purpose of this resolution, the zoning inspector or deputy shall have the following duties:

1. 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.
2. Order discontinuance of illegal uses of land, buildings, or structures.
 3. Order removal of illegal buildings or structures or illegal additions or structural alterations.
 4. Order discontinuance of any illegal work being done.
 5. Take any other action authorized by this resolution to ensure compliance with or to prevent violation(s) of this resolution. This may include the issuance of and action on zoning and certificate of occupancy permits and such similar administrative duties as are permissible under the law.
 6. The zoning inspector will submit copies of the application for issued permits to the Licking County Auditor at least semi-annually or as requested by the County Auditor.

Section 506 Not used.

Section 507 Board of Zoning Appeals Created

A Granville Township Board of Zoning Appeals is hereby created, which shall consist of five members to be appointed by the Board of Township Trustees each for a term of five years, except that the initial appointments shall be one member each for one, two, three, four, and five year terms. Each member shall be a resident of the unincorporated area of the township. Members shall be removable for the same causes and in the same manner as provided for in section 500 of this resolution for the removal of members of the zoning commission. Members of the Board of Zoning Appeals may resign by written notice to the Board of Township Trustees. The Board of Township Trustees shall fill such vacancies for the remaining unexpired term of the member affected.

Section 508 Proceedings of the Board of Zoning Appeals

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

A quorum to conduct a meeting shall consist of at least three members of the Board of Zoning Appeals.

Section 509 Duties of the Board of Zoning Appeals

In exercising its duties, the Board may, as long as such action is in conformity with the terms of this resolution, reverse or affirm, wholly or partly, or modify the order, requirement, decision, or determination appealed from and may make such order, requirement, decision, or determination as ought to be made, and to that end shall have the powers of the zoning inspector from whom the appeal is taken. The concurring vote of three members of the Board shall be necessary to reverse any order, requirement, decision, or determination of the zoning inspector, or to decide in favor of the applicant on any matter upon which it is required to pass under this resolution or to effect any variation in the application of this resolution. For the purpose of this resolution the Board has the following specific responsibilities:

1. To hear and decide appeals where it is alleged there is an error in any order, requirement, decision, interpretation, or determination made by the zoning inspector.
2. To authorize such variances from the terms of this resolution as will not be contrary to the public interest, where, owing to the special conditions, a literal enforcement of this resolution will result in unnecessary hardships, and so that the spirit of this resolution shall be observed and substantial justice done.
3. Grant conditional zoning certificates for the use of land, buildings or other structures if such specific uses are provided for in the zoning resolution.

Section 510 Duties of Zoning Inspector, Board of Zoning Appeals, Legislative Authority and Courts on Matters of Appeal

It is the intent of this resolution that all questions of interpretation and enforcement shall be first presented to the zoning inspector or deputy zoning inspector, and that such questions shall be presented to the Board of Zoning Appeals only on appeal from the decision of the zoning inspector or deputy zoning inspector, and that recourse from the decisions of the Board of Zoning Appeals shall be to the courts as provided by law. It is further the intent of this resolution that the duties of the Board of Township Trustees in connection with this resolution shall not include hearing and deciding questions of interpretation and enforcement that may arise. The procedure for deciding such questions shall be as stated in this section and this resolution. Under this resolution the Board of Township Trustees shall have only the duties of considering the adopting, modifying or rejecting proposed amendments or the repeal of this resolution as provided by law, and of establishing a schedule of fees and charges as stated in Section 312 of this resolution and of also establishing the schedule of forms to be used in carrying out this zoning resolution as stated in Section 313. Nothing in this resolution shall be interpreted to prevent any official of the township from appealing a decision of the Board of Zoning Appeals to the courts as provided in Chapters 2505 and 2506 of the Ohio Revised Code. Any such appeal shall be made within thirty days of the decision of the Board of Zoning Appeals.

Section 511 Procedures and Requirements for Appeals and Variances

Appeals and variances shall conform to the procedures and requirements of Sections 512-520, inclusive, of this resolution. As specified in Sections 509 and 510, the Board of Zoning Appeals has appellate jurisdiction relative to appeals and variances.

Section 512 Appeals

Appeals to the Board of Zoning Appeals shall be filed within twenty days after the decision of the Zoning Inspector or Deputy Zoning Inspector. Appeals may be taken either by the person aggrieved, or by any officer of the township affected by the decision. The notice of appeal shall specify the grounds and shall be filed with the officer from whom the appeal is taken and with the Board of Zoning Appeals. All of the papers are then transmitted to the appeals board and constitute the record.

When an administrative agency, such as a Board of Zoning Appeals, acts in a quasi-judicial capacity in hearing an appeal from a denial of a building permit by a zoning inspector or deputy zoning inspector it must administer oaths to witnesses.

A resident, property owner and elector of a township who appears before a township board of zoning appeals and is represented by an attorney and who opposes the granting of a variance permitting a commercial use in a residential area has a right to appeal to the common pleas court pursuant to RC 2506.01.

Section 513 Stay of Proceedings

An appeal stays all proceedings in furtherance of the action appealed from, unless the zoning inspector from whom the appeal is taken certifies to the Board of Zoning Appeals after the notice of appeal is filed with him, that by reason of facts stated in the application, a stay would, in his opinion, cause imminent peril to life and property. In such case, proceedings shall not be stayed other than by a restraining order which may be granted by the Board of Zoning Appeals or by a court of record on application, on notice to the zoning inspector from whom the appeal is taken on due cause shown.

Section 514 Variances

The Board of Zoning appeals may authorize upon appeal in specific cases such variance from the terms of this resolution as will not be contrary to the public interest where, owing to special conditions, a literal enforcement of the provisions of this resolution would result in unnecessary hardship. No non-conforming use of neighboring lands, structures, or buildings in the same district and no permitted or non-conforming use of lands, structures, or buildings in other districts shall be considered grounds for issuance of a variance. Variances shall not be granted on the grounds of convenience or profit, but only where strict application of the provisions of this resolution would result in unnecessary hardship.

Section 515 Application and Standards for Variances

The Board of Zoning Appeals shall not grant a variance from the terms of this resolution unless and until practical difficulty is proven. The factors to be considered and weighed in determining whether a property owner seeking an area variance has encountered practical difficulties in the use of the property include; but are not limited to:

Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without a variance;

Whether a variance is substantial;

Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer a substantial detriment as a result of the variance;

Whether the variance would adversely affect the delivery of governmental services, (e.g., water , sewer, garbage, medical, fire, police);

Whether the property owner purchased the property with knowledge of the zoning restriction;

Whether the property owner's predicament feasibly can be obviated through some method other than a variance; and

Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance.

Under no circumstance shall a variance be granted due to personal hardship. Variances are granted for reasons associated with difficulties of the land only.

The applicant shall file a *Request for Variance Form* with the Granville Township Zoning Inspector. The Chair of the Granville Township Board of Zoning Appeals will review the application and make the determination that the application is complete. An application will be considered complete and accepted when and only when the following is submitted:

1. Name, address, and telephone number of applicants.
2. Name, address and telephone number of the owner if different than the applicant.
3. Legal description of property.
4. Description of nature of variance requested.
5. A narrative statement demonstrating that the requested variance conforms to the following standards:
 - a. That special conditions and circumstances exist which are peculiar to the land, structure, or buildings in the same district.
 - b. That a literal interpretation of the provisions of this resolution would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this resolution.
 - c. That special conditions and circumstances do not result from the applicant.
 - d. That granting the variance requested would not confer on the applicant a special privilege that is denied by this resolution to other lands, structures, or buildings in the same district.
6. A list of all property owners and their mailing addresses who are contiguous to and directly

- across the street from the parcel(s) for which a variance is requested.
7. Any other documents, which the applicant feels, will be of use to the Board of Zoning Appeals such as photographs, letters from neighbors, etc.
 8. Any other information as may be required by The Granville Township Board of Zoning Appeals.
 9. A fee as established by the Board of Township Trustees in accordance with Section 312.

A variance shall not be granted unless the Board makes specific findings of fact based directly on the particular evidence presented to it, which support conclusions that the standards and conditions imposed by Subsection 5 of this section have been met by the applicant.

Section 516 Supplementary Conditions and Safeguards

Under no circumstances shall the Board of Zoning appeals grant an appeal or variance to allow a use not permissible under the terms of this resolution in the district involved, or any use expressly or by implication prohibited by the terms of this resolution in said district. In granting any appeal or variance, the Board of Zoning Appeals may prescribe appropriate conditions and safeguards in conformity with this resolution. Violation of such conditions and safeguards, when made a part of the terms under which the appeal or variance is granted, shall be deemed a violation of this resolution and punishable under Section 311 of this resolution.

Section 517 Public Hearing by the Board of Zoning Appeals

The Board of Zoning Appeals shall hold a public hearing within 30 days after the receipt of an application for an appeal or variance (see Section 510) from the zoning inspector or an applicant.

Section 518 Notice of Public Hearing in Newspaper

Before holding the public hearing required in Section 517, notice of such hearing shall be given in one or more newspapers of general circulation of the township at least ten days before the date of said hearing. The notice shall set forth the time and place of the public hearing, the applicants name, location of the property involved, the nature of the proposed appeal or variance, the name of the Granville Township Board of Zoning Appeals and the name of the person placing the notice.

Section 519 Notice to Parties in Interest

Before holding the public hearing required in Section 517, written notice of such hearing shall be mailed by the chairman or secretary of the Board of Zoning Appeals, by first class mail, at least ten days before the day of the hearing to all parties in interest, which means all contiguous property owners including those whose property is directly across the street from the parcel or parcels. The notice shall consist of the same information as required of notices published in newspapers as specified in Section 518.

Section 520 Action by Board of Zoning Appeals

Within 30 days after the public hearing required in Section 517, the Board of Zoning Appeals shall either approve, approve with supplementary conditions as specified in Section 516, or disapprove the request for appeal or variance.

Section 521 Procedure and Requirements for Approval of Conditional Use Permits

Conditional uses shall conform to the procedures and requirements of Section 523 through 529 inclusive, of this resolution.

Section 522 Not Used

Section 523 Contents of Application for Conditional Use Permit

An application for conditional use permit shall be filed with the Granville Township Zoning Inspector by at least one owner or lessee of property for which such conditional use is proposed. The Chair of the Board of Zoning Appeals will review the application and make the determination that the application is complete. At a minimum, the application shall contain the following information:

1. Name, address, and telephone number of applicant.
2. Name, address, and telephone number of the owner if different than the applicant.
3. Names and address of all legal owners within 500 feet from any point on the perimeter of the applicant's property line.
4. Legal description of property and property address.
5. Description of existing use.
6. Description of proposed conditional use.
7. Zoning district.
8. A plan of the proposed site for the conditional use showing the location of all buildings, parking and loading areas, traffic access and traffic circulation, open spaces, landscaping, refuse and service areas, utilities, signs, yards, and such other information as the Board of Zoning Appeals may require to determine if the proposed conditional use meets the intent and requirements of this resolution. The plan shall be described on a copy of a map certified by the County Engineers Office showing the property in question and surrounding areas.
9. A narrative statement evaluating the effects on adjoining property; the effect of such elements as noise, glare, odor, fumes, and vibration on adjoining property; a discussion of the general compatibility with adjacent and other properties in the district; and the relationship of the proposed use to the Zoning Resolution of Granville Township and the Granville Comprehensive Plan.
10. Such other information as may be required by the Granville Township Board of Zoning Appeals including legal owner's consent if applicant is not the legal owner or satisfactory

showing of applicant's legal or equitable interest.

11. A fee as established by the Board of Township Trustees according to Section 312.
12. All applications shall be notarized.

Section 524 General Standards Applicable to all Conditional Uses

In addition to the specific requirements for conditionally permitted uses as specified in Section 525, the Board of Zoning Appeals shall review the particular facts and circumstances of each proposed use in terms of the following standards and shall find adequate evidence showing that such use at the proposed location:

1. Is in fact a conditional use as established under the provisions of Article 9 and which appears on the Official Schedule of District Regulations adopted by Section 901 for the zoning district involved.
2. Will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area
3. Will not be hazardous or disturbing to neighboring uses.
4. Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water, sewer, and schools, or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services.
5. Will not create excessive additional requirements at public cost for public facilities and services and therefore will not be detrimental to the economic welfare of the community.
6. Will not involve uses, activities, processes, materials, equipment and conditions of operations that will be detrimental to any persons, property, or the general welfare, including but not limited to excessive production of traffic, noise, smoke, fumes, glare, odor and environmental pollution.
7. Will have vehicular approaches to the property, which shall be so designed as not to create an interference with traffic on surrounding public thoroughfares.
8. Will not result in the destruction, loss, or damage of a natural, scenic, or historic feature of major importance.
9. Will assure the consistency of the zoning request with the Granville Comprehensive Plan (or any such plan adopted by the County - e.g.. Open Space/Recreation Plan).
10. Will promote public health, safety, and morals.

Section 525 A Specific Criteria for Conditional Uses

The following is a list of specific criteria that is individually selectable and must be used in evaluating or determining conditionally permitted uses as specified under the Official Schedule of District Regulations. In addition, several conditionally permitted uses listed under the various districts of Article 9 specifically refer to one or more of the following conditions as a probable requirement for approval. The Board of Zoning Appeals must review the following items to determine if any should be a condition for approval of a proposed conditional use.

A. Protection of Surrounding Properties and Neighborhoods

1. All structures and activity areas should be located at least 100 feet from all property lines.
2. Sound from loud speakers which can be detected beyond the premises shall not be permitted. Loud speakers, which cause a hazard or annoyance, shall not be permitted.
3. All points of entrance or exit should be located not closer than 200 feet from the intersection of two arterial thoroughfares or no closer than 100 feet from the intersection of an arterial street and a local or collector street.
4. There shall be no more than one sign oriented to each abutting street identifying the activity. Furthermore the requirements of Article 12 Signs must be met.
5. No lighting shall constitute a nuisance and shall in no way impair safe movement of traffic on any street or highway, and no lighting shall shine directly on adjacent properties. All outdoor lighting for athletic fields, golf courses, raceways, recreational facilities and lighted parking areas must comply with the regulations set out in section 1020. Additionally, such lighting systems must be designed by a licensed professional lighting engineer to ensure elimination of glare, light trespass and sky glow.
6. Structures should have primary access to a collector thoroughfare.
7. Such development should have primary access to arterial thoroughfares or be located at intersections of arterial and/or collector streets.
8. Such developments should be located adjacent to nonresidential uses such as churches, parks, industrial, or commercial uses.
9. Site locations should be preferred that offer natural or man- made barriers that would lessen the effect of intrusion into a residential area.
10. Such uses should be properly landscaped to be harmonious with surrounding residential uses.
11. Such structures should be located adjacent to parks and other non-residential uses such as schools and shopping facilities where use could be made of joint parking facilities.
12. All permitted installations shall be kept in a neat and orderly condition so as to prevent injury to any single property, any individual, or to the community in general.
13. Such uses should be located on an arterial thoroughfare, adjacent to non-residential uses such as commerce, industry, or recreation, or adjacent to sparsely settled residential uses.
14. Truck parking areas, maneuvering lanes, and access ways to public thoroughfares shall be designed to cause no interference with the safe and convenient movement of automobile and pedestrian traffic on and adjacent to the site. The site shall be used for the storage of trucks, and truck parking shall be limited to a time not to exceed 24 hours.
15. Such developments should be located on or immediately adjacent to state highways.

B. Miscellaneous - Administrative

The Board of Zoning Appeals may, in its discretion, require that, upon the issuance of a conditional use permit, the conditions of the permit be subject to periodical review by the zoning inspector to insure compliance with the terms of the permit.

Section 525 B Specific Criteria for Issuance of a Conditional Use Permit in the Flood Hazard Overlay District

In the case of a permitted use in the underlying zoning district, in addition to the requirements of Sections 523, 526, 527, 528, and 529, or in the case of a conditional use in the underlying zoning district, in addition to the requirements of Sections 523, 524, 525, 526, 527, 528, and 529, the following additional requirements for granting conditional use permits shall apply in the Flood Hazard Overlay District.

- (1) INTERPRETATION. In the interpretation and application of this Resolution, all provisions shall be:
 - (a) Considered as minimum requirements.
 - (b) Deemed neither to limit nor repeal any other power granted under state statutes.

- (2) APPLICATION CONTENTS. A Conditional Use Permit shall be obtained before earth moving, construction or developments begin in the FH District. This permit shall be in addition to the zoning certificate required of the base district. Application for a Conditional Use Permit shall comply with all criteria for conditional uses as specified herein with the following additional criteria:
 - (a) Plans in duplicate drawn to scale showing the nature, location, dimensions, and elevations of the area in question;
 - (b) Existing or proposed structures,
 - (c) Detailed description of earth disturbing activity,
 - (d) Detailed description of the fill type and quantity,
 - (e) Location of storage materials,
 - (f) Location of drainage facilities, and the location of the foregoing,
 - (g) Elevations of all activities in relation to mean sea level of the lowest floor, including basement, of all proposed structures; and
 - (h) Elevation in relation to mean sea level in which any proposed earth moving will be conducted.

- (3) COMPOSITION OF FILL MATERIAL. The composition of material acceptable for use as fill in the Flood Hazard Overlay District shall be limited to naturally occurring geological materials consisting of soil, sand, gravel, and rock. These fill materials shall not contain any materials processed by human activity, construction debris, organic waste, contaminated geological materials, oil, tar, or chemical waste of any kind.

- (4) SPECIFIC GUIDELINES. In considering applications for conditional use permits in the FH District, the Board of Zoning Appeals shall review all technical evaluations, relevant factors, and standards specified in other sections of this Resolution, and how approval of the conditional use would affect:
 - (a) The potential danger caused by materials being swept onto other lands to the injuries of others;
 - (b) The danger to life and property due to flooding or erosion damage;
 - (c) The composition of the fill material and any effect on the permeability, percolation or

contamination of the Flood Hazard District;

(d) The susceptibility of the proposed project and its contents to flood damage and the effect of such damage on the individual owner;

(e) The importance of the services provided by the proposed project to the community;

(f) The availability of alternative locations for the proposed use, which are not subject to flooding or erosion damage;

(g) The compatibility of the proposed use with existing and anticipated development;

(h) The relationship of the proposed use to the comprehensive plan and flood plain management program for that area;

(i) The safety of access to the property in times of flood for ordinary and emergency vehicles;

(j) The expected height, velocity, duration, rate of rise, and sediment transport of the flood waters and the effects of wave action if applicable, at the site; and

(k) The costs of providing governmental services during and after flood conditions, including maintenance and repair of public utilities and facilities such as sewer, gas, electrical, and water systems, and streets and bridges.

(5) **CONDITIONAL USE PERMIT FOR AREAS ABOVE BASE FLOOD ELEVATION.** A

Conditional Use Permit shall be approved for development activity within a particular area if the applicant can show by clear and convincing evidence submitted to the Board of Zoning Appeals that at the time of application, the area in question has an elevation in excess of the Base Flood Elevation as shown on Flood Insurance Rate Map 390328 0125B and amendments and revisions thereto. This Conditional Use Permit shall be considered only if the elevation is above the Base Flood Elevation due to a mapping error, natural changes, man-made changes which have occurred prior to the effective date of this Resolution, or properly permitted man-made changes which have occurred subsequent to the effective date of this Resolution. In order to show that man-made changes in elevation subsequent to the effective date of this Resolution were properly permitted the applicant must show by clear and convincing evidence submitted to the Board of Zoning Appeals that the elevation changes were made in compliance with all applicable laws and permit requirements, including, without limitation, the permit and other provisions of the Granville Township Zoning Resolution as in effect at the time the changes in elevation were made. An application under this section must be accompanied by certification by a registered professional engineer or architect that all of the land has an elevation in excess of the Base Flood Elevation Line as shown on Flood Insurance Rate Map 390328 0125B and amendments or revisions thereto.

Conditionally permitted uses shall include the Permitted Uses and Conditionally Permitted Uses of the base district.

Section 526 Supplementary Conditions and Safeguards

In granting any conditional use, the Board may prescribe conditions and safeguards in addition to those set forth in Section 525A in order to protect and promote the public health, safety, and morals. Such additional conditions and safeguards shall be noted on the building permit as per appendix A1. Violations of such conditions and safeguards, when made a part of the terms under

which the conditional use is granted, shall be deemed a violation of this resolution and punishable under Section 311 of this resolution.

Section 527 Procedures for Hearing, Notice

The Board of Zoning Appeals shall hold a public hearing within 30 days after the receipt of an application as specified in Section 523, for a conditional use permit. Before holding the public hearing, notice of such hearing shall be given in one or more newspapers of general circulation of the township at least ten days before the date of said hearing. The notice shall set forth the time and place of the public hearing, the applicants name, location of the property involved, the nature of the proposed conditional use, the name of the Granville Township Board of Zoning Appeals and the name of the person placing the notice.

Written notice of such hearing shall be mailed by the chairman or secretary of the Board of Zoning Appeals, by first class mail, at least ten days before the day of the hearing to all parties in interest, which means all contiguous property owners including those whose property is directly across the street from the parcel or parcels. The notice shall consist of the same information as published in the newspaper.

Section 528 Action by the Board of Zoning Appeals

Within 30 days after the public hearing required in Section 527, the Board shall either approve, approve with supplementary conditions as specified in Section 526, or disapprove the application as presented. If the application is approved or approved with modifications, the Board shall direct the zoning inspector to issue a conditional use permit listing the specific conditions specified by the Board for approval. If the Board disapproves the application the applicant may seek relief through the Court of Common Pleas. Appeals from Board decisions shall be made in the manner specified in Section 510.

Section 529 Expiration of Conditional Use Permit

A conditional use permit shall be deemed to authorize only one particular conditional use and said permit shall automatically expire if, for any reason, the conditional use for which the conditional use permit is granted shall cease for a period of two (2) years.

ARTICLE 6
AMENDMENTS

Section 600 Reference to Ohio Revised Code for Amendment of Zoning Resolution and Zoning Map

This resolution incorporates by reference the appropriate sections of the Ohio Revised Code for the amendment of this zoning resolution and zoning map for Granville Township. Changes to the Ohio Revised Code will be automatically incorporated in this Resolution.

Section 601 General

Whenever the public necessity, convenience, general welfare, or good zoning practice require, the Board of Township Trustees may by resolution after receipt of recommendation thereon from the Zoning Commission, and subject to the procedures provided by law, amend, supplement, change or repeal the regulations, restrictions, and boundaries or classification of property.

Section 602 Initiation of Zoning Amendments

Amendments to this resolution, including the zoning map, may be initiated in one of the following ways:

1. By adoption of a motion by the Zoning Commission.
2. By adoption of a resolution by the Board of Township Trustees.
3. By the filing of an application and submitting the required fee by at least one owner or lessee of property within the area proposed to be changed or affected by said amendment. The application shall be submitted to the Chair of the Granville Township Zoning Commission. The Chair of the Granville Township Zoning Commission shall review the application to determine if the application is complete, and may reject any application (and not accept for filing) which he/she determines not to meet the requirements contained herein. At a minimum, the application shall contain the information required by Section 604, below.

Section 603 Fee for initiation of Zoning Amendments

There is a fee required for each application in accordance with Section 602, paragraph 3 to change zoning in Granville Township. In accordance with Section 312, the applicant must place a deposit with the Granville Township Fiscal Officer. Expenses and costs associated with the hearing of the request will be deducted from this deposit and the applicant billed if the costs exceed the deposit or a refund will be issued if costs are less than the amount of the deposit.

Section 604 Contents of Application for Amendment or District Changes

1. Name, address and telephone number of the applicant(s).
2. Name, address and telephone number of the property owner, if different than the applicant(s).
3. Legal description of the property(s) proposed to be rezoned.
4. Present zoning classification.
5. Use under its present classification.
6. Proposed zoning classification.
7. Use under its proposed classification.
8. A vicinity map, acceptable to the zoning commission, showing property lines, thoroughfares, existing and proposed zoning of contiguous districts, and other such items as the zoning commission shall require.
9. A list of all property owners and their mailing addresses as shown in the county treasurer's records, which are within, contiguous to, and directly across the street from the parcel(s) proposed to be rezoned.
10. The amount of the hearing expense deposit posted with the township fiscal officer.
11. Date of application.
12. Date application received by the zoning commission.
13. An applicant(s) requesting rezoning of land in Granville Township shall submit with the application a certificate of proof by a state licensed engineer, or by the Licking County Department of Health, that the proposed development will have an approved sewage disposal method.
14. An applicant(s) requesting rezoning of land in Granville Township shall also submit with the application a certificate of proof by a state licensed engineer or geologist that the proposed development will have sufficient ground water for the utilization of individual water wells.
15. Other such information as the Granville Township Trustees may require on the application form in conjunction with Section 313 of this Resolution.

Section 605 Establish Date for Public Hearing by Zoning Commission

Procedures will follow ORC 519.12(A).

Section 606 Notice to Contiguous Property Owners if Proposed Amendment or Redistricting of Ten or Fewer Parcels.

Procedures will follow O.R.C. 519.12(B).

Procedures will follow O.R.C. 519.12(c).

Section 607 Publication of Notice of Public Hearing for Proposed Amendment or Redistricting of Ten or Fewer Parcels.

Procedures will follow O.R.C. 519.12(F)

Section 608 Notices to Contiguous Property Owners if Proposed Amendment or Redistricting of More than Ten Parcels.

Procedures will be the same as for ten or fewer parcels and will follow ORC 519.12(B).
Procedures will be the same as for ten or fewer parcels and will follow ORC 519.12(c).

Section 609 Publication of Notice of Public Hearing for Proposed Amendment or Redistricting of More Than Ten Parcels.

Procedures will follow ORC 519.12(D)

Section 610 Involvement of the Licking County Planning Commission

Procedures will follow ORC 519.12(E).

Section 611 Involvement of Ohio Department of Transportation Director in Zoning Amendment Changes and Issuance of Zoning Permits Affecting Parcels Located Within Certain Distances of Existing or Proposed State Highways

Procedures for the amendment of zoning or issuance of Zoning Permits for properties within 300 feet of the center line of a proposed or existing state highway or within a radius of 500 feet from the point of intersection of that center line with any public road or highway will follow ORC 5511.01.

Section 612 Zoning Commission Acceptance, Rejection or Modification of Amendment Request

Procedures will follow ORC 519.12(E).

Section 613 Establish Date for Public Hearing by Township Trustees

Procedures will follow ORC 519.12(E).

Section 614 Notice to Contiguous Property Owners if Proposed Amendment or Redistricting of Ten or Fewer Parcels.

Procedures will follow ORC 519.12(B).
Procedures will follow ORC 519.12(c).

Section 615 Publication of Notice of Public Hearing for Proposed Amendment or Redistricting of Ten or Fewer Parcels.

Procedures will follow ORC 519.12(F)

Section 616 Notice to Contiguous Property Owners if Proposed Amendment or Redistricting of More than Ten Parcels.

Procedures will be the same as for ten or fewer parcels and will follow ORC 519.12(B).
Procedures will be the same as for ten or fewer parcels and will follow ORC 519.12(C).

Section 617 Publication of Notice of Public Hearing for Proposed Amendment or Redistricting of More Than Ten Parcels.

Procedures will follow ORC 519.12(D)

Section 618 Township Trustees Acceptance, Rejection or Modification of Amendment Recommendation from the Zoning Commission.

Procedures will follow ORC 519.12(H).

Section 619 Effective Date of Amendment or Petition for Zoning Referendum

Procedures will follow ORC 519.12(H).

ARTICLE 7
PROVISIONS FOR OFFICIAL ZONING MAP

Section 700 Official Zoning Map

The Granville Township Zoning Map adopted on June 2, 1987 along with this resolution and the districts established in Article 9 of this resolution as shown on the Official Zoning Map are hereby adopted as part of this resolution. Subsequent amendments to this zoning map will be made in accordance with provisions of Article 6 of this resolution.

Section 701 Identification of the Official Granville Township Zoning Map

The Official Granville Township Zoning Map shall be identified by the signature of the chairman of the Board of Granville Township Trustees and attested by the Granville Township Fiscal Officer.

Section 702 Interpretation of District Boundaries

Where uncertainty exists with respect to the boundaries of any of the zoning districts as shown on the Official Zoning Map, the following rules shall apply:

1. Where district boundaries are indicated as approximately following the center lines of thoroughfares or highways, street lines, or highway right-of-way lines, such center lines, street lines, or highway right-of-way lines shall be construed to be such boundaries.
2. Where district boundaries are so indicated that they approximately follow the lot lines, such lot lines shall be construed to be said boundaries.
3. Where district boundaries are so indicated that they are approximately parallel to the centerlines or street lines of streets, or the centerlines or right-of-way lines of highways, such district boundaries shall be construed as being parallel thereto and at such distance there from as indicated on the Official Zoning Map. If no distance is given, such dimensions shall be determined by the use of the scale shown on the Official Zoning Map.
4. Where the boundary of a district follows a railroad line, such boundary shall be deemed to be located in the middle of the main tracks or said railroad line.
5. Where the boundary of a district follows a stream, lake, or other body of water, said boundary line shall be deemed to be at the limit of the jurisdiction of the township unless otherwise indicated.

Section 703 Responsibility for Maintenance of the Official Granville Township Zoning Map

The Granville Township Fiscal Officer shall be responsible for maintenance of the current Granville Township Zoning Map. The Fiscal Officer may request assistance from the Licking County Planning Commission and other entities as necessary to maintain the township-zoning map.

ARTICLE 8
ESTABLISHMENT AND PURPOSE OF DISTRICTS

Section 800 Intent

The following zoning districts are hereby established for the Township of Granville, Ohio. For the interpretation of this the zoning districts have been formulated to realize the general purposes as set forth in the preamble of this resolution. In addition, the specific purposes of each zoning district shall be stated.

Section 801 Conservation District (C-1)

The purpose of the Conservation District is to guide development in the flood prone areas of any water course that are consistent with the requirements for the conveyance of flood flows, and to minimize the expense and inconveniences to the individual property owners and the general public through flooding. Uses permitted in this district are generally associated with open space, recreational, and agricultural land uses and shall not hinder the movement of floodwaters.

Section 802 Agricultural District (AG)

The purpose of the AG District is to preserve and protect the decreasing supply of agricultural land. This district also is established to control the indiscriminate infiltration of urban development in agricultural areas, which adversely affects agricultural operators.

To further this purpose, there shall be a limitation of one single-family residential structure and other non-agriculture principal structures per lot of record. Agricultural structures used directly in the operation of the agricultural business as defined in this resolution shall be exempt from this requirement. A single-family residence shall not be considered an agriculture structure for the purpose of this resolution.

Section 803 Rural Residential District (R-1)

The purpose of the R-1 District is to encourage the establishment of low-density single-family dwellings with a minimum lot size of 5.0 acres.

To further this purpose, there shall be a limitation of one single-family residential structure and other principal structures per lot of record.

Section 804 Continuing Care Retirement Community District (CCRC)

The purpose of the CCRC District is to provide for a flexible pattern of retirement and elderly housing in the township, which incorporates the goals of the Comprehensive Plan in areas such as the preservation of open space and development of housing patterns, which are compatible with a

rural landscape. The CCRC District is designed to facilitate the development of groups of independent living residential and assisted living units, supported by more intensive assistance and services appropriate to an elderly population.

Section 805 Professional - Research - Office District (PRO)

The purpose of the PRO District is to encourage the establishment of groups of professional, research, executive, administrative, accounting, clerical, stenographic, and similar uses. Because such uses are generally large generators of traffic, this district must abut upon an arterial or collector thoroughfare as specified on the County Major Thoroughfare Plan. The PRO District is also designed to act as a buffer between other more intense non-residential uses and high density residential uses, and is thus a transitional use.

Section 806 Section not used

Section 807 General Business District (GB)

The purpose of the GB District will be to encourage the establishment of areas for general business that meet the needs of a local market. As a mixed-use area, it will accommodate retail businesses and services, professional offices and services, small item fabrication, as well as residences and recreational areas. The individual uses in this district will be compatible with each other and will not jeopardize neighborhood or community property values. Uses will be characteristically of small scale and low density so that they will not corrupt the natural environment or sully the natural resources of the area.

Section 808 Light Manufacturing District (M-1)

The purpose of the M-1 District is to encourage the development of manufacturing and wholesale business establishments, which are clean, quiet, and free of hazardous or objectionable elements such as noise, odor, dust, smoke, or glare; operate entirely within enclosed structures and generate little industrial traffic. Research activities are encouraged.

Section 809 Section not used.

Section 810 Planned Unit Development (PUD) District

The purpose of the Planned Unit Development (PUD) District is to achieve, to the greatest degree possible, land development, which is responsive to the natural and environmental assets and liabilities of a given site. The PUD should be a well-integrated development in terms of

major design elements such as roads, drainage systems, utilities, and open space. The PUD affords greater design flexibility so that concentrating development on more suitable or less environmentally sensitive areas may protect natural features.

Section 811-Section not used.

Section 812 Flood Hazard Overlay District (FH)

The purpose of the Flood Hazard Overlay District (FH) is to promote the public health, safety, and general welfare and to minimize losses resulting from periodic inundation of floodwaters by provisions designed to:

- (a) Restrict or prohibit uses which are dangerous to health, safety, or property in times of floods or cause excessive increases in flood heights or velocities.
- (b) Require that uses vulnerable to floods, including facilities, which serve such uses, be protected from flood damage at the time of initial construction.
- (c) Control dumping, filling, grading, dredging, construction and other development, which may increase flood damage.
- (d) Prohibit the alteration of stream channels and control the alteration of natural flood plains and natural protection barriers, which are involved in the accommodation of floodwaters.
- (e) Protect the aquifer, (aquifer as used herein shall be limited to the overlay district as defined herein) by placing restricted or prohibited uses or activities which unreasonably interfere with or are dangerous to the aquifer and the recharging thereof.
- (f) To maintain the permeability and percolation of the aquifer.

Section 813 Amendments

Nothing in Article 8 shall be interpreted in such a manner as to preclude amendment of the district regulations as provided under the Ohio Revised Code, Chapter 519.12.

ARTICLE 9
OFFICIAL SCHEDULE of DISTRICT REGULATIONS

Section 900 Section not used.

Section 901 Official Schedule of District Regulations Adopted

District regulations shall be as set forth in the Official Schedule of District Regulations hereby adopted and declared to "Supplementary District Regulations."

Section 902 Intent of District Regulations

It is the intent of these regulations to set forth within the district regulations, the permitted uses, the conditionally permitted uses, the general requirements of the district, and other regulations as they pertain in general to each zoning district. Conditionally permitted uses are in addition to the permitted uses in each district and as such are governed by Article 5, and other articles of this Resolution. Rules, regulations, requirements, standards, resolutions, articles, and/or sections not specifically included for each district but which are contained in these regulations and which are applicable to each district or use shall be applied as if stated in full in Article 8 of these regulations. Uses not specifically defined or stated, which cannot reasonably be interpreted by the zoning inspector or the deputy zoning inspector, as permitted or conditionally permitted in any district, shall be referred to the Board of Zoning Appeals for an order in the determination of such use and the district to which and under what circumstances will prevail as specified in Article 5, Administration.

Section 903 Conservation District (C-1)

Permitted uses, dimensional requirements, and other regulations of the C-1, Conservation District: the following regulations shall apply:

Permitted Uses:

1. Agricultural uses such as general farming, pasture, grazing, out door plant nurseries,

- horticulture, viticulture, forestry, sod farming, and wild crop harvesting.
2. Private and public recreational uses such as, but not restricted to, golf courses, tennis courts, golf driving ranges, miniature golf, archery ranges, picnic grounds, boat launching ramps, swimming areas, parks, wildlife and nature preserves, target ranges, trap and skeet ranges, hiking and horseback trails, excluding in all cases any club houses, office building, restaurant facilities, stables or other similar buildings which may be in association with any of the foregoing. Extensive outdoor lighting for athletic fields, golf courses, and all other recreational facilities must comply with sections 525A item 5 and 1020.
 3. Residential uses limited to lawns, gardens, parking areas, and play areas.
 4. Accessory Uses, or Structures for permitted uses specifically described above.

Conditionally Permitted Uses: After obtaining a valid conditional use permit in accordance with Article 5, and the other provisions of these regulations, the following uses may be conditionally permitted:

1. Circuses, carnivals, and similar non-permanent, temporary (not in excess of 14 days), and/or transient use of the flood plain.
2. Non-commercial storage buildings.
3. Access roads and drives.
4. Township governmental uses.
5. Accessory Uses, or Structures for conditionally permitted uses specifically described above.

General Requirements of the Conservation District

The Conservation District includes significant portions of both the floodway and flood fringe as delineated on the official township-zoning map dated 9-23-1994, which is incorporated herein by reference. In order to protect against (1) possible future damage to existing property just above the level of and outside of the present floodway and flood fringe, and (2) possible contamination of the community's water supply, and (3) deterioration of an irreplaceable area of natural beauty for human recreation and wildlife preservation, no dumping, filling, or earth moving will be permitted in the Conservation District. Violation of this prohibition shall be deemed punishable under Section 311 of this resolution. Furthermore, prior to the township zoning inspector, deputy zoning inspector or the township Board of Zoning Appeals granting a zoning permit in Conservation District, the applicant shall comply with the Licking County Flood Damage Prevention Regulations and/or any amendments to that regulation or any other applicable regulations.

Setback Lines: No structure shall be located closer than 35 feet to any existing or proposed right-of-way and not closer than 50 feet to any side or rear lot line.

Height: No structure shall exceed 35 feet in height.

Section 904 Agricultural District (AG)

Permitted uses, dimensional requirements and other regulations of the AG, Agricultural District; the following regulations shall apply:

Permitted Uses:

1. Agriculture.
2. Agricultural Structures
3. One Single-family dwelling structure.
4. Public parks, recreation areas, and township governmental uses.
5. Private single-family swimming pool incidental to the principal structure.
6. Home Occupations.

Conditionally Permitted Uses: After obtaining a valid conditional use permit in accordance with Article 5, and the other provisions of these regulations, the following uses may be conditionally permitted:

1. Recreation clubs, golf courses. Extensive outdoor lighting for athletic fields, golf courses, and all other recreational facilities must comply with sections 525A item 5 and 1020.
2. Home Based Business.
3. Public and private schools. Extensive outdoor lighting for athletic fields, golf courses, and all other recreational facilities must comply with sections 525A item 5 and 1020.
4. Churches.
5. Commercial grain storage.
6. Cemeteries.
7. Nursery - plant materials and sales.
8. Bed and Breakfast.
9. Accessory Uses and Structures for Permitted and Conditionally Permitted Uses above.

General Requirements of the AG District

Height Limit: No building shall be erected or enlarged to exceed two and one-half (2 1/2) stories or 35 feet.

Lot Area, Width & Depth: Every lot shall have a minimum width of 250 feet at a dedicated roadway and a minimum of 250 feet at the building line, and a minimum lot area of not less than five (5) acres (217,800 square feet), exclusive of road right-of-ways, and inclusive of easement(s) of record. Any new development in the AG District that proposes one or more internal streets and/or five or more lots shall only be developed as a Planned Unit Development in accordance with Section 912 of this zoning ordinance.

Front Yard: There shall be a front yard of not less than 100 feet in depth, provided, however, that where normal lots comprising 40 percent or more of the frontage are developed with buildings having front yards with a variation of not more than ten (10) feet in depth, the average of such developed front yards shall establish the front yard depth for the entire frontage, except as provided elsewhere in these regulations.

Side Yard: There shall be side yards of not less than 50 feet (each side) for all Structures except Agricultural Structures.

Rear Yard: There shall be a rear yard of not less than 100 feet for all Structures except Agricultural Structures.

Dwelling Bulk:

1. Residential structures shall have a minimum area of 1,200 square feet of living space by outside dimensions, exclusive of porches, garages, breezeways and cellars, or basements. All dwelling units must be on a permanent foundation.
2. Single-family dwellings shall be not less than 25 feet in width or depth.

Parking Requirements: Parking requirements shall be as regulated in Article 11 of these regulations.

Signs: Signs shall be as regulated in Article 12 of these regulations.

Unless otherwise specified within this resolution, no lot shall contain upon it more than one principal structure.

Section 905 Rural Residential District (R-1)

Permitted uses, dimensional requirements, and other regulations of the R-1, Rural Residential District; the following regulations shall apply:

Permitted Uses:

1. One Single-family dwelling structure.
2. Public parks and recreational areas. Extensive outdoor lighting for athletic fields, golf courses, and all other recreational facilities must comply with sections 525A item 5 and 1020.
3. Private single-family swimming pool incidental to the principal structure.
4. Accessory uses and structures including small structures such as tool sheds on skids.
5. Home Occupations.

Conditionally Permitted Uses: After obtaining a valid conditional use permit in accordance with Article 5, and the other provisions of these regulations, the following use may be conditionally permitted:

1. Churches.
2. Public and private schools. Extensive outdoor lighting for athletic fields, golf courses, and all other recreational facilities must comply with sections 525A item 5 and 1020.
3. Cemeteries.
4. Recreation clubs, golf courses. Extensive outdoor lighting for athletic fields, golf courses, and all other recreational facilities must comply with sections 525A item 5 and 1020.
5. Township government uses.
6. Bed & Breakfasts.

General Requirements of the R-1 District

Height Limit: No building shall be erected or enlarged to exceed two and one-half (2 ½) stories or 35 feet.

Lot Area, Width & Depth: Except in the case of lots on a cul-de-sac, every lot shall have a minimum width of 200 feet at a dedicated roadway. Lots on a cul-de-sac shall have a minimum width of 60 feet at a dedicated roadway and 200 feet at the building setback line. Every lot shall have a minimum lot area of not less than 5.0 net acres exclusive of right-of-ways and inclusive of easements of record.

Front Yard: There shall be a front yard of not less than 100 feet in depth, provided, however, that where normal lots comprising 40 percent or more of the frontage are developed with building having front yards with a variation of not more than ten (10) feet in depth, the average of such developed front yards shall establish the front yard depth for the entire frontage, except as provided elsewhere in these regulations.

Side Yard: There shall be side yards of not less than 50 feet on each side.

Rear Yard: There shall be a rear yard of not less than 100 feet.

Dwelling Bulk:

- a. Dwellings or structures shall have a minimum area of 1,200 square feet of living space by outside dimensions, exclusive of porches, garages and cellars, or basements. All dwelling units must be on a permanent foundation.
- b. Single-family dwellings shall not be less than 25 feet in width or depth.

Parking Requirements: Parking requirements shall be as regulated in Article 11 of these regulations.

Sign: Signs shall be as regulated in Article 12 of these regulations.

Unless otherwise specified within this resolution, no lot shall contain upon it more than one principal structure.

Section 906 Section not used

Section 907 Continuing Care Retirement Community District (CCRC)

Permitted uses, dimensional requirements, and other regulations of the CCRC, Continuing Care Retirement Community District: the following regulations shall apply:

Permitted Uses:

1. Continuing Care Retirement Community.
2. Accessory uses and structures for the permitted use specifically described above.

Conditionally Permitted Uses: None.

General

Requirements of the CCRC District

Height Limit: No building or structure shall be erected or enlarged to exceed two and one-half (2 ½) stories or 40 feet in height except for those appurtenances described in Section 1013 hereof, and on-site water towers which may be built to the minimum height required to provide adequate flow for fire suppression.

Lot Area, Width & Depth: The minimum area of land shall not be less than 80 acres, all of which is owned by a single entity, and shall have a minimum width of 350 feet at a dedicated roadway. All lot area measurements shall be exclusive of road right-of-way, and inclusive of easements of record.

Setback Requirements:

- a. All buildings and/or parking areas shall be set back not less than 400 feet from each public street existing at the time the district is established.
- b. All buildings and/or parking areas shall be set back not less than 100 feet from abutting property lines. One continuous buffer zone shall be established along a minimum of twenty-five percent (25%) of the perimeter of the property, not including any boundary line which abuts a public street; within the buffer zone, all buildings, and/or parking areas shall be set back not less than 250 feet from the abutting property line. Placement of such buffer zones along undeveloped green space and buffer zones of contiguous properties is encouraged. Identification of additional buffer zones on the property along sections which comprise a greater percentage of the perimeter of the property is also strongly encouraged.

Density: The total number of independent-living units for the Community shall not exceed an average of two and one-half (2.5) units per acre of land, subject to the limitations of the Licking County Health Department and/or the Ohio Environmental Protection Agency, as the body having authority for the issuance of permits for any on-site water and sewer system. Independent-living units must be allocated among no fewer than five residential buildings. No CCRC may have fewer than 80 or more than 250 independent-living units. The maximum occupancy of independent-living units shall not exceed two (2) persons per unit. Any units used for staff dwelling shall be counted as independent-living units. The Community may also include assisted-living units in proportion to the number of independent-living units. The CCRC shall not have more than one (1) bed in an assisted living unit for every two (2) independent-living units.

Open Space & Landscaping Requirements: Open space and landscaping requirements shall be as established in Section 1011 of these regulations.

Parking Requirements: Parking requirements shall be as established in Article 11 and Article 5 Section 525A of these regulations.

Signs: Signs shall be as regulated in Article 12 of these regulations.

Building Square Footage: Each structure other than accessory buildings, shall have a minimum area of 1,200 square feet but not exceed 80,000 square feet of space by outside dimensions, exclusive of porches, garages, attics, and cellars or basements. Each structure must also be on a permanent foundation. For purposes of this Section, “structure” is synonymous with the term “building” as defined in the Ohio Basic Building Code (Chapter 2, Section 202.2), i.e., any structure occupied or intended for supporting or sheltering any occupancy, with each portion of a building which is completely separated from other portions by fire walls being considered as a separate building.

Section 908 Professional - Research - Office District (PRO)

Permitted uses, dimensional requirements, and other regulations of the PRO, Professional - Research - Office District; the following regulations shall apply:

Permitted Uses:

1. Doctor's parks, offices, or clinics.
2. Vision and hearing clinics.
3. Dental offices and clinics.
4. Law offices.
5. Insurance and real estate offices.
6. Banks and finance establishments.
7. Utility companies (offices).
8. Research facilities and/or laboratories.
9. Township governmental uses.
10. Planning, architect, or engineering offices.
11. Day care centers.
12. Veterinary clinics and offices.
13. Other professional offices.

Conditionally Permitted Uses: After obtaining a valid conditional use permit in accordance with Article 5, and the other provisions of these regulations, the following uses may be conditionally permitted:

1. Nursing homes (extended care).

2. Hospitals (extended care).
3. Residential uses.

General Requirements of the PRO District

Height Limit: No building shall be erected or enlarged to exceed two and one-half (2 1/2) stories or 35 feet.

Lot Area, Width & Depth: Every lot shall have a minimum width of 60 feet at a dedicated roadway and 200 feet at the building setback line. Every lot shall have a minimum lot area of not less than one and one-half (1.5) acres, exclusive of right-of-way and inclusive of easements of record.

All lot area measurements shall be exclusive of road right- of-way, and inclusive of easements of record.

Front Yard: There shall be a front yard of not less than 100 feet in depth, provided, however, that where normal lots comprising 40 percent or more of the frontage are developed with buildings having front yards with a variation of not more than ten (10) feet in depth, the average of such developed front yards shall establish the front yard depth for the entire frontage, except as provided elsewhere in these regulations.

Side Yard: There shall be side yards not to be less than 50 feet (each side) in depth.

Rear Yard: There shall be a rear yard of not less than 100 feet.

Parking Requirements: Parking requirements shall be as regulated in Article 11 of these regulations.

Signs: Signs shall be as regulated in Article 12 of these regulations.

Open Space & Landscaping Requirements: As regulated in Section 1011.

Building Square Footage: Each structure shall have a minimum area of 1,200 square feet but not exceed 5000 square feet of space by outside dimensions, exclusive of porches, garages, and cellars or basements. Each structure must also be on a permanent foundation.

Section 909 Section not used.

Section 910 General Business District (GB)

Permitted uses, dimensional requirements and other regulations of the GB, General Business District; the following regulations shall apply:

Permitted Uses:

1. Churches.
2. Public and private schools. Extensive outdoor lighting must comply with sections 525A item 5 and 1020.
3. Public parks, recreational areas. Extensive outdoor lighting must comply with sections 525A item 5 and 1020.
4. Township governmental buildings and uses.
5. Bed & Breakfasts.
6. Business and professional offices.
7. Veterinary offices, hospitals, clinics.
8. Printing concerns.
9. Private swimming pools as an accessory use. Extensive outdoor lighting must comply with sections 525A item 6 and 1020.
10. Nursery (plant materials) and greenhouses.
11. Health services, (doctor/dentist offices, clinics, nursing homes, nurseries, hearing/vision clinics).
12. Banks and finance establishments.
13. Day care centers.
14. Home occupations.
15. Single Family Residential

Conditionally Permitted Uses: After obtaining a valid conditional use permit in accordance with Article 5, and the other provisions of these regulations, the following uses may be conditionally permitted:

1. Retail business.
2. Restaurants.
3. Private parks and recreational areas. Extensive outdoor lighting must comply with sections 525A item 5 and 1020.
4. Commercial and public sports and game fields, baseball and soccer fields, swimming pools, skating rinks, golf driving ranges, miniature golf, bowling alleys. Extensive outdoor lighting must comply with sections 525A item 5 and 1020.
5. Accessory buildings and uses.
6. All conditionally permitted uses as specified in the PRO and LB Districts.
7. Trade schools or commercial schools.
8. Small item fabrication conducted entirely within an enclosed building.
9. Boarding kennels.

10. Residential uses
11. Cemeteries

General Requirements of the GB District

Height Limit: No building shall be erected or enlarged to exceed two and one-half (2 1/2) stories or 35 feet.

Lot Area, Width & Depth: Every lot shall have a minimum width of 60 feet at a dedicated roadway and 200 feet at the building setback line. Every lot shall have a minimum lot area of not less than one and one-half (1.5) acres, exclusive of right-of-way and inclusive of easements of record.

Front Yard: There shall be a front yard of not less than 100 feet in depth, provided, however, that where normal lots comprising 40 percent or more of the frontage are developed with buildings having front yards with a variation of not more than ten (10) feet in depth, the average of such developed front yards shall establish the front yard depth for the entire frontage, except as provided elsewhere in these regulations.

Side Yard: There shall be a side yard of not less than 50 feet (each side) in depth.

Rear Yard: There shall be a rear yard of not less than 100 feet. Open Space &

Landscaping Requirements: As regulated in Section 1011.

Parking Requirements: Parking requirements shall be as regulated in Article 11 of these regulations.

Signs: Signs shall be as regulated in Article 12 of these regulations.

Building Square Footage: Each structure shall have a minimum area of 1,200 square feet but not exceed 10,000 square feet of usable floor space, exclusive of porches, garages, and cellars or basements. All structures must also be on a permanent foundation.

Section 911 Light Manufacturing District (M-1)

Permitted use, dimensional requirements, and other regulations of the M-1, Light Manufacturing District; the following regulations shall apply:

Permitted Uses:

1. Agriculture.
2. Public parks and recreational areas.
3. Township governmental buildings and uses.
4. Small item manufacturing conducted entirely in an enclosed building.

5. Utility facilities.
6. Research, testing and related facilities.

Conditionally Permitted Uses: After obtaining a valid conditional use permit in accordance with Article 5, and the other provisions of these regulations, the following uses may be conditionally permitted:

1. Contract construction storage of machinery and material.
2. Building materials, sales and distribution.
3. Outside storage of goods and materials related to that facility.
4. Paper, printing, and associated products.
5. Cleaning, dyeing, and similar services.
6. Food products.
7. Horticulture and forestry facilities.
8. Machinery, office equipment, and furniture manufacturing.
9. Fiber and clothing goods manufacturing.
10. Non-metallic goods manufacturing.
11. Household appliances and vehicle services, storage and maintenance, small electronic equipment.
12. All permitted and conditionally permitted uses in the PRO, and GB Districts.
13. Sanitary landfills, recycling centers, and compost facilities.

General Requirements of the M-1 District

Height Limit: No building shall be erected or enlarged to exceed two and one-half (2 ½) stories or 35 feet except that a structure may be a maximum of 50 feet in height if the lot width and setback from the right-of-way are doubled.

Lot Area, Width & Depth: Every lot shall have a minimum width of 60 feet at a dedicated roadway and 200 feet at the building setback line. Every lot shall have a minimum lot area of not less than one and one-half (1.5) acres, exclusive of right-of-way and inclusive of easements of record.

Front Yard: There shall be a front yard of not less than 100 feet in depth, provided, however, that where normal lots comprising 40 percent or more of the frontage are developed with buildings having front yards with a variation of not more than ten (10) feet in depth, the average of such developed front yards shall establish the front yard depth for the entire frontage, except as provided elsewhere in these regulations.

Side Yard: There shall be a side yard of not less than 50 feet (each side) in depth.

Rear Yard: There shall be a rear yard of not less than 100 feet. Open Space &

Landscaping Requirements: As regulated in Section 1011.

Parking Requirements: Parking requirements shall be as regulated in Article 11 of these regulations.

Signs: Signs shall be as regulated in Article 12 of these regulations.

Minimum Building Square Footage: Each structure shall have a minimum area of 1200 square feet of space by outside dimensions, exclusive of porches, garages, and cellars or basements. All structures must also be on a permanent foundation.

Section 912 Planned Unit Development (PUD) Overlay District

912.1 Purpose

The purpose of the Planned Unit Development (PUD) Overlay District is to achieve, to the greatest degree possible, land development which is responsive to the natural and environmental assets and liabilities of a given site and to keep land undeveloped in perpetuity without affecting overall densities. The PUD should be a well-integrated development in terms of major design elements such as roads, drainage systems, utilities, open space and undeveloped land. A Planned Unit Development ("PUD") affords greater design flexibility so that natural features may be protected by concentrating development on more suitable or less environmentally sensitive areas. The PUD Overlay District may reduce survey, fee and development costs as well as tax liability for the land owners.

The Trustees have adopted this Section 912 in accordance with Ohio Revised Code §519.021(c), and intend that it be construed in such a manner so as to comply with that section of the Revised Code. It shall be the sole option of an applicant as to whether to develop under this section as a PUD or develop pursuant to the standards and requirements of the underlying district.

912.2 General Requirements

A PUD may be located in any area of Granville Township where the applicant can demonstrate that his proposal will meet the objectives of this Article and the underlying zoning district. Land proposed to be developed as a PUD must be owned, leased, or controlled by one person or single entity, or represented by a single agent, and must be at least 20 contiguous acres in size. Smaller parcels may be considered if contiguous to an existing or in conjunction with a proposed PUD. This section is not applicable to a CCRC District.

912.3 Permitted And Conditional Uses

Any permitted or conditional uses permitted in the underlying district, except for a CCRC district.

912.4 Development Standards

a) **Density**: Except as otherwise provided herein, the permitted density in a PUD shall be that of the underlying district. The Zoning Commission may increase the permitted density in a PUD, when the applicant has gone beyond the base requirements of this Section 912, by a maximum of 15% to encourage high quality design with as much undeveloped land remaining so in perpetuity.

b) **Development Layout and Design**: Development Layout and Design: The specific residential density, development design and layout shall be based on the applicant's ability to provide evidence to the Granville Township Zoning Commission that the overall development demonstrates excellence in design by properly considering: significant natural and historic features, topography, natural drainage patterns, roadway access and circulation, surrounding land uses, the enhancement of the general welfare of the public, and aesthetically desirable land development. Attractive landscaped buffers shall be provided between incompatible land uses and activities.

c) **Setback Standards for Perimeter Lots**: All lots, which are located along the perimeter of the PUD, shall have minimum setbacks toward contiguous districts equal to those which would normally be specified in the underlying district.

d) **Undeveloped Space**: A minimum of fifty (50) percent of the gross acres less land required for street rights-of-way and land under permanent easement prohibiting development (with the exception of underground pipeline rights-of-way) included in the PUD shall remain undeveloped. Up to 10% of open space may be used for individual or community septic systems if approved by the Licking County Health Department and/or Ohio EPA. This required amount of space shall be dedicated to the Board of Granville Township Trustees, or public land conservation organization, or homeowner's association; or, with a conservation easement, it may be retained by the land owner. Examples of Undeveloped Space include, but are not limited to, nature preserves, crop land, forests, parks, trails, common recreational areas, golf courses, pasture and other agricultural uses, and may include structures incidental to such uses with no more than 1% coverage of impervious surfaces. The legal articles relating to the land dedication or conservation easement are subject to review and approval of the Granville Township Zoning Commission and shall provide adequate provisions for the perpetual preservation of use, care and maintenance, as may be appropriate for the dedicated use. The Granville Township Zoning Commission shall require as a condition of approval, any evidence deemed necessary to document that the required undeveloped land will remain in its stated condition forever (including such legal documents as deed restrictions, conservation easements, etc.).

Example PUD Calculation

Basic condition for calculating PUD density:

1. The minimum acreage requirement is 20 acres
2. The PUD overlays any district.
3. A maximum 15% density bonus is possible if the proposed design is of high quality as defined in Section 912.4.
4. The following unbuildable land shall be subtracted from the gross acreage to determine the net acreage of the proposed development.
 - a. land required for proposed road right(s)-of-way and existing road right(s)-a-way
 - b. land under permanent easement prohibiting development with the exception of underground pipeline rights of way.
5. 50% of the net acreage in a PUD will be set aside as open space.

Example– PUD overlay of an Agricultural District consisting of 124.00 Acres.

Total gross acres - 124.00 acres (124acres/ 5 acres per lot = 24.8 lots)
Roads - 4.50 acres
Non-buildable land 5.00 acres (Land under permanent easement prohibiting development)
Net acres - 114.50 acres (gross acres less road right(s)-of-way and land under permanent easement prohibiting development)
Open space - 57.25 acres (50% net acres)
Buildable land - 57.25 acres (net acres less open space)
Density bonus - 3.72 lots (24.80 lots x .15 = 3.72 maximum bonus for high quality design)
Total maximum lots - 29 lots (24.80 lots + 3.72 bonus lots=28.52 units rounded to the nearest whole number)
Total acres not built on – 62.25 acres (57.25 acres open space + 5.0 acres non-buildable land)
Average lot size – 1.97 acres (57.25 acres/29 lots)

e) **Front, Side, and Rear Setback Standards for Interior Lots:** Within the PUD, the standards for setbacks shall be fully described in the proposed development plan submitted in accordance with the requirements of this Chapter.

f) **Off Street Parking and Loading Facilities:** For all land uses located with the PUD, the parking & loading standards contained in Article 11 shall be applied.

g) In reviewing and approving the PUD, the Granville Township Zoning Commission may permit and allow minor deviations from the Development Standards set forth in this section, without the need for a separate variance, provided that the design of the PUD meets the purpose and objectives of this chapter.

Section 912.5 General PUD Approval Procedure

The applicant for a PUD must submit a Development Plan for PUD approval. Prior to formal submission of any plans, the applicant is encouraged, but not required, to communicate with Granville Township Zoning Officials and schedule a work session with the Granville Township Zoning Commission to discuss the concept of the proposed development. The purpose of the optional work session is to consider and propose development possibilities before detailed engineering has been completed.

Section 912.6 PUD Development Plan Submission

The applicant shall submit (15) copies of a proposed Development Plan to the Granville Township Zoning Inspector along with the required application fee. The chair of the Granville Township Zoning Commission will review the application and make the determination that the application is complete. The proposed Development Plan and application shall include the following:

A) Background Information:

The following background information shall be submitted in typed form, referencing the following item numbers on all submitted documentation:

- 1) Name, address, and phone number of applicant.
- 2), Name, address, and phone number of registered surveyor, registered civil engineer, and/or landscape architect assisting in the preparation of the preliminary plan.
- 3) Legal description of property.
- 4) Present use(s).
- 5) A verbal statement, which offers a conceptual overview of the proposed development. This statement shall include a description of the nature of the proposed development, proposed land uses including specific types (e.g. two-family dwellings, local businesses, golf course, etc.), and the clientele for which it is to serve (e.g. public, residents only, retirees, etc.)
- 6) Description of proposed provisions for utilities including water, sewer, power, and telephone service. The applicant shall also indicate all government authorities, which have jurisdiction over any utility systems, and provide a description of the current status of the project with respect to necessary review and approval.
- 7) The proposed ownership and maintenance of open spaces, parking areas, and any amenities shown to be a part of the development.
- 8) Evidence that the applicant has sufficient control over the land in question and the financial capability to begin the project within one year, and complete the project in accordance with the applicant's proposed timetable.
- 9) An estimated timetable for project completion.
- 10) Should the applicant propose any type of phasing of the development, a description of how this is to be accomplished shall be provided.
- 11) A list containing the names and mailing addresses of all owners of property within 500 feet of the property in question.
- 12) A specific description of all permitted and accessory uses to be allowed in each area of the development.

- 13) A specific description of all other proposed requirements which would differ from the underlying zoning district regulations.
- 14) Any proposed deed restrictions and conservation easements.
- 15) Certification that all information in the application is true and correct.
- 16) Any other information determined necessary by the Granville Township Zoning Commission.

B) Plan Drawing

The following information shall be submitted and shown on drawings of the site drawn to scale (1"= 100') and include:

- 1) A vicinity map or sketch showing the general relationship of the proposed development to the surrounding areas with access roads referenced to the intersection of the nearest State Routes. Reference distances shall be shown in feet if less than (1,000') and in miles or tenths of a mile greater than 1,000'.
- 2) A table showing the amount of gross acreage to be dedicated to each type of proposed land use, density for each type of proposed use, and the amount of land as a percent of the whole devoted to each land use.
- 3) Location, type, and density of residential development.
- 4) Conceptual drainage plan.
- 5) Natural features.
- 6) Location and type of undeveloped land.
- 7) Buffers between incompatible land uses and activities.
- 8) Proposed street system layout/ circulation pattern.
- 9) Any existing buildings or potential environmental hazards (underground storage tanks, former industrial dumpsite, etc.).
- 10) Proposed driveways onto existing roads.
- 11) Any proposed off-site improvements (e.g.. deceleration lanes, stoplight, road widening, intersection improvements, etc.).
- 12) Overlay maps showing topography (derived from a field survey or aerial photography), and soil types obtained from the Licking County Soil and Water Conservation District.
- 13) A survey of the proposed development site, showing dimensions and bearings of the property lines; area in acres; topography; and existing features of the development site, including major wooded areas, streets, easements, utility lines, and land uses.
- 14) The location and dimensions of all lots, setbacks, and building envelopes, as well as those of any primary and secondary leaching field envelopes.
- 15) Engineering drawings and plans of sewer and water facilities as well as street and drainage systems.
- 16) Landscaping plan for all buffers and other common areas.
- 17) Architectural guidelines to apply throughout the development.
- 18) The proposed names of all interior streets proposed for the development.
- 19) Layout and dimensions of all parking and loading areas along with an indication of what they are to be built to serve.
- 20) A layout designating all undeveloped land including green space, conservation areas and wetlands. A plan for maintenance and administration of such undeveloped space.

C) Additional Information

The Granville Township Zoning Commission, at their option, may require additional information such as maps, data, or studies (e.g. environmental impact statements, traffic impact analyses, etc.).

D) Fees and Charges

A fee as established by the Board of Trustees in accordance with section 312 will start the proceedings. The applicant shall be responsible for all reasonable expenses incurred by Granville Township in reviewing the Development Plan or any modifications to that plan. Such expenses may include items such as the cost of professional services, including legal fees and the fees of other professionals such as geologists, landscape architects, planners, engineers, environmental scientists, and architects, incurred in connection with reviewing the plans and prepared reports, the publication and mailing of public notices in connection therewith, and any other reasonable expenses attributable to the review of the plans. Within 30 days after the submission of all the items indicated in A and B above, the Township Zoning Commission shall make an initial estimate of the required expenses to conduct the review of the submitted plans (accounting also for the subsequent final plan review) and shall send the applicant written notice of the Township's initial estimate of the fees and charges it will incur in reviewing the application. This initial estimate will be reviewed, and may be revised, from time to time during the review process, and if such review results in an increase in the estimated fees and charges which will be incurred in the Township's review of the application, the Township shall send the applicant written notice of the revised estimate of fees and charges. Within ten days of the date of the notice of the initial estimate of fees and charges, the applicant shall deposit in the office of the Township Fiscal Officer or the Fiscal Officer's designee, an amount equal to the estimated cost of the Township's expenses. When the deposit has been depleted to thirty-three (33%) percent of the original amount, another deposit shall be made in an amount equal to the Granville Township Zoning Commission's estimate of the costs associated with the remaining phases of the review. In making the estimate of required expenses, the Granville Township Zoning Commission shall consider the reasonable commercial rates of qualified professionals.

Section 912.7 PUD Development Plan Review As A Subdivision

Within five (5) days of receipt of the application, the Granville Township Zoning Commission will submit the PUD Development Plan to the Licking County Planning Commission (LCPC) for review as a subdivision plan pursuant to the Licking County Subdivision Regulations. Comments generated during this review by the LCPC should be forwarded to the Granville Township Zoning Commission for consideration.

Section 912.8 PUD Development Plan Review

A public hearing shall be scheduled by the Granville Township Zoning Commission on the proposed plan. Notice of this hearing shall be given in a newspaper of general circulation in the Township at least 10 days prior to such a hearing. Notice of this hearing, by first class mail, shall also be sent to all adjoining property owners and property owners within 500 feet of the proposed development 10 days prior to such a hearing.

Section 912.9 Criteria For Approval Of A PUD Development Plan

Within thirty (30) days following the public hearing referenced in Section 912.8 above, the Granville Township Zoning Commission shall act to approve, disapprove or conditionally approve the Development Plan in accordance with the following criteria:

- 1) That the proposed development is in conformity with the goals and objectives of the Granville Township Comprehensive Plan and the requirements of this Section 912;
- 2) That the proposed development advances the general health, safety and morals of Granville Township;
- 3) That the benefits, improved arrangement, and the design of the proposed development justify the deviation from standard development requirements included in the Granville Township Zoning Resolution;
- 4) That the uses requested in the proposal are compatible with surrounding land uses;
- 5) That there are adequate public services (e.g. utilities, fire protection, emergency service, etc.) available to serve the proposed development;
- 6) That the proposed development will not create overcrowding and/or traffic hazards on existing roads and/or intersections;
- 7) That the arrangement of land/development uses on the site properly consider topography, significant natural features, natural drainage patterns, views, and roadway access;
- 8) That the clustering of development sites are shown to preserve any natural or historic features and provide viable undeveloped space;
- 9) That the proposed road circulation system is integrated and coordinated to include a hierarchical interconnection of interior roads as well as adequate outer connection of interior collector streets with off-site road systems; and
- 10) That there are adequate buffers between incompatible land uses.
- 11) That the Granville Township Zoning Commission is satisfied that the developer possesses the requisite financial resources to begin the project within the required one year and complete the project in accordance with the developer's submitted time table.
- 12) That the proposed development is in conformity with the Licking County Subdivision Regulations.
- 13) The final plat approved by the Licking County Planning Commission shall include all dedicated open space.

Section 912.10 Decision By Zoning Commission

The administrative decision by the Granville Township Zoning Commission recommending the approval or disapproval of the Development Plan shall be based on specific written findings of fact related to each of the decision factors or standards Specified in the Granville Township Zoning Resolution.

Should the application for the Development Plan be either approved or approved with

conditions, the Granville Township Zoning Commission shall instruct the Township Zoning Inspector to issue zoning permits in accordance with the approved plan and any conditions thereto attached. The date, and area covered by the approved final plan shall be noted on the Official Zoning Map, and no change from or substantive alteration in such PUD shall be permitted without repetition of the procedures in these sections.

Section 912.11 Extension Of Time

If a proposed development approved under this Article is not initiated within one year, the developer may request an extension of time from the Granville Township Trustees. An extension of the time limit for the initiation of an approved PUD may be approved by the Granville Township Zoning Commission based on a finding that such extension is not in conflict with the general health, safety, and morals of the public. The decision must also be based on evidence that the developer made a reasonable effort toward the accomplishment of the original development plan.

Section 913 Reserved For Future Use.

Section 914 Transportation Corridor Overlay District (TC)

The Transportation Corridor Overlay District includes all land within the Township that is located within 100 feet of the centerline of the following transportation corridors:

1. Welsh Hills Road
2. North Street Road
3. Raccoon Valley Road
4. Columbus Road
5. Lancaster Road
6. Sharon Valley Road
7. Loudon Street

Permitted Uses and other regulations for this district are as follows:

Permitted Uses

Any permitted use allowed in the underlying zoning district, except that, where the requirements of this section are in conflict with the permitted uses or regulations of the underlying zoning district, the regulations set forth in this section shall control.

Setback Requirements

All new buildings, parking areas and internal subdivision streets and driveways shall be setback a minimum of 100 feet from the right-of-way of a designated transportation corridor.

Development Standards

The following establishes minimum standards for access and circulation, as well as for the location of utility and similar transmission lines, loading areas, storage areas, and trash receptacles and parking areas:

1. New or upgraded utility and transmission lines located within a protected corridor district should be designed and located to minimize adverse visual and physical impact to the natural and/or rural character of the roadside. Utility and transmission lines are to be located underground whenever possible.
2. Loading areas shall be located to the rear of the buildings and screened from adjacent uses.
3. Storage areas shall be enclosed by structures or fences and located to the rear of buildings.
4. Trash storage receptacles shall be completely enclosed and located to the rear of buildings.
5. Parking areas are to be located to the side or rear of buildings.
6. The number and location of driveways must be spaced to minimize traffic congestion problems and preserve trees, natural vegetation and the rural character of the transportation corridor. Internal subdivision streets must be used whenever possible to serve all subdivision lots.
7. All driveways, parking lots and landscaping shall conform to the provision of Section 1011.
8. Pedestrians and bicycle access should be provided and designed to minimize conflict with automobiles.
9. Any area used for service yards, utility meters, above ground tanks, and other such equipment shall be landscaped so that such facilities are not visible from the highway and shall be located not less than 25 feet from the side and rear property lines.

Additional Landscaping Requirements for All New Non-Agricultural Development

In addition to the open space and landscaping requirements of Section 1011, the following requirements are necessary to achieve the purpose of the corridor overlay district and to complement the natural resources in order to ensure that the Township's rural atmosphere is preserved. These landscaping requirements apply only to new non-agricultural development.

- 1. Open Areas: In those areas along the road right-of-way where no growth exists, trees, shrubs or ground cover shall be planted in or adjacent to the right-of-way in conformance with one of the specifications set forth below.

Trees shall not be planted closer than fifteen feet (15') to the paved edge of road or three feet (3') to the bottom edge of ditch. Bushes shall not be planted closer than eight feet (8') to the bottom edge of ditch. At intersection, plantings exceeding twelve inches (12") at mature height shall not be placed closer to the edge of pavement than indicated below for the various street classifications:

Minor Street 35 feet
All others 50 feet

Tree sizes shall not be less than two inches (2") in diameter as measured at a point twelve inches (12") above natural ground and shall not be planted more than 50 feet apart. Bushes provided will have a minimum height of twenty-four inches (24") above natural ground.

- 2. Landscaping of Protected Field Buffers: Existing woods and woody plant areas within a buffer field may be tilled and mulched to create woodland areas; provided, however, that woods and woody plant areas may not be cleared and seeded as lawn. Areas of grasses or wild flowers within a buffer may be tilled and replanted in wildflower or perennial beds or reforested. Areas within a field buffer may be maintained in meadow state by mowing to a height not less than four inches (4") at a frequency of two times per year. An area of natural or planted vegetation adjoining or surrounding a land use and unoccupied in its entirety by any building structure, paving or portion of such land use, for the purposes of screening and softening the effects of the land use, no part of which buffer is used for recreation or parking.
- 3. Restoration: All disturbed areas shall be restored by means of sod or suitable ground cover.

Signs

In addition to Article 12, the use of publicly visible signs, displays, and graphics in the Transportation Corridor Overlay District will be strictly controlled as set forth below.

- 1. Only wall signs and ground signs are permitted, and then only in those districts in which such signs are authorized in Article 12 of this ordinance.
- 2. In no case shall freestanding pole signs be used.
- 3. A maximum height of six feet is permitted for ground signs.
- 4. Outdoor advertising display and/or billboards, as otherwise permitted in Section 1206 and not existing on the effective date of this amendment, shall not be permitted within the

Transportation Corridor Overlay District.

5. Internally lit signs are prohibited.
6. Signs must be made of natural materials (excluding plastic).

Failure to Restore Disturbed Areas

Any owner/sub divider who fails to restore disturbed areas pursuant to the standards set forth in this Section shall be subject to a fine pursuant to the provisions of Section 311 of this resolution.

Section 915 Flood Hazard Overlay District (FH)

Section 915.1 Finding Of Fact.

- (a) Flood Losses Resulting from Periodic Inundation. The flood hazard areas are subject to periodic inundation which may result in loss of life and property, health and safety hazards, disruption of commerce and governmental services, extraordinary public expenditures for flood protection and relief, and impairment of the tax base, all of which adversely affect the public health, safety, and general welfare.
- (b) General Causes of These Flood Losses. Flood losses may also be caused by the cumulative effect on obstructions in areas of special flood hazard, which increase flood heights and velocities, and, when inadequately anchored, damage uses in other areas. Uses that are inadequately flood proofed, elevated or otherwise protected from flood damage also may contribute to the flood loss.
- (c) Ground Water Contamination. Uncontrolled land uses in the flood fringe and flood plain have threatened ground water supplies with introduction into the aquifer of toxic chemicals.

Section 915.2 Applicable Lands

This section applies to all lands within the jurisdiction of the Township of Granville and shown on the Official Zoning Map as the Flood Hazard Overlay District. This district is based on the Flood Insurance Rate Map, Community-Panel No. 390328 0125B effective December 1, 1983 and a Licking County Floodway Map. The FH District shall consist of both the Flood Way and the Flood Fringe.

The FH District shall be superimposed over the Official Zoning Map. The underlying zoning district as shown on the Official Zoning Map shall hereafter be called the base district. Uses and minimum requirements shall be determined by the base district. However, if the provisions governing the overlay district are stricter than those of the base district, the provisions of the overlay district shall supersede those of the base district.

This Resolution is not intended to repeal, abrogate, or impair any existing easements, covenants, or deed restrictions. However, where this Resolution and another resolution, easement, covenant, or deed restriction conflict or overlap, whichever imposes the more stringent restrictions shall prevail.

Section 915.3 Warning And Disclaimer Of Liability

The degree of flood protection required by this Resolution is considered reasonable for regulatory purposes and is based on engineering and scientific methods of study. Larger floods may occur or flood heights may be increased by man-made or natural causes, such as ice jams and bridge openings restricted by debris. This Resolution does not imply that areas outside the FH District boundaries or land uses permitted within such district will be free of flooding or flood damages. This Resolution shall not create liability on the part of Granville Township, any officer or employee thereof, Licking County Flood Plain Administration, or the Federal Emergency Management Agency for any flood damages that result from reliance on this resolution or any administrative decision lawfully made thereafter.

Section 915.4 Prohibited Activities

The following activities are prohibited within the FH District:

- (a) Alteration or relocation of any watercourse.
- (b) Earth disturbing activity without obtaining a conditional use permit issued per Article 5 herein.
- (c) Use of fill, which contains a regulated substance-giving rise under any environmental law concerning the management, control, discharge, treatment, containment, and/or removal of substances, or materials that are or may become a threat to public health or the environment.

ARTICLE 10
SUPPLEMENTARY DISTRICT REGULATIONS

Section 1000 General

The purpose of the supplementary district regulations is to set specific conditions for various uses, classification of uses, or areas where problems are frequently encountered.

Section 1001 Driveways & Roadways

A zoning permit shall be required prior to construction of any driveway or roadway, which connects to an existing township and/or county road.

In order to prevent the deposit of eroded material and/or water on public roads, the first twenty (20) feet of any driveway/roadway, measured perpendicular to the edge of the public road, shall be level or have a negative slope not to exceed 20%.

Section 1002 Environmental requirements

The provisions of this article shall govern the minimum conditions for maintenance of exterior property. All premises, structures and land in Granville Township shall comply with the conditions herein prescribed insofar as they are applicable.

The owner of the premises shall be responsible for maintenance of all structures and premises in compliance with these requirements.

All structures and premises or vacant land located in Granville Township shall be maintained in a clean, safe, secured and sanitary condition free from any accumulation of rubbish or garbage as provided herein as to not cause an adverse affect on the public health or safety.

Single-family and two-family dwellings shall use water-tight trash containers that are constructed of metal or other durable material substantially impervious to animals and rodents, that are capable of being serviced without creating unsanitary conditions.

Plastic bags may be used as garbage and rubbish container liners, but shall not be used without approved water-tight trash containers for on-site storage of garbage or rubbish.

No person shall accumulate rubbish, garbage, boxes, lumber, scrap metal, or any other material in such a manner that may provide a rodent harborage in or about any structure, or on any property located in Granville Township. All materials stored outside must be palletized in a manner to comply with the Licking County Department of Health regulations.

The Granville Township Zoning Inspector or Deputy Zoning Inspector shall investigate possible violations of this section. Upon determination of a violation the Zoning Inspector or Deputy Zoning Inspector shall notify the property owner as listed in the current property tax records of the Licking County Treasurer, for that property, by certified mail, of the violation and steps which must be taken to correct the situation. If the notification is not deliverable by certified mail, then notice of violation will be deemed to be delivered after publication once in a paper of general circulation in the County. Failure to correct the violation within fifteen days of either receipt of this notice or of completion of publication in a paper of general circulation in Licking County shall constitute a violation of this zoning ordinance punishable in accordance with section 311. Each additional day of failure to correct this violation shall be considered to be a new violation for enforcement purposes.

Section 1003 Temporary Buildings

Temporary buildings, construction trailers, equipment, and materials used in conjunction with construction work only may be permitted in any district during the period construction work is in progress, but such temporary facilities shall be removed upon completion of the construction work. Storage of such facilities or equipment beyond the completion date of the project shall require a zoning permit authorized by the zoning inspector or deputy-zoning inspector.

Section 1004 Parking and Storage of Certain Vehicles

No unlicensed automotive vehicles (which includes but is not limited to automobiles, trucks and buses) or trailers of any kind or type shall be parked or stored for more than ten days anywhere in Granville Township other than in completely enclosed buildings. However, one boat and one travel trailer may be stored in the rear yard of a property in a Residential District.

Section 1005 Required Trash Areas

All commercial, industrial, and multi-family residential uses which provide trash and/or garbage collection areas shall be enclosed on at least three sides by a solid wall or fence of at least four (4) feet in height if such area is not within an enclosed building or structure. Provisions for adequate vehicular access to and from such area or areas for collection of trash and/or garbage as determined by the zoning inspector or deputy zoning inspector shall be required.

Section 1006 Noxious Weeds

Noxious weeds are brush, briars, burrs, vines, multi-flora rose, Russian, Canadian or common thistles, wild lettuce, wild parsnips, wild carrots, wild mustard, oxeye daisies, ragweed, milkweed and ironweed as presently defined by Ohio law. Weeds, which are designated by current Ohio Revised Code as being noxious weeds will be deemed to be noxious weeds for purposes of this ordinance and are incorporated by cross reference to the appropriate section of the Ohio Revised Code. In residential districts common grasses having grown to height of 14 inches or more shall also be considered to be noxious weeds.

Upon written information that noxious weeds, as defined in this ordinance, are growing on lands in Granville Township, the Zoning Inspector or Deputy Zoning Inspector (co-signed by the Board of Granville Township Trustees) shall cause a written notice, by certified mail, to be served upon the owner of such land as shown in the current tax records of the Licking County Treasurer, notifying him that the weeds must be cut or destroyed within five days after service of the notice. If the notification is not deliverable by certified mail, then notice of violation will be deemed to be delivered after publication of the notice once in a newspaper of general circulation in the county. If the owner fails to comply with the notice, the Board of Granville Township Trustees shall cause the weeds to be cut or destroyed and may employ the necessary labor, materials and equipment to perform the task.

Failure to correct the violation within five days of either receipt of this notice or publication once in a paper of general circulation in Licking County shall constitute a violation of this zoning ordinance punishable in accordance with section 311. Each additional day of failure to correct this violation shall be considered to be a new violation for enforcement purposes.

The Board of Granville Township Trustees shall make a written report to the county auditor of the boards' action under RC 5579.05 and 5579.06 with a statement of the boards' charges for its services, the amount paid for the labor, materials and equipment and a proper description of the premises. These amounts, when allowed, shall be entered upon the tax duplicate, shall be a lien upon the land from the date of the entry and shall be collected as other taxes and returned to the township and placed in the township general fund.

Section 1007 Supplemental Yard and Height Regulations

In addition to all yard regulations specified in the Official Schedule of District Regulations and in other sections of this resolution, the provisions of Sections 1008-1014, inclusive, shall be used for interpretation and clarification.

Section 1008 Setback Requirements for Corner Buildings

On a corner lot the principal building and its accessory structures shall be required to have the same setback distance from all street right-of-way lines as required for the front yard in the district in which such structures are located.

Section 1009 Visibility at Intersections

On a corner lot in any district, nothing shall be erected, placed, planted, or allowed to grow in such a manner as to materially impede or restrict vision between a height of two and one-half (2 ½) and ten (10) feet above the center line grades of the intersecting streets in the area bounded by the right-of-way lines of such corner lots and a line joining points along said street lines 50 feet from the point of intersection.

Section 1010 Yard Requirements for Multi-Family Dwellings

Multi-family dwellings shall be considered as one (1) building for the purpose of determining front, side, and rear yard requirements. The entire group as a unit shall require one (1) front, one (1) rear, and two (2) side yards as specified for dwellings in the appropriate district. Each individual building shall meet all yard requirements for the appropriate district as though it were on an individual lot.

Section 1011 Open Space and Landscaping Requirements for CCRC, GB, PRO, and M-1 Districts

The open space requirements are intended to protect and promote the natural beauty of the Granville community. Builders and developers shall be required to preserve or replace existing attractive and desirable areas, such as waterways, wooded areas, and open fields which contribute to the safety, public health, and aesthetic enjoyment of Granville residents. Densely built-up lots, roads and parking lots, which because of heavy traffic, noise, unsightly appearance, or other undesirable attributes, would reduce property values or detract from the tranquil and essentially residential character of Granville Township, will not be permitted in districts 907, 908, 910, and 911. In order to insure the achievement of these objectives, the following requirements shall be adhered to:

1. The total area of the ground floor of all structures in the GB, PRO, and M1 districts shall not exceed twenty-five percent (25%) of the total area of its respective lot. The total area of all impervious surfaces on a lot in the CCRC district shall not exceed

- thirty percent (30%) of the total area of such lot.
2. At least 50 percent (50%) of the total lot area in the GB, PRO, and M1 Districts shall be landscaped with natural vegetation consisting of trees and/or ground cover either indigenous to the site or planted by the developer. At least seventy percent (70%) of the total lot area in the CCRC District shall be landscaped with natural vegetation consisting of trees, shrubs, crops, pasture, and/or ground cover either indigenous to the site or planted by the developer.
 3. All desirable major trees, having a trunk diameter at breast height of six (6) inches or more, shall be preserved unless located where structures, parking lots, or driveways are planned and constructed.
 4. A landscaped buffer strip shall be constructed along the frontage of the lot to separate any parking facilities or other paved surfaces from the right-of-way. This strip shall be at least 25 feet deep as measured into the lot from the right-of-way and shall be planted with at least one (1) desirable shade tree, two (2) inches diameter at breast height, for every 50 feet of length of the strip, and with other suitable shrubs or ground cover. The strip shall be intersected by no more than one driveway, not more than 25 feet wide, for every 240 feet of frontage, or optionally in the case of large lots, and one driveway 50 feet wide for every 480 feet of frontage. No driveway shall be constructed within ten (10) feet of a property line.
 5. No zoning permit shall be approved or issued for any site development or construction or for the improvement of any building, structure or parking facility unless landscaping for such development, construction or improvement has been reviewed and approved as required by the provisions of this section.

Section 1012 Architectural Projections

Open structures such as porches, canopies, balconies, platforms, carports, covered patios, and similar architectural projections shall be considered parts of the building to which they are attached and shall not project into the required minimum front, side, or rear yard.

Section 1013 Exceptions to Height Regulations

The height limitations contained in the Official Schedule of District Regulations do not apply to spires, belfries, cupolas, antennas, water tanks, ventilators, chimneys, or other appurtenances usually required to be placed above the roof level and not intended for human occupancy except where the height of such structures will constitute a hazard to the safe landing and take-off of

aircraft at an established airport or exceed 125 feet, unless otherwise permitted under Sections 1032.1 through 1032.4 of this zoning resolution.

Section 1014 Special Provisions for All Districts and Uses

No land or building in any district shall be used or occupied in any manner creating dangerous, injurious, noxious, or otherwise objectionable conditions which could adversely affect the surrounding areas or adjoining premises, except that any use permitted by this resolution may be undertaken and maintained if acceptable measures and safeguards to reduce dangerous and objectionable conditions to acceptable limits as established by the performance requirements in Sections 1014-1024, inclusive.

Section 1015 Fire Hazard

Any activity involving the use or storage of flammable or explosive materials shall be protected by adequate fire-fighting and fire-prevention equipment and by such safety devices as are normally used in the handling of any such material. Such hazards shall be stored at a distance, which is compatible with the potential dangers involved.

Section 1016 Radioactivity or Electrical Disturbance

No activity shall emit dangerous radioactivity at any point, or electrical disturbance adversely affecting the operation of any equipment at any point other than that of the creator of such disturbance.

Section 1017 Noise

Objectionable noise as determined by the zoning inspector, which is due to volume, frequency, or beat shall be muffled or otherwise controlled. Air-raid sirens and related apparatus used solely for public purposes are exempt from this requirement.

Section 1018 Vibration

No vibration shall be permitted which is discernible without instruments on any adjoining lot or property.

Section 1019 Air Pollution

Air pollution shall subject to the requirements and regulations established by the Director of the Ohio Environmental Protection Agency .

Section 1020 Outdoor Lighting

The regulation of outdoor lighting in Granville Township has been found necessary to prevent misdirected or excessive artificial light caused by inappropriate or misaligned light fixtures that produce glare, light trespass (nuisance light), and/or unnecessary sky glow. The degree to which outdoor night lighting affects property owners or neighborhoods will be examined considering the light source, level of illumination, hours of illumination, and need for illumination in relation to the effects of the lighting on adjacent property owners and the neighborhood.

Applicability: All outdoor light fixtures installed and thereafter maintained within Granville Township shall comply with the standards set forth in this section. Unless otherwise expressly exempted, lighting installed by Granville Township shall comply with the standards set forth in this section.

Design Standards

1. Where used for security purposes or to illuminate walkways, roadways, and parking lots, only shielded light fixtures shall be used.
2. Where used for commercial and industrial purposes, all light fixtures shall be equipped with automatic timing devices, which turn off or reduce the lighting during non-operating hours and comply with the following:
 - a. Light fixtures used to illuminate flags, statues, or any other objects mounted on a pole, pedestal, or platform, shall use a narrow cone beam of light that will not extend beyond the illuminated object.
 - b. Other upward directed architectural, landscape, or decorative direct light emissions shall have at least 90 percent (90%) of their total distribution pattern within the profile of the illuminated structure.
 - c. Proposed recreational and sports facility lighting shall be submitted to the Township Zoning Inspector for approval prior to installation. Such lighting shall have directional and glare control devices, when necessary to minimize light trespass.
 - d. Externally illuminated signs including commercial billboard, building

identification, or other similar illuminated signs, shall comply with the following:

- i. Top mounted light fixtures shall be shielded and are preferred.
 - ii. When top mounted light fixtures are not feasible, illumination from other positioned light fixtures shall be restricted to the sign area. Visors or other directional control devices shall be used to keep spill lighting to a minimum.
- e. All other outdoor lighting shall use shielded light fixtures.
- f. The term “shielded light fixture” as used herein shall be defined as complying with one of the following definitions:
- i. A fixture for which the entire light source (Lamp-Light Bulb) is not visible when viewed at 90 degrees to the vertical, along a line parallel with the ground at the height of the fixture.
 - ii. A light fixture that complies with the IESNA definition of cutoff.
 - iii. A light fixture for which the illumination from the light source is controlled by a prismatic refractor in such a way that the bare lamp (light bulb) cannot be viewed directly by an observer from any angle.

In the case of complaint, it is the responsibility of the installer to provide proof, including published test data, to the Township Zoning Inspector that the proposed luminaire(s) (light fixtures) comply with one of the above definitions.

3. No flickering or flashing lights shall be permitted, except for temporary holiday decorations, which may be in use only during the period from Thanksgiving Day until January 6.

Lighting Levels: The following chart contains maximum permitted horizontal or vertical illumination levels, as indicated, for the outdoor facilities shown. The values shall be at any point on the lighted surface and all values shall be maintained.

<u>Area/Activity</u>	<u>Maximum Illumination in Foot-Candles</u>	
Building surrounds (non-residential)	Horizontal	2.00
	Vertical	4.50
Bikeways & Walkways along roadside:		
Commercial Areas	Horizontal	2.00
	Vertical*	4.50
Intermediate areas	Horizontal	1.20
	Vertical*	2.50
Residential areas	Horizontal	.40
	Vertical*	1.00

Bikeways & Walkways distant from roadside and stairways:	Horizontal	1.00
	Vertical*	1.00
Loading and unloading platforms:	Horizontal	50.00
Parking areas:	Horizontal	8.00

*for pedestrian identification at a distance. Values at 6 feet above the pavement or walkway.

Reference Source: *Illuminating Engineering Society of North America (IESNA), Lighting Handbook* (2000, as revised).

All other illuminants for areas not defined above shall not exceed the recommendations contained in the *IESNA Lighting Handbook* (2000, as revised).

Light Trespass (Nuisance Light):

All light fixtures, except street lighting, shall be designed, installed, and maintained to prevent light trespass, as specified below:

1. The amount of illumination at the eye of a viewer on contiguous residential property, when viewing an offending light source, shall not exceed 0.1 foot-candles from that source.

Height Standards for Lighting:

1. Light fixtures in residential uses shall be mounted no higher than 16 feet.
2. Light fixtures in non-residential uses shall be mounted no higher than 25 feet.

Section 1021 Erosion

No erosion, by either wind or water, shall be permitted which will carry objectionable substances onto neighboring properties.

Section 1022 Water Pollution

Water pollution shall be subject to the requirements and regulations established by the Director of the Ohio Environmental Protection Agency.

Section 1023 Enforcement Provisions

The zoning inspector, prior to the issuance of a zoning permit, may require the submission of statements and plans indicating the manner in which dangerous and objectionable elements involved in processing and in equipment operations are to be eliminated or reduced to acceptable limits and tolerances.

Section 1024 Measurement Procedures

Methods and procedures for the determination of the existence of any dangerous and objectionable elements shall conform to applicable standard measurement procedures published by the American Standards Association, Inc., New York, the Manufacturing Chemists Association, Inc., Washington, D.C., the United States Bureau of Mines, and the Ohio Environmental Protection Agency.

Section 1025 Junk Motor Vehicles

For the purpose of this section, "junk motor vehicle," means any motor vehicle that is left uncovered in the open for more than thirty (30) days which is one or more of the following:

1. Without current license plates and/or registration;
2. Extensively damaged, such damage including but not limited to any of the following: missing wheels, tires, motor, or transmission; and/or
3. Apparently inoperable
4. If any vehicle meets the conditions as stated above in this section, it is hereby determined that such vehicle has a fair market value of \$200 or less.

The zoning inspector of Granville Township shall send notice by certified mail with return receipt requested, to the person having the right to the possession of the property in which a junk motor vehicle is left, that within ten (10) days of receipt of the notice, the junk motor vehicle either shall be covered by being housed in a garage or other suitable structure, or shall be removed from the property.

Any person wishing to appeal the decision of the provisions of this section may appeal such decision to the Granville Township Board of Zoning Appeals in accordance with Section 512. Vehicles undergoing legitimate repairs in a timely and consistent manner shall be exempt from the provisions of this section.

No person shall willfully leave a junk motor vehicle uncovered in the open for more than ten (10) days after receipt of a notice as provided in this section. The fact that a junk motor vehicle is so left is prima-facie evidence of willful failure to comply with the notice, and each subsequent day that a junk motor vehicle continues to be so left constitutes a separate offense under this zoning resolution.

Section 1026 Accessory Buildings and Structures

Accessory buildings and structures shall not be located any closer to a property line than the required front, side, or rear yard requirements.

Section 1027 Satellite Dish Antennas

Definitions of dish-type satellite signal-receiving antennas:

1. "Dish-type satellite signal-receiving antennas," also referred to as "earth stations" or "ground stations" shall mean one, or a combination of two or more of the following:
 - a. A signal-receiving device (antenna, dish antenna, or dish-type antenna), the purpose of which is to receive communication or other signals for satellites in earth orbit and other extraterrestrial sources.
 - b. A low-noise amplifier (LNA) which is situated at the focal point of the receiving component and the purpose of which is to magnify, store, transfer, and/or transmit electronic or light signals.
 - c. A coaxial cable the purpose of which is to carry or transmit said signals to a receiver.
2. "Receiver" shall mean a television set or radio receiver.
3. "Dish" shall mean that part of a satellite signal-receiving antenna characteristically shaped like a saucer or dish.
4. "Grounding rod" shall mean a metal pole permanently positioned in the earth to serve as an electrical conductor through which electrical current may safely pass and dissipate.
 - a. No earth station shall be constructed in any front or side yard but shall be constructed to the rear of the residence or main structure.
 - b. No earth station, including its concrete base slab or other substructure, shall be constructed less than eight feet from any property line or easement (or same as an accessory building(s)).

Permit required - No person, firm, partnership, corporation, trust or other legal entity shall construct an earth station without a permit, nor shall construction commence before a permit is issued in accordance with this section.

Application for permit - The owner, or occupant with written permission from the owner, of any lot, premises or parcel of land within Granville Township, who desires to construct an earth station on said lot, premises or land parcel, must first obtain a permit to do so from the township zoning inspector or deputy zoning inspector. The applicant must submit a written application upon forms approved by the township trustees in accordance with section 313, along with a plot plan of the lot, premises or land parcel showing the location and dimensions of the proposed earth station and the location and dimensions of all buildings or structures.

The applicant shall present documentation of the possession of any license or permit required by any federal, state or local agency pertaining to the ownership, construction or operation of an

earth station. The applicant shall submit a permit fee established in accordance with section 312 along with each application.

Location of Earth Station -

1. Ground Mounted

- a. No earth station shall be constructed in any front or side yard but shall be constructed to the rear of the residence or main structure.
- b. No earth station, including its concrete base slab or other structure, shall be constructed as to not meet the front, rear, and side setbacks of the district in question.
- c. An earth station shall not exceed a grade height of 12 feet.

2. Roof mounted

- a. Earth stations shall be mounted directly upon the roof of a primary or accessory structure, and shall not be mounted upon appurtenances such as chimneys, towers, trees, poles or spires.
- b. An earth station shall not exceed a height of more than three feet above the roof upon which it is mounted.
- c. An earth station "dish" shall not exceed three feet in diameter.

Penalty - Whosoever violates any of the provisions of this section, may be remedied by Section 311.

Appeals - Appeals from decisions of the zoning inspector or deputy zoning inspector shall be made to the Board of Zoning Appeals as provided by this resolution.

Section 1028 Adult Entertainment Facilities

Section 1028.00 Definitions

1. "Adult Entertainment Facility" means any establishment which is involved in one or more of the following listed categories:
 - a) Adult Book Store - An establishment having greater than 25 percent of its display area or items for sale or its stock in trade, books, magazines, and other periodicals which are distinguished or characterized by their emphasis on matter depicting or relating to "specified sexual activities" or "specified anatomical areas" as herein defined.
 - b) Adult Mini-Motion Picture Theater - A facility with a capacity for less than 50 persons, used for presenting material distinguished or characterized by an emphasis on matter depicting, describing, or relating to "specified sexual activities" or "specified anatomical areas" for observation by patrons therein.
 - c) Adult Motion Picture Theater - A facility with a capacity of 50 or more persons used for presenting material distinguished or characterized by an emphasis on matter depicting, describing, or relating to "specified sexual activities" or "specified anatomical areas," for observation by patrons therein.
 - d) Adult Entertainment Business – Any establishment involved in the sale or services of products characterized by the exposure or presentation of “specified anatomical areas” or physical contact of live male or females and which is characterized by salacious conduct appealing to prurient interest for the observation or participation in by patrons. Services or products included within the scope of adult entertainment business are photography, dancing, reading, massage, and similar functions, which utilize activities as specified above.
2. “Specified Sexual Activities” mean any of the following:
 - a) Human genitals in a state of sexual stimulation or arousal.
 - b) Acts, real or simulated, or human masturbation, sexual intercourse, sodomy, cunnilingus, fellatio, or sadomasochistic sexual abuse.
 - c) Fondling or other erotic touching of human genitals, pubic regions, buttocks, or female breasts.
3. "Specified Anatomical Areas" mean any of the following:
 - a) Less than completely covered human genitals, pubic region, buttocks, and female breasts below a point immediately above the top of the areola.
 - b) Human male genitals in a discernible turgid state.
4. "Person" means any individual, corporation, company, business, partnership, association, establishment, or other legal entity of any kind.
5. "Fine Art Gallery" means any display of artwork which is individually crafted and signed by the artist or which is limited in edition to 1,000 or less.

6. "Sexually Explicit Nudity" means the sexually oriented and explicit showing of nudity, including, but not limited to, close- up views, poses, or depictions in such position or manner which present or expose such nudity to prominent, focal, or obvious viewing attention.
7. "Sadomasochistic Sexual Abuse" means actual or simulated flagellation, rape, torture, or other physical or sexual abuse, by or upon a person who is nude or partially denuded, or the condition of being fettered, bound for sexual gratification or abused or represented in the context of a sexual relationship.
8. "Visibly Displayed" means the material is visible on a billboard, viewing screen, marquee, newsstand, display rack, window, show case, display case, or other similar display area that is visible from any part of the general public or otherwise, or that is visible from any part of the premises where a juvenile is or may be allowed, permitted, or invited, as part of the general public or otherwise, or that is visible from a public street, sidewalk, park, alley, residence, playground, school, or other place to which juveniles, as part of the general public or otherwise, has unrestrained and reasonably anticipated access and presence.
9. "Knowledge of Character" means having general knowledge, or reason to know; or a belief or ground for belief which warrants further inspection or inquiry, of the nature and character of the material or performance involved. A person has such knowledge when he or she knows or is aware that the material or performance contains, depicts, or describes sexually explicit nudity, sexual activity, sadomasochistic sexual abuse, or lewd exhibition of the genitals, whichever is applicable, whether or not such person has precise knowledge of the specific contents thereof. Direct or circumstantial evidence, or both may prove such knowledge.
10. "Harmful to Juveniles" means any material or performance, whether through motion pictures, photographs, drawings, cartoons, slides, depictions, or descriptions in which (a), (b), and (c) apply.
 - a) The average adult person, applying contemporary community standards would find that the material or performance, taken as a whole, is intended to excite lustful or erotic thoughts in juveniles, or is designed or marketed to cater or appeal to a prurient interest in nudity, sex, or excretion.
 - b) The material or performance depicts or describes sexually explicit nudity, sexual activity, sadomasochistic sexual abuse, or lewd exhibition of the genitals, in a way, which is patently offensive to prevailing standards in the adult community with respect to what is suitable for juveniles.
 - c) The material or performance, taken as a whole, lacks serious literary, artistic, political, educational, or scientific value for juveniles.

Section 1028.01 Exceptions

Nothing in this article shall be construed to pertain to:

1. The purchase, distribution exhibition and/or loan of any work of art, book, magazine or other printed material or manuscript by any accredited museum, library, fine art gallery, school or institution of higher learning.
2. The exhibition and/or performance of any play, drama, tableau, or motion picture by any theater, museum, library, fine art gallery, school or institution of higher learning either supported by public appropriation or which is an accredited institution supported by private funds.

Section 1028.02 Location

Adult entertainment facilities, adult mini-motion picture theaters, adult motion picture theaters and adult entertainment facilities of any kind or type are prohibited in Granville Township. Violation of this zoning regulation shall be subject to the enforcement articles and penalties outlined in the zoning regulations of Granville Township.

Section 1028.03 Unlawful Exhibition or Display of Harmful Material to Juveniles

No person having custody, control, or supervision, or any business or commercial establishment or premises, with knowledge of the character of the material involved, shall do or cause to have done any of the following:

1. Allow, permit, or fail to prevent any juvenile who is not accompanied by a parent or lawful guardian to enter or remain on premises if in that part of the premises where the juvenile is or may be allowed, permitted, or invited as part of the general public or otherwise, there is visibly displayed all or any part of any book, magazine, newspaper, or other form of any material which is either of the following: harmful to juveniles, when taken as a whole; or contains on its cover, package, wrapping, or within the advertisements therefore, depictions or photographs of sexually explicit nudity, sexual activity, sadomasochistic sexual abuse, or lewd exhibition of the genitals.
2. Visibly display, exhibit, or otherwise expose to review, all or any part of such material in any business or commercial establishment where juveniles, as part of the general public or otherwise, are, or will probably be, exposed to view all or any part of such material from any public or private place.
3. Hire, employ, or otherwise place, supervise, control, or allow in any business or commercial establishment or other place, any juvenile under circumstances which would cause, lead, or allow such juvenile to engage in the business or activity of selling, distributing, disseminating, or otherwise dealing or handling such material, either to or for adults or juveniles.

Section 1028.04 Violation and Penalty

Whoever violates any provisions of this article shall be subject to penalties of Section 311 of this resolution.

Section 1028.05 Adult Entertainment Facilities - Prohibited

All of the above subjects or establishments shall be prohibited within the border and boundaries of Granville Township, Licking County, Ohio.

Section 1029 Kennels

Kennels are prohibited in Residential Districts in Granville Township.

Section 1030 Sanitary Landfills, Recycling Centers and Compost Facilities

Sanitary landfills, recycling centers and compost facilities are subject to the rules and policies of the Ohio Environmental Protection Agency implemented in accordance with the statutes of the State of Ohio.

Section 1031 Mobile Home Parks, Etc. Prohibited

All uses or activities, which require a license under Chapter 3733 of the Ohio Revised Code, are prohibited in all districts in Granville Township.

Section 1032 Regulation of Antennas and Wireless Telecommunication Towers and Facilities

Section 1032.01 Purpose

A. It is the purpose of this Section of the Granville Township Zoning Resolution to regulate wireless communications antennas, towers, and facilities in order to promote public health, safety, and morals and in accordance with a comprehensive plan. Accordingly, the regulations and conditions set forth herein are warranted and necessary to:

1. Protect residential districts and land uses from potential adverse impacts of telecommunications towers, antennas and appurtenances.
2. Accommodate the growing need for telecommunications towers and appurtenances.
3. To promote co-location as an alternative to siting new telecommunications towers and appurtenances.

4. To consider the public health and safety issues surrounding telecommunications towers and appurtenances.
5. To protect adjacent properties from potential damage from telecommunications tower failure through proper engineering and careful siting of such structures.

B. This resolution shall not unreasonably discriminate among providers of functionally equivalent services nor shall it prohibit or have the effect of prohibiting the provision of personal wireless services. Any requests for authorization to place, construct, or modify personal wireless service facilities shall be acted upon within a reasonable period of time after the request has been duly filed. Any decision to deny a request to place, construct, or modify personal wireless service facilities shall be in writing and supported by substantial evidence contained in a written record. This resolution shall not regulate the placement, construction, and modification of personal wireless service facilities on the basis of the environmental effects of radio frequency emissions to the extent that such facilities comply with the Federal Communication Commission's (FCC) regulations concerning such emissions.

Section 1032.02 Antennas for Reception Only or for Reception and Transmission.

A. In any residential, commercial or industrial zoning district, an antenna, for reception only or for reception and transmission shall be classified as a permitted use and may be erected on a lot without a zoning certificate in accordance with the following regulations:

1. Minimum Lot Size and Set Back

Same as for principal permitted uses in the district in which located.

2. Maximum Height

- a) Free-standing: 125 feet (total including antenna and Antenna Support Structure or Tower).
- b) Mounted to a building or structure: 125 feet (total including antenna and Antenna Support Structure or Tower)

3. Screening

A permanent opaque fence or evergreen landscaping shall be installed so as to screen the base of any commercially operated Antenna Support Structure or Tower from contiguous roads and lots. However, such screening shall be installed so as not to impede the reception/transmission window on a lot.

4. Mounting

Antenna Support Structures or Towers shall be constructed and antennas shall be mounted in

accordance with good engineering practices and with regard to safety. Except for temporary installations for testing, emergency, or other similar purposes, no Antenna Support Structure or Tower shall be mounted to a trailer, vehicle, or other non-permanent structure on a lot.

5. Signs

No advertising sign or other advertising matter shall be painted on or affixed to an antenna or Tower.

6. Definitions As used in Section 1032.02:

“Antenna Support Structure” means any building or other structure other than a Tower, which can be used for the location of one or more antennas.

“Tower” means a self-supporting lattice, guyed or monopole structure constructed from grade, which can be used for the location of one or more antennas.

Section 1032.03 Wireless Telecommunications Facilities, Including Towers and Equipment Buildings.

A. Residential Districts

1. Definition

As used in O.R.C. 519.211(B)(1) and this resolution, a “telecommunications tower” means any free-standing structure, or any structure to be attached to a building or other structure, that meets all of the following criteria:

- a) The freestanding or attached structure is proposed to be constructed on or after October 31, 1996.
- b) The freestanding or attached structure is proposed to be owned or principally used by a public utility engaged in the provision of telecommunications services.
- c) The freestanding or attached structure is proposed to be located in an area zoned for residential use.
- d) The freestanding or attached structure is proposed to top at a height that is greater than 125 feet.
- e) The freestanding or attached structure is proposed to have attached to it radio frequency transmission or reception equipment.

2. Application of regulations

The regulation set forth in this resolution shall apply with respect to the location, erection, construction, reconstruction, change, alteration, removal, or enlargement of a telecommunications tower and all appurtenances thereto, but not with respect to the maintenance or use of such a tower or any change or alteration that would not substantially increase the tower’s height. However, such regulations shall apply only upon the provision of

a notice, in accordance with O.R.C. 519.211(B)(4)(a) and this resolution, to the person proposing to construct the tower.

a) Notice procedure

Any person who plans to construct a telecommunications tower to which this resolution applies under O.R.C. 519.211 shall provide both of the following by certified mail:

1. Written notice to each owner of property, as shown on the County Auditor's current tax list, whose land is contiguous to or directly across a street or roadway from the property on which the tower is proposed to be constructed, stating all of the following in clear and concise language:
 - i. The person's intent to construct the tower;
 - ii. A description of the property sufficient to identify the proposed location;
 - iii. That, no later than fifteen (15) days after the date of mailing of the notice, any such property owner may give written notice to the board of township trustees requesting that the regulations set forth in this resolution apply to the proposed location of the tower as provided herein. If the notice to a property owner is returned or refused, the person shall mail the notice by regular mail. The failure of delivery of the notice does not invalidate the notice.
2. Written notice to the board of township trustees of the information specified in Section (A)(2)(a)(1)(i) and (ii) herein. The notice to the board shall also include verification that the person has complied with Section (A)(2)(a)(1) herein.

b) Notice received

If the board of township trustees receives notice from a property owner under Section (A)(2)(a)(1)(iii) herein within the time specified in said Section or if a Board member makes an objection to the proposed location of the telecommunications tower within fifteen (15) days after the date of mailing of the notice sent under Section 1032.3(A)(2)(a)(2) herein, the Board shall request that the fiscal officer of the township send the person proposing to construct the tower written notice that the tower is subject to the regulations set forth in this resolution. The notice shall be sent no later five (5) days after the earlier of the date the board first receives such a notice from a property owner or the date upon which a board member makes an objection. Upon the date of mailing of the notice to the person, the regulations set forth in this resolution shall apply to the tower.

c) Notice not received

If the board of township trustees receives no notice under Section 1032.3(A)(2)(a)(1)(iii) herein within the time prescribed by said Section or no board

member has an objection as provided under Section 1032.3(A)(2)(b) herein within the time frame prescribed by that Section, then the regulations set forth in this resolution shall not apply to the tower without exception.

Section 1032.04 Conditions for Wireless Telecommunications Tower and Facilities

The regulations and conditions set forth in this resolution shall apply with respect to the location, erection, construction, reconstruction, change, alteration, removal, or enlargement of a telecommunications tower and all appurtenances thereto. A telecommunications tower and appurtenant facilities shall be classified as conditional uses in all districts zoned for residential use and a permitted use in all other districts and shall be subject to the conditional zoning certificate procedure set forth in Section 521 of this resolution. The following conditions shall apply to all wireless telecommunications towers, equipment buildings, and appurtenant facilities in all zoning districts.

- A. No telecommunications tower, equipment building, or appurtenant facility shall be located within a designated 100 year flood plain as depicted on the maps published by the Federal Emergency Management Agency for Licking County.
- B. No telecommunications tower, equipment building, or appurtenant facility shall be located within a jurisdictional wetland as depicted on the maps published by the U.S. Fish and Wildlife Service, Department of the Interior, for Licking County.
- C. A security fence not less than eight (8) feet in height shall fully enclose the base of the telecommunications tower, the equipment building, and appurtenant facilities including anchors for guy wires. Gates shall be locked at all times.
- D. Evergreen trees or shrubbery shall be planted along the exterior perimeter of the security fence so as to fully screen it from view. Existing vegetation on the site shall be preserved to the maximum extent possible.
- E. A report shall be prepared and submitted by a licensed professional engineer and shall provide proof of compliance with all applicable federal, state, county and township zoning regulations. The report shall include a detailed site plan as required by Section 523 of this resolution; a detailed description of the telecommunications tower, equipment building, and appurtenances as well as the tower's capacity including the number and types of antennas it can accommodate; shall demonstrate compliance with the ANSI/EIA 222-F manual verifying the design and construction specifications for the tower; shall demonstrate that the tower is the minimum height necessary for its operation; and shall verify that radio frequency (electromagnetic) emissions are within compliance with the regulations of the Federal Communications Commission (FCC).
- F. A telecommunications tower, equipment building, and appurtenances shall not be mounted on a building or structure listed on the National Register of Historic Places.
- G. A telecommunications tower shall be painted a neutral color to minimize its visibility unless otherwise required by the Federal Communications Commission (FCC) or the Federal Aviation Administration (FAA).
- H. No advertising sign(s) shall be permitted anywhere on a telecommunications tower, equipment building, and appurtenances or on the site.
- I. Warning signs shall be posted on the site as well as an emergency telephone number. The

applicant shall also provide the fire department, the township police or county sheriff's department, and the county emergency management agency with information on who to contact, an address, and telephone number in the event of an emergency.

- J. A telecommunications tower, equipment building, and appurtenances shall not be artificially lighted except to assure safety as may be required by the Federal Aviation Administration (FAA).
- K. The applicant shall submit a plan documenting how the telecommunications tower, equipment building, and appurtenances will be maintained on the site.
- L. The driveway to the site shall be a minimum of ten (10) feet in width and shall be setback a minimum of 50 feet from the nearest side or rear lot line. There shall be a minimum of one (1) off-street parking space on the site.
- M. The applicant shall demonstrate that the proposed site is the most appropriate location for a telecommunications tower, equipment building, and appurtenances. The applicant shall submit a study by a licensed engineer comparing all potential host sites to the subject site. The study shall include a description of such sites and a discussion of the ability or inability of the alternative sites to host a facility. Reasons for excluding an alternative site from consideration may include the following:
 - 1. Written documentation of the property owner's refusal to locate a telecommunications facility on the site.
 - 2. Topographic limitations on the site.
 - 3. Adjacent impediments that would obstruct transmission.
 - 4. The physical constraints on the site that would preclude construction.
 - 5. Other technical limitations including a violation of federal, state, or county regulations.
- N. The shared use (co-location) of preexisting telecommunications towers and antenna facilities shall be preferred to the construction of new towers and antenna facilities. Co-location on a preexisting telecommunications tower and antenna facility shall not require the issuance of a zoning certificate in accordance with this resolution. The applicant shall submit a report by a licensed professional engineer inventorying existing sites within a 1-mile radius of the proposed site outlining opportunities for co-location as an alternative. The applicant shall demonstrate that co-location is not feasible for the following reasons:
 - 1. Written documentation of the owner's refusal to allow co-location on the existing tower.
 - 2. The planned equipment would exceed the structural capacity of existing and approved towers and facilities, considering the existing and planned uses for those facilities.
 - 3. The proposed equipment would cause radio frequency interference with other existing or planned equipment, which cannot be reasonably prevented.
 - 4. The existing or approved towers or facilities do not have space on them to accommodate the proposed equipment so it can function effectively and reasonably.
 - 5. Co-location would violate federal, state, or county regulations.
- O. The owner of any tower erected under this section shall be required to accept co-location of any other antenna(s), except upon a showing of technological unfeasibility, as delineated

under sub-paragraph N (2)(3)(4) or (5) herein.

- P. There shall be no storage outside of the security fence of equipment or other items on the site.
- Q. The minimum distance between telecommunications towers and facilities either on or off the affected lot shall be 110% of the height of the tower.
- R. If at any time the use of the telecommunications tower, equipment building, and appurtenances is discontinued for 180 consecutive days, said facilities shall be deemed abandoned. The zoning inspector shall notify the applicant in writing and advise that the facility must be reactivated within 45 days or it must be dismantled and removed from the site. If reactivation or dismantling does not occur, the conditional zoning certificate for the site shall expire on the 46th day.

ARTICLE 11
OFF-STREET PARKING AND LOADING FACILITIES

Section 1100 General Requirements

1. No building or structure shall be erected, substantially altered, or its use changed unless permanently maintained off- street parking and loading spaces have been provided in accordance with the provisions of this resolution.
2. The provisions of this article, except where there is a change of use, shall not apply to any existing building or structure. Where the new use involves no additions or enlargements, there shall be provided as many of such spaces as may be required by this resolution.
3. Whenever a building or structure constructed after the effective date of this resolution is changed or enlarged in floor area, number of dwelling units, seating capacity, or otherwise to create a need for an increase in the number of existing parking spaces, additional parking spaces shall be provided on the basis of the enlargement or change. Whenever a building or structure existing to the effective date of this resolution is enlarged to the extent of 50 percent or more in floor area, or number of employees, or number of housing units, or seating capacity, or by any other measure of activity or capacity, said building or structure shall then and thereafter comply with the full parking requirements set forth herein.

Section 1101 Parking Space Dimensions

A parking space shall have minimum rectangular dimensions of not less than nine (9) feet in width and 19 feet in length for 90 degree parking, nine (9) feet in width and 23 feet in length for parallel parking, ten (10) feet in width and 19 feet in length for 60 degree parking, and 12 feet in width and 19 feet in length for 45 degree parking. All dimensions shall be exclusive of driveways, aisles, and other circulation areas. The number of required off-street parking spaces is established in Section 1117 of this resolution.

Section 1102 Loading Space Requirements and Dimensions

A loading space shall have minimum dimensions of not less than 12 feet in width, 50 feet in length, exclusive of driveways, aisles, and other circulation areas, and a height of clearance of not less than 15 feet. One off-street loading space shall be provided and maintained on the same lot for every separate occupancy requiring delivery of goods and having a modified gross floor area of up to 5,000 square feet. One loading space shall be provided for each additional 10,000 square feet or fraction thereof.

Section 1103 Paving

The required number of parking and loading spaces as set forth in Section 1102 and 1117, together with driveways, aisles, and other required areas, shall be designed and constructed according to the specifications of Section 504 of the Licking County Subdivision Regulations so as to provide permanent, durable, all-weather paved surfaces. The parking and loading spaces must be surfaced within one year of their construction.

The owner of the lot shall maintain the surface in good condition, free of cracks, holes, trash, or debris. Painted or otherwise demarked traffic lanes and parking spaces shall be marked and maintained in good repair.

Permanent, durable, all-weather sidewalks shall be constructed and maintained to connect buildings to attendant parking lots.

Section 1104 Drainage

All parking and loading areas shall provide for proper drainage of surface water to prevent the drainage of such water onto adjacent properties or walkways.

Section 1105 Maintenance

The owner of property used for parking and/or loading shall maintain such area in good condition without holes and free of all dust, trash, and other debris.

Section 1106 Section not used.

Section 1107 Location of Parking Spaces

The following regulations shall govern the location of off- street parking spaces and areas:

1. Parking spaces for all detached residential uses shall be located on the same lot as the use, which they are intended to serve.

Section 1108 Screening and/or Landscaping

Whenever a parking area is located in or adjacent to a residential district it shall be effectively screened on all sides, which adjoin or face any property used for residential purposes, by a designed wall, fence, or planting screen acceptable to the zoning inspector. Such fence, wall, or

planting screen shall be not less than four (4) feet or more than six (6) feet in height and shall be maintained in good condition. The space between such fence, wall, or planting screen, and the lot line of the adjoining premises in any residential district shall be landscaped with grass, hardy shrubs or evergreen ground cover, and maintained in good condition. In the event that terrain or other natural features are such that the erection of such fence, wall, or planting screen will not serve the intended purpose, then no such fence, wall, or planting screen and landscaping shall be required.

Section 1109 Disabled Vehicles

The parking of a disabled vehicle within Granville Township for a period of more than ten days shall be prohibited, unless such vehicle is stored in an enclosed garage or other accessory building.

Section 1110 Minimum Setback and Landscaping

All parking lots shall be set back at least 25 feet from front, rear, and side lot boundaries. The open space between parking lot and the lot boundaries shall either be left in natural vegetative cover or landscaped according to paragraph 4 of Section 1011. In no case shall a parking lot be closer than 25 feet to any established street, alley, or right-of-way.

Section 1111 Landscaped Median Strips within Larger Parking Lots

Parking lots of 30 or more spaces shall be designed so that parking spaces are accessible on either side of driveways as regulated in Section 1113, and, in addition, a 10-foot median strip shall be constructed between each driveway with its respective parking spaces. Such median strips are intended to prevent an uninterrupted expanse of pavement by alternating a 10 foot wide green space with every two rows of parking. These median strips must be landscaped according to paragraph 4, Section 1011.

Section 1112 Wheel Blocks

Whenever a parking lot extends to a property line, wheel blocks or other suitable devices shall be installed to prevent any part of a parked vehicle from extending beyond the property line.

Section 1113 Width of Driveway Aisle

Driveways serving individual parking spaces shall be not less than 25 feet wide for 90 degree parking, 12 feet wide for parallel parking, 17 1/2 feet for 60 degree parking, and 13 feet for 45 degree parking.

Section 1114 Access

Any parking area shall be designed in such a manner that any vehicle leaving or entering the parking area from or into a public or private street shall be traveling in a forward motion. Access driveways for parking areas or loading 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 or driveway from a public or private street.

Section 1115 Width of Access Driveway

The entrances and exits to the parking area shall be clearly marked. Interior vehicular circulation by way of access roads shall maintain the following minimum standards: for one way traffic the minimum width of 14 feet except for 45 degree parking in which case the minimum width of the access road shall be 17 feet. Access roads for two-way traffic shall have a minimum width of 24 feet. Parking areas having more than one aisle or driveway shall have directional signs or markings in each aisle or driveway.

Section 1116 Striping

All parking areas with a capacity over 12 vehicles shall be striped.

Section 1117 Parking Space Requirements

For the purpose of this resolution, the following minimum parking space requirements shall apply:

See Sections 1118 thru 1124.

TYPE OF USE
MINIMUM PARKING SPACES REQUIRED

Section 1118 Residential

1. Single family or two family dwelling. Two for each unit.
2. Apartments, or multi- family dwellings. Two for each unit.
3. Boarding houses, rooming houses, dormitories and fraternity houses which have sleeping rooms. One for each sleeping room or two for each permanent occupant.

Section 1119 Commercial

1. Automobile service garage which also provides repair. Two for each gasoline pump and four for each service bay.
2. Hotels, motels. One per each sleeping room plus one space for each two employees.
3. Funeral parlors, mortuaries, and similar type uses. One for each 100 square feet of floor area in slumber room, parlors, or service rooms.

Section 1120 Business, Recreational, or Entertainment

1. Dining rooms, restaurants, taverns, nightclubs, etc. One for each 200 square feet of floor area.
2. Bowling alleys. Four for each alley or lane plus one additional space for each 100 square feet of the area used for restaurant, cocktail lounge, or similar use.
3. Dance floors, skating rinks. One for each 100 square feet of floor area used for the activity.
4. Outdoor swimming pools, public or community or club. One for each five persons' capacity plus one for each four seats or one for each 30 square feet floor area used for seating purposes whichever is greater.
5. Auditoriums, sport arenas, theaters, and similar uses. One for each four seats.
6. Retail store. One for each 250 square feet of floor area.
7. Banks, financial institutions and similar uses. One for each 200 square feet of floor area.
8. Offices, public or professional administration or service building. One for each 400 square feet of floor area.
9. All other types of business or commercial uses permitted in any business district. One for each 300 square feet of floor area.

Section 1121 Institutional

1. Churches and other places of religious assembly. One for each five seats.
2. Hospitals. One for each bed.
3. Sanitariums, home for the aged, nursing homes, asylums, and similar uses. One for each two beds.
4. Medical and dental clinics. One for every 200 square feet area of examination, treating room office, and waiting room.

5. Libraries, museums, and art galleries. One for each 400 square feet of floor area.
6. Continuing Care Retirement Communities. Two for each independent-living unit; one for every four assisted-living units.

Section 1122 Schools (Public, Parochial, or Private)

1. Elementary and junior high schools. Two for each classroom and one for every eight seats in auditorium or assembly halls.
2. High schools. One for every ten students and one for each teacher and employee.
3. Business, technical, and trade schools. One for each two students.
4. Colleges, universities. One for each four students.
5. Kindergartens, childcare centers, nursery schools, and similar uses. Two for each classroom but not less than six for the building.

Section 1123 Manufacturing

1. All types of manufacturing, storage, and wholesale uses permitted in an M-1 district. One for every one employee (on the largest shift for which the building is designed) plus one for each motor vehicle used in the business.

Section 1124 General Interpretation of Article 11

In the interpretation of Article 11, the following rules shall govern:

1. Parking spaces for other permitted or conditional uses not listed in this article shall be determined by the Board of Zoning Appeals upon an appeal from a decision of the zoning inspector.
2. Fractional numbers shall be increased to the next whole number.
3. Where there is an adequate public transit system or where for any other reason parking demand is unusually low, then the parking space provisions cited above may be reduced proportionately by the Board of Zoning Appeals upon an appeal from a decision of the zoning inspector.

ARTICLE 12
SIGNS

Section 1200 Intent

The purpose of this article is to promote and protect the public health, welfare, and safety by regulating existing and proposed outdoor advertising signs, and outdoor signs of all types. It is intended to protect property values, create a more attractive economic and business climate, enhance and protect the physical appearance of the community, and preserve the scenic and natural beauty of Granville Township. It is further intended to reduce sign or advertising distraction and obstructions that may contribute to traffic accidents, reduce hazards that may be caused by signs overhanging or projecting over public rights-of-way, provide more open space, curb the deterioration of the natural environment, and enhance community development.

Section 1201 Governmental Signs Excluded

For the purpose of this resolution "sign" does not include signs erected and maintained pursuant to and in discharge of any governmental function, or required by any law, ordinance, or governmental regulations.

Section 1202 General Requirements for All Signs and Districts

The regulations contained in this section shall apply to all signs and all use districts.

1. Any illuminated sign or lighting device shall employ only light emitting a light of constant intensity, and no sign shall be illuminated by or contain flashing, intermittent, rotating, or moving light or lights. In no event shall an illuminated sign or lighting device be placed or directed so as to permit the beams and illumination there from to be directed or beamed upon an adjacent property, especially residential districts, a public thoroughfare, highway, or sidewalk so as to cause glare or reflection that may constitute a traffic hazard or nuisance.
2. All wiring, fittings, and materials used in the construction, connection, and operation of electrically illuminated signs shall be in accordance with the provisions of the Local or State Electric Code.
3. No projecting sign shall be erected or maintained from the front or face of a building a distance of more than four (4) feet, including those projecting from the face of any theater, hotel, or motel marquee.
4. No portable or temporary sign shall be placed on the front or face of a building or on any premises, except as provided in Section 1204 herein.

5. Notwithstanding anything to the contrary contained herein, bench advertising signs, billboards, inflatable signs, pennants, portable signs, sandwich boards, spinners, streamers, changeable message signs, flashing or animated signs or signs with a source of illumination that flashes, blinks or fluctuates, temporary signs using illumination derived from noble gases from group VIII of the Periodic Table, vehicles used primarily as signs, permanent banner signs, and other signs failing to meet the purpose and intent of Section 1200, are prohibited.
6. No sign of any classification shall be installed, erected, or attached in any form, shape, or manner to a fire escape or any door or window giving access to any fire escape.
7. Should any sign be or become unsafe or be in danger of falling, the owner thereof or the person maintaining the same, shall upon receipt of written notice from the zoning inspector proceed at once, and within sixty (60) days of such written notice, to put such sign in a safe and secure condition or remove the sign.
8. Property owners shall be responsible for the removal of signs and signage structures for any business, which has ceased to operate for a period of two years.
9. No sign shall be placed in any public right-of-way except publicly owned signs, such as traffic control signs and directional signs. Signs directing and guiding traffic and parking on private property but bearing no advertising matter shall be permitted on any property.
10. All off-premises advertising devices erected or maintained under Chapter 5516 of the Ohio Revised Code must also comply with Sections 1203, 1205 and 1206 of this Resolution.
11. The following are prohibited:
 - a. Advertising devices erected or maintained on trees, or painted or drawn upon rocks or other natural features.
 - b. Advertising devices, which prevent the driver of a vehicle from having a clear and unobstructed view of official signs and approaching or merging traffic.
 - c. Advertising devices illuminated so as to interfere with the effectiveness of or obscure an official sign, signal, or device.
 - d. Advertising devices which attempt or appear to attempt to direct the movement of traffic or which interfere with imitate or resemble an official sign, signal, or device.
12. Also, see signage requirements as set forth in Section 914 for the Transportation Corridor Overlay District.
13. Sandwich boards are permitted in front of businesses but shall be located immediately in front of the business and shall be no closer to the pavement than thirty feet. They shall have the following specifications:
 - a. Four foot height and two foot width
 - b. One per building
 - c. Be made of permanent weatherproof material such as painted wood or metal.

Section 1203 Measurement of Sign Area

The surface 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 being advertising matter shall not be included in computation of surface area.

Section 1204 Signs Permitted in All Districts - No Permit Required

1. Signs advertising the sale, lease, or rental of the premises upon which the sign is located, shall not exceed 12 square feet in area, except in all residential districts where the area of the sign shall not be more than six (6) square feet and the maximum total height of the sign structure (including the sign) is six (6) feet. Off premises signs indicating properties for sale are not permitted anywhere within the township.
2. Non-farm signs denoting the name and address of the occupant of the premises, not exceeding four (4) square feet in area per side and the maximum total height of the sign structure (including the sign) is six (6) feet and not exceeding one sign per home or business.
3. Farm signs, denoting the name and address of occupants, denoting advertising for produce or merchandise grown on such farms, and denoting membership or organizations not to exceed 25 square feet of sign face area per farm. The maximum total height of the sign structure (including the sign) is six (6) feet.
4. Signs or bulletin boards customarily incidental to multi-unit residential facilities, places of worship, libraries, museums, social clubs, or societies, which signs or bulletin boards shall not exceed 30 square feet in area, the maximum total height of the sign structure (including the sign) is six (6) feet, and which shall be located on the premises of such institutions and shall be setback from all street lot lines at least 12 feet.
5. Traffic directional signs indicating points of entry or exit to off-street parking, provided that such signs are not located in public right(s) of way, limited to an area of four square feet per sign and three feet in height for the total structure (including the sign).
6. Temporary signs announcing special public or institutional events, the erection of a building, or signs for similar uses. Such signs shall be removed within two weeks of the completion of the event or project.
7. Political signs provided such signs shall not be placed in the right-of-ways and shall be removed within one week following Election Day.

Section 1205 Signs Permitted in Districts - Permits Required

1. In a commercial or manufacturing district, each business shall be permitted one flat or wall on-premises sign that advertises the business being conducted at that location. The sign shall face the primary access street or road. The maximum area shall not exceed thirty-two (32) square feet.
2. In addition to the above, each business or industry shall be permitted one (1) or in the case of a business having frontage on two streets two (2) on premise signs, not exceeding ten (10) feet in height for the total structure (including the sign), setback twenty (20) feet from the street or road right-of-way and no more than thirty (30) square feet on any face of the sign(s).
3. In lieu of the permitted ground signs as permitted in Item 2 above, groups of establishments of four (4) or more businesses shall be permitted one larger ground sign for all businesses. Such sign shall not exceed 80 square feet on any face nor exceed 30 feet in height and shall be setback at least 20 feet from the street right-of-way. The sign shall be located within 250 feet of the nearest business structure.

4. Total window signs shall not exceed twelve (12) square feet and are limited to first floor windows only. For uses that are located in the second or higher stories of the building, the Board of Zoning Appeals may grant special sign provisions indicating occupant and use as a conditional use.
5. Signs or advertising devices for business or industries adjacent to the interstate and primary highways as regulated by the Ohio Revised Code, Section 5516, as amended, shall be permitted in accordance with those state laws. In addition to being subject to the foregoing state laws, all such signs, outdoor advertising displays and billboards shall also require a permit from the township-zoning inspector and shall comply with Sections 1202, 1203 and 1206 of this Resolution. The township-zoning inspector shall issue such permit on a conditional basis upon showing by the owner of the sign, outdoor advertising display or billboard of compliance with this Resolution. The conditional permit will become effective if, within 90 days after the issuance of the conditional permit, the owner provides the township-zoning inspector with proof of having obtained the required approval from the State of Ohio. If no such State of Ohio approval is obtained within 90 days from issuance of the conditional permit, the conditional permit shall expire and become void.
6. There is a fee for issuance of the permit in accordance with section 312.

Section 1206 Outdoor Advertising Displays and/or Billboards

1. Outdoor advertising shall be classified as a business use and be permitted in all commercial and manufacturing districts and/or lands used for agricultural purposes subject to the following regulations:
 - a) Such signs or structures shall not be located within 150 feet of any street (or road) right-of-way.
 - b) Such signs or structures shall not be located within 2,500 feet of any other outdoor advertising display or billboard on either side of the street, except in commercial and industrial districts such distance may be reduced to 1000 feet.
 - c) Such signs or structures shall not be located on or within 1000 feet of any building, except signs painted on barns.
 - d) Such signs shall not be more than 50 square feet on one face and 100 square feet on two sides. In no case shall more than 50 square feet of display or sign area be visible from any road or street. Such signs shall not exceed ten (10) feet in height for the total structure (including the sign).
 - e) Outdoor advertising displays and/or billboards shall not be permitted in Conservation zoning districts. (C-1)
 - f) Outdoor advertising displays and/or billboards shall not be permitted in Residential zoning districts. (R-1)
2. There is a fee for issuance of a permit to erect an outdoor advertising display and/or billboard as determined in accordance with section 312.
3. Advertising devices adjacent to the interstate and primary highways as regulated by the Ohio Revised Code, Section 5516 and 5531, as amended shall be permitted in accord with those State laws. All such signs, outdoor advertising displays and billboards shall also comply with Section 1202, 1203, 1205 and 1206 of this Resolution.

Section 1207 Photographs of Signage

Within thirty (30) days of erecting a sign in accordance with Sections 1205 or 1206, or in accordance with a variance granted by the Granville Township Board of Zoning Appeals, the owner shall furnish a photograph of the entire sign, including all sides, to the township-zoning inspector.

Section 1208 Setbacks for Public and Quasi-Public Signs

Real estate signs and bulletin boards for a church, school, or any other public, religious, or educational institution must be erected at least ten (10) or more feet from the established right-of-way line of any street or highway provided such sign or bulletin board does not obstruct traffic visibility at street or highway intersection.

Section 1209 Special Yard Provisions

On-premises signs where permitted shall be erected or placed in conformity with the side and rear yard requirements of the district in which located.

Section 1210 Limitation

For the purposes of this resolution, outdoor advertising off-premises signs shall be classified as a business use and be permitted in all districts zoned for manufacturing or business or lands used for agricultural purposes. Regulation of such signs along interstate and primary highways shall conform, where applicable, to the requirements of the Ohio Revised Code, Chapter 5516 and the Regulations adopted pursuant thereto. In addition, all such signs, outdoor advertising displays and billboards shall also comply with Sections 1202, 1203, 1205 and 1206 of this Resolution.

Section 1211 Violations

In case any sign shall be installed, erected, constructed, or maintained in violation of any of these terms of this resolution, the zoning inspector shall notify in writing the owner or lessee thereof to alter such sign so as to comply with this resolution. Failure to comply with any of the provisions of this article shall be deemed a violation and shall be punishable under Section 311 of this resolution. Political signs posted in violation of Section 1204 of this resolution are subject to removal by the zoning inspector five (5) days after written notice of violation of Section 1204 has been given.

APPENDIX A1
COMMENTARY AND INTRODUCTION ON ADMINISTRATION

One of the major problems with zoning in Ohio is with its administration. For this reason, special attention has been given to administration. Experience has shown that in many rural areas, members of the Zoning Commission, Board of Zoning Appeals, and the legislative authority are often not clear on their administrative responsibilities.

The purpose of this article is to attempt to clearly define the authorities and responsibilities of all administrative officials and groups normally involved in township zoning.

The key individual in the administration of zoning is the zoning inspector or deputy zoning inspector. As the chief administrative and enforcement officials, they are the persons the public will most directly associate with zoning. They must therefore be carefully chosen. Section 504 sets forth the details on the creation of the Office of the Zoning Inspector and Deputy Zoning Inspector. (See also Ohio Revised Code 519.16 and 519.161).

Although a good zoning inspector is vital, he/she may only assume those functions, which he is empowered by law to assume. Section 505 sets forth the limitations of powers of a zoning inspector whose basic duties lie in the administration and enforcement of zoning. The zoning inspector may not in any way alter the zoning law or in any way deviate from the strict provisions of the zoning resolution. Some zoning inspectors, through their "administrative" actions are actually granting what amounts to variances or amendments. This is illegal and should be halted. These are matters that must be decided by the Board of Zoning Appeals or the legislative authority. (See also Section 300 and 307, which emphasize the enforcement aspects of zoning administration). If the zoning inspector knows of a zoning violation, he/she must notify the violator in writing. It should be noted that zoning violation cases have been thrown out of court because a written notice of the violation was not sent to the violator.

The Commission only has authority to make recommendations to the legislative authority in the area of amendments and planned unit developments. However, prior to the original adoption of zoning, the Commission is the agency with the responsibility to formulate the resolution and the zoning map. It must be stressed that the Commission has only advisory powers. Section 503 lists the duties of the Zoning Commission.

The creation of and the proceeding of the Board of Zoning Appeals are as required under Sections 519.13 and 519.15 of the Ohio Revised Code. Sections 507 and 508 elaborate the details of this aspect of the Board of Appeals.

The powers of the Board of Zoning Appeals are very similar to those of the courts. Under the Ohio Revised Code, the Board of Zoning Appeals is given three basic powers:

1. To hear and decide appeals.
2. To grant variances.
3. To grant conditional use permits.

Appeals and variances go to the Board of Zoning Appeals only after an applicant is refused a zoning permit by the zoning inspector or deputy zoning inspector. Applications for conditional use permits are to be received directly by the Board of Zoning Appeals for their consideration.

The only recourse to a decision by the Board of Zoning Appeals is to the courts and not to the legislative authority as set in the Ohio Revised Code.

The processing of appeals is one of the main specific duties of the Board of Zoning Appeals as specified in Section 509. An appeal usually involves administrative or interpretive aspects of the resolution by the zoning inspector. Appeals usually involve different interpretations of one or several clauses of the resolution by the applicant and the zoning inspector. If the zoning inspector refuses to issue a zoning permit and the applicant feels that the inspector has misinterpreted the resolution, the applicant may appeal to the Board of Zoning Appeals. The Board of Zoning Appeals then reviews the case to see if the zoning inspector has acted in conformance with the provisions of the resolution. If the Board of Zoning appeals find that the zoning inspector was justified in refusing to grant the permit, they shall uphold the inspector's decision. If, on the other hand, the Board of Zoning Appeals finds that the zoning inspector was in error, they shall issue an order for the zoning inspector to grant the zoning permit. If the Board of Zoning Appeals acts in the former manner, the applicant may request a variance under a separate application. A citizen can also appeal to the Board of Zoning Appeals a decision of the inspector to grant a zoning permit where the citizen believes that the permit should not have been granted.

Variances are a type of appeal whereby the applicant requests a relaxation of the strict terms of the resolution. Variances generally apply only to a specific parcel of property and "where owing to the special conditions, a literal enforcement of the resolution will result on unnecessary hardship, and so that the spirit of the resolution will result in unnecessary hardship and so that the spirit of the resolution shall be observed, and substantial justice done." Section 514 states this principle so that everyone can be informed about the purpose of a variance.

The granting of variances is one of the most abused powers of zoning. If granted too liberally, variances may destroy the basic intent of the resolution. The Board of Zoning Appeals may never act arbitrarily, but must always be guided in its actions by standards or guidelines. Standards for variances are established in Section 515 (4). In granting variances, the Board of Zoning Appeals may also specify conditions and safeguards (Section 516) to assure that the basic intent of the resolution will be upheld. Such conditions and safeguards must be reasonable to scope. The following are some items the Board of Zoning Appeals should consider before final determination of a variance:

1. The Board of Zoning Appeals must clearly recognize the special conditions in existence for the lot or use in question that would create practical difficulties for the particular case. The difficulty should not be self imposed from previous actions in any way, should not be

- purely a financial hardship, and must not simply be for the convenience of the applicant.
2. Before granting any variance, the Board of Zoning Appeals must make sure that the variance will not in any way deviate from any purpose of the resolution, nor will the variance cause any substantial detriment to the public interest.
 3. The Board of Zoning Appeals must realize that by granting a variance they will establish a precedent, and should therefore, have evidence that extraordinary circumstances do exist, which will not frequently occur.
 4. As a general rule, if rezoning of the property in question may be proper and would make a variance unnecessary, the variance should be denied.
Any variance approved by the Board of Zoning Appeals should represent the least variance possible; to insure that the hardship will not be extreme, and that proper and just relief will result.
 5. Most important a variance must not be granted to allow a use, which would otherwise be prohibited in the zoning district involved. A variance of this type is not a variance at all, but is in reality an amendment to the zoning map. The Zoning Commission may make amendments only after a recommendation and action by the legislative authority as outlined in Article 6.

Section 515 lists the items recommended to be included in the application for variances. These items are only for illustrative purposes and are not meant to be all-inclusive. The Board must find that all of these items are true for the specific case before any variance can be granted.

In addition to authorizing conditions and safeguards to be specified for appeals and variances, Section 516 reinforces Section 514 by stating that the granting of any appeal or variance shall not have the effect of allowing a use not permitted under the district regulations. Such a granting would be an amendment which is a legislative act and not within the authority of the Board of Zoning Appeals.

The Board of Zoning Appeals also has the responsibility to issue conditional zoning permits for those uses specifically provided for in the resolution. In effect, a conditional use is a permitted use with various restrictions. Conditional uses generally possess special or unique characteristics and must, therefore, be considered individually. The Board of Zoning Appeals has appellate jurisdiction on appeals and variances, and it has original jurisdiction on conditional uses. Section 523 and the following sections illustrate these powers and authorities.

The items recommended under Section 524, the Board of Zoning Appeals may not act arbitrarily, but has power only within the limits of identifiable standards or guidelines. Section 524 sets forth general standards that may be used in the review and eventual determination of all conditional uses.

In addition to the general standards for conditional uses specified in Section 524, Section 525 offers a variety of detailed and specific criteria for conditional uses. These specific provisions are not all inclusive. Many of the criteria may apply to more than one conditionally permitted use. Conditionally permitted uses should be listed under the Official Schedule of District Regulations.

The Board of Zoning Appeals (Section 523) may request additional information, if, during the review of the case, they find such conditions to be necessary and consistent with the intent of the

resolution. Additional requirements should be derived from the general standards specified in Section 524 and 525A or any conditions that are in the Board's opinion necessary to protect health, safety and morals. Any such conditions imposed shall run with the land and be restrictions on the use. Official zoning requirements for this parcel and such restrictions shall be written on the zoning permit issued as a result of the application.. Violations of these additional conditions or requirements shall be deemed a violation of the resolution and shall be punishable under Section 311.

A public hearing must be held for conditional uses. The same procedures and forms can be used for conditional uses as for variances and appeals. Section 527 states the requirements.

Once the Board of Zoning Appeals has approved a conditional use permit it is not transferable to another use. If an approved conditional use ceases to exist for more than two years, the permit automatically expires. (See Section 529).

APPENDIX A2
COMMENTARY AND INTRODUCTION TO ZONING MAP

It should be noted that this section does not simply make the zoning district map part of the resolution by reference, but makes it an actual part of the body of the resolution. Although adoption by reference is administratively convenient, legal problems have arisen in the past when disputes arise over exactly which map is the official map.

Responsibility for maintaining the zoning map should be given to the township fiscal officer. The map should be up to date, include all map amendments, annexations, and other significant changes. If an accurate base map is not already available, one should perhaps be prepared before zoning is enacted. One important feature for the map to show is property lines for both acreage and subdivision.

Most townships in Licking County rely on the County Planning Commission to keep their zoning map up to date. In the past, the County Planning Commission has experienced problems in keeping maps current, because the townships do not inform the Planning Commission of their zoning amendment decisions. The County Planning Commission will not alter an official map, unless it is informed to do so by the township. The township fiscal officer should take responsibility for sending in the information as soon as a decision becomes effective.

APPENDIX 3
COMMENTARY ON OFF-STREET PARKING AND LOADING FACILITIES

This article establishes and describes in detail the general and specific requirements for off-street parking. Since one of the basic fundamentals of zoning is to protect the public health and safety through the lessening of traffic congestion, then it is appropriate that the subject of off-street parking be included in a zoning resolution.

Off-street parking is of concern to developing areas, since new intensive land uses often cater to the motoring public. For safety reasons, and just as importantly, for the successful operation of a new business, off-street parking must be reasonably provided by the land use activity.

The following diagrams relate to Sections 1110, 1122, and 1124 of this article, and it shows an example of how the off- street design requirements might be implemented.

OFF-STREET PARKING DESIGN REQUIREMENTS

TABLE OF OFF-STREET PARKING DIMENSIONS

	45 Degrees	60 Degrees	90 Degrees	Parallel
A Width of parking space	12'	10'	9'	9'
B Length of parking space	19'	19'	19'	23'
C Width of driveway aisle	13'	17'6"	25'	12'
D Width of access driveway	17'	14'	14'	14'

**AMENDMENTS TO GRANVILLE TOWNSHIP
ZONING RESOLUTION**

The following amendments were approved by action of the Granville Township Zoning Commission on August 29, 2006. They were subsequently adopted by the Granville Township Trustees on November 8, 2006.

**ARTICLE 2
DEFINITIONS**

Section 200 Interpretations of Terms of Words

For the purpose of this resolution, certain terms or words used herein shall be interpreted as follows:

- 1. The word "person" includes a firm, association, organization, partnership, trust, company, or corporation as well as individual.**
- 2. The present tense includes the future tense, the singular number includes the plural, and the plural number includes the singular.**
- 3. The word "shall" is a mandatory requirement, the word "may" is a permissive requirement, and the word "should" is a preferred requirement.**
- 4. The words "used" or "occupied" include the words "intended, designed, or arranged to be used or occupied."**

Agriculture: As used herein "Agriculture" shall have the same definition as used in Section 519.01 of the Ohio Revised Code and includes farming; ranching; aquaculture; apiculture; horticulture; viticulture; animal husbandry, including, but not limited to, the care and raising of livestock, equine, and fur-bearing animals; poultry husbandry and the production of poultry and poultry products; dairy production; the production of field crops, tobacco, fruits, vegetables, nursery stock, ornamental shrubs, ornamental trees, flowers, sod, or mushrooms; timber; pasturage; any combination of the foregoing; the processing, drying, storage, and marketing of agricultural products when those activities are conducted in conjunction with, but are secondary to, such husbandry or production.

Agricultural Structure: Any Structure which is constructed and used predominantly for one or more activities satisfying the definition of Agriculture.

Setback Line: A line established by the zoning resolution generally parallel with and measured from the ~~frontage line~~ **edge of the pavement**, defining the limits of a yard in which no building or structure may be located above ground, except as may be provided in said code.

ARTICLE 6
AMENDMENTS

Section 602 Initiation of Zoning Amendments

Amendments to this resolution, including the zoning map, may be initiated in one of the following ways:

4. By adoption of a motion by the Zoning Commission.
5. By adoption of a resolution by the Board of Township Trustees.
6. By the filing of an application **and submitting the required fee** by at least one owner or lessee of property within the area proposed to be changed or affected by said amendment. The application shall be submitted to the Chair of the Granville Township Zoning Commission. **The Chair of the Granville Township Zoning Commission shall review the application to determine if the application is complete, and may reject any application (and not accept for filing) which he/she determines not to meet the requirements contained herein. At a minimum, the application shall contain the information required by Section 604, below.**

Section 611 ~~Involvement of the State of Ohio Director of Transportation~~

~~Before any zoning amendment is approved affecting any land within 300 feet of the centerline of a proposed new highway or highway for which changes are proposed as described in the certification to local officials by the Director of Transportation or within a radius of 500 feet from the point of intersection of said centerline with any public road or highway, the Zoning Commission shall give notice by registered or certified mail to the Director of Transportation. The Zoning Commission may proceed as required by law, however, the Board of Township Trustees shall not approve the amendment for 120 days from the date the Director of Transportation receives the notice. If the Director of Transportation notifies the Board of Township Trustees that he shall proceed to acquire any land needed, then the Board of Township Trustees shall refuse to approve the rezoning. If the Director of Transportation notifies the Board of Township Trustees that acquisition at this time is not in the public interest or upon the expiration of the 120 day period or any extension thereof agreed upon the Director of Transportation and the property owner(s), the Board of Township Trustees shall proceed as required by law.~~

Section 611 ~~Involvement of Ohio Department of Transportation Director in Zoning Amendment Changes and Issuance of Zoning Permits Affecting Parcels Located Within Certain Distances of Existing or Proposed State Highways~~

~~Procedures for the amendment of zoning or issuance of Zoning Permits for properties within 300 feet of the center line of a proposed or existing state highway or within a radius of 500 feet from the point of intersection of that center line with any public road or highway will follow ORC 5511.01.~~

ARTICLE 9
OFFICIAL SCHEDULE of DISTRICT REGULATIONS

Section 904 Agricultural District (AG)

Permitted uses, dimensional requirements and other regulations of the AG, Agricultural District; the following regulations shall apply:

Permitted Uses:

1. Agriculture.
2. **Agricultural Structures.**
3. Single-family dwellings.
4. Public parks, recreation areas, and township governmental uses.
5. Private single-family swimming pool incidental to a dwelling.
6. Home Occupations.

Conditionally Permitted Uses: After obtaining a valid conditional use permit in accordance with Article 5, and the other provisions of these regulations, the following uses may be conditionally permitted:

1. Recreation clubs, golf courses. Extensive outdoor lighting for athletic fields, golf courses, and all other recreational facilities must comply with sections 525A item 5 and 1020.
2. Home Based Business.
3. Public and private schools. Extensive outdoor lighting for athletic fields, golf courses, and all other recreational facilities must comply with sections 525A item 5 and 1020.
4. Churches.
5. Commercial grain storage.
6. Cemeteries.
7. Nursery - plant materials and sales.
8. Bed and Breakfast.
9. Accessory **U**ses and **S**tructures for **P**ermitted and **C**onditionally **P**ermitted **U**ses above.

General Requirements of the AG District

Height Limit: No building shall be erected or enlarged to exceed two and one-half (2 1/2) stories or 35 feet.

Lot Area, Width & Depth: Every lot shall have a minimum width of 250 feet at a dedicated roadway and a minimum of 250 feet at the building line, and a minimum lot area of not less than five (5) acres (217,800 square feet), exclusive of road right-of-ways, and inclusive of easement(s) of record. Any new development in the AG District that proposes one or more internal streets and/or five or more lots shall only be developed as a Planned Unit Development in accordance with Section 912 of this zoning ordinance.

Front Yard: There shall be a front yard of not less than 100 feet in depth, provided, however, that where normal lots comprising 40 percent or more of the frontage are developed with buildings having front yards with a variation of not more than ten (10) feet in depth, the average of such developed front yards shall establish the front yard depth for the entire

frontage, except as provided elsewhere in these regulations.

Side Yard: There shall be side yards of not less than 50 feet (each side) for **all Structures except Agricultural Structures.**

Rear Yard: There shall be a rear yard of not less than 100 feet for **all Structures except Agricultural Structures.**

Section 905 Rural Residential District (R-1)

Permitted uses, dimensional requirements, and other regulations of the R-1, Rural Residential District; the following regulations shall apply:

Permitted Uses:

6. Single-family dwellings.
7. Public parks and recreational areas. Extensive outdoor lighting for athletic fields golf courses, and all other recreational facilities must comply with sections 525A item 5 and 1020.
8. Private single-family swimming pool incidental to a dwelling.
9. Accessory uses and structures including small structures such as tool sheds on skids.
10. Home Occupations.

Conditionally Permitted Uses: After obtaining a valid conditional use permit in accordance with Article 5, and the other provisions of these regulations, the following use may be conditionally permitted:

7. Churches.
8. Public and private schools. Extensive outdoor lighting for athletic fields, golf courses, and all other recreational facilities must comply with sections 525A item 5 and 1020.
9. Cemeteries.
10. Recreation clubs, golf courses. Extensive outdoor lighting for athletic fields, golf courses, and all other recreational facilities must comply with sections 525A item 5 and 1020.
11. Township government uses.
12. Bed & Breakfasts.

General Requirements of the R-1 District

Height Limit: No building shall be erected or enlarged to exceed two and one-half (2 ½) stories or 35 feet.

Lot Area, Width & Depth: **Except in the case of lots on a cul-de-sac,** every lot shall have a minimum width of ~~60~~ **200** feet at a dedicated roadway ~~and 200 feet at the building setback line.~~

Lots on a cul-de-sac shall have a minimum width of 60 feet at a dedicated roadway and 200

feet at the building setback line. Every lot shall have a minimum lot area of not less than 5.0 net acres exclusive of right-of-ways and inclusive of easements of record.

Front Yard: There shall be a front yard of not less than 100 feet in depth, provided, however, that where normal lots comprising 40 percent or more of the frontage are developed with building having front yards with a variation of not more than ten (10) feet in depth, the average of such developed front yards shall establish the front yard depth for the entire frontage, except as provided elsewhere in these regulations.

Side Yard: There shall be side yards of not less than 50 feet on each side.

Rear Yard: There shall be a rear yard of not less than 100 feet. Dwelling Bulk:

- c. Dwellings or structures shall have a minimum area of 1,200 square feet of living space by outside dimensions, exclusive of porches, garages and cellars, or basements. All dwelling units must be on a permanent foundation.
- d. Single-family dwellings shall not be less than 25 feet in width or depth.

Parking Requirements: Parking requirements shall be as regulated in Article 11 of these regulations.

Sign: Signs shall be as regulated in Article 12 of these regulations.

Section 912 Planned Unit Development (PUD) Overlay District

912.1 Purpose

The purpose of the Planned Unit Development (PUD) Overlay District is to achieve, to the greatest degree possible, land development which is responsive to the natural and environmental assets and liabilities of a given site and to keep land undeveloped in perpetuity without affecting overall densities. The PUD should be a well-integrated development in terms of major design elements such as roads, drainage systems, utilities, open space and undeveloped land. A Planned Unit Development ("PUD") affords greater design flexibility so that natural features may be protected by concentrating development on more suitable or less environmentally sensitive areas. The PUD Overlay District may reduce survey, fee and development costs as well as tax liability for the land owners.

The Trustees have adopted this Section 912 in accordance with Ohio Revised Code 519.021(c), and intend that it be construed in such a manner so as to comply with that section of the Revised Code. It shall be the sole option of an applicant as to whether to develop under this section as a PUD or develop pursuant to the standards and requirements of the underlying district.

912.4 Development Standards

a) Density: Except as otherwise provided herein, the permitted density in a PUD shall be that of the underlying district. The Zoning Commission may increase the permitted density in a PUD,

when the applicant has gone beyond the base subject to compliance with all the requirements of this Section 912, by a maximum of 15% to encourage high quality design with as much undeveloped land remaining so in perpetuity.

Example PUD Calculation

Basic condition for calculating PUD density:

1. The minimum acreage requirement is 20 acres
2. The PUD overlays any district.
3. A maximum 15% density bonus is possible if the proposed design is of high quality as defined in Section 912.4.
4. The following unbuildable land shall be subtracted from the gross acreage to determine the net acreage of the proposed development:
 - a. land required for proposed road right(s)-of-way and existing road right(s)-a-way;
 - b. land under permanent easement prohibiting development with the exception of underground pipeline rights of way.
5. 50% of the net acreage in a PUD will be set aside as open space.

912.6 PUD Development Plan Submission

The applicant shall submit (15) copies of a proposed Development Plan to the Granville Township Zoning Inspector along with the required application fee. The chair of the Granville Township Zoning Commission will review the application and make the determination that the application is complete. The proposed Development Plan and application shall include the following:

A) Background Information:

The following background information shall be submitted in typed form, **referencing the following item numbers on all submitted documentation:**

ARTICLE 10 SUPPLEMENTARY DISTRICT REGULATIONS

Section 1001 Culverts Driveways & Roadways

A **culvert zoning** permit shall be required prior to construction of any driveway or roadway, which connects to an existing township **and/or county** road. ~~If a culvert is required it must be installed by employees of the township, or the township's designee, or installed under the direct supervision of a designated township employee. Applicants must submit a deposit, as determined in accordance with Section 312, with their permit application.~~

~~Culver permits shall be issued by the zoning inspector or his designee to all applicants and will provide for the type of material, the minimum width and minimum length of the culvert. A fee will be assessed in accordance with Section 312.~~

~~Applicants with an approved culvert permit must purchase and deliver to the site a culvert made of the material and sized to the dimensions specified in the culvert permit.~~

~~Costs of the township in connection with the installation of the culvert exceeding the deposit shall be billed to the applicant or excess deposit shall be refunded to the applicant. Amounts due the township in accordance with this section, if unpaid, shall become a lien against the property when certified to the Licking County Auditor as an amount due Granville Township.~~

In order to prevent the deposit of eroded material on public roads, the first twenty (20) feet of any driveway/roadway, measured perpendicular to the edge of the public road, shall be level or have negative slope not to exceed 20%. Concrete, blacktop, and chip & sealed driveways/roadways shall be exempt from this paragraph.

Section 1020 Outdoor Lighting

Lighting Levels: The following chart contains ~~minimum, average and~~ maximum **permitted** horizontal or vertical illumination levels, as indicated, for the outdoor facilities shown. The ~~minimum and maximum~~ values shall be at any point on the lighted surface and all values shall be maintained.

<u>Area/Activity</u>	<u>Maximum</u> <u>Illumination in Foot-candles</u>	
Building surrounds (non-residential)	(Horizontal)	2.00
	(Vertical)	4.50
Bikeways & Walkways along roadside:		
Commercial areas	(Horizontal)	2.00
	(Vertical)*	4.50
Intermediate areas	(Horizontal)	1.20
	(Vertical)*	2.50
Residential areas	(Horizontal)	0.40
	(Vertical)*	1.00
Bikeways & Walkways distant from roadside, and stairways	(Horizontal)	1.00
	(Vertical)*	1.00
Loading and unloading platforms:	(Horizontal)	50.00
Parking areas:	(Horizontal)	8.00

*for pedestrian identification at a distance. Values at 6 feet above the pavement or walkway. Reference Source: *Illuminating Engineering Society of North America (IESNA), Lighting Handbook* (2000, as revised).

All other illuminants for areas not defined above shall not exceed the recommendations contained in the *IESNA Lighting Handbook* (2000, as revised).

Section 1025 Junk Motor Vehicles

For the purpose of this section, "junk motor vehicle," means any motor vehicle **that is left uncovered in the open for more than thirty (30) days which is one or more of the following:**

5. ~~Three years old or older~~ **Without current license plates and/or registration;**
6. Extensively damaged, such damage including but not limited to any of the following: missing wheels, tires, motor, or transmission; **and/or,**
3. ~~Apparently inoperable, that is left uncovered in the open of private property for more than 72 hours with the permission of the person having the right to the possession of the property, except if the person is operating a junk yard or scrap metal processing facility licensed under authority of Section 4737.05 to 4737.12 of the Ohio Revised Code; or regulated under other sections of this zoning resolution.~~
7. ~~If any vehicle meets the conditions as stated above in this section, it is hereby determined that such vehicle has a fair market value of \$200 or less.~~

The zoning inspector of Granville Township ~~may~~ **shall** send notice by certified mail with return receipt requested, to the person having the right to the possession of the property in which a junk motor vehicle is left, that within ten (10) days of receipt of the notice, the junk motor vehicle either shall be covered by being housed in a garage or other suitable structure, or shall be removed from the property.

Any person wishing to appeal the decision of the provisions of this section may appeal such decision to the Granville Township Board of Zoning Appeals in accordance with Section 512.

~~When the Board of Zoning Appeals is asked to make a determination concerning the value of a Granville Township Zoning Resolution vehicle determined by the zoning inspector to be a junk motor vehicle, the Board shall base its decision on the fair market value of the vehicle for its use as a vehicle and not based upon its' salvage value.~~

Vehicles undergoing legitimate repairs in a timely and consistent manner shall be exempt from the provisions of this section.

No person shall willfully leave a junk motor vehicle uncovered in the open for more than ten (10) days after receipt of a notice as provided in this section. The fact that a junk motor vehicle is so left is prima-facie evidence of willful failure to comply with the notice, and each subsequent day that a junk motor vehicle continues to be so left constitutes a separate offense under this zoning resolution.

ARTICLE 9 OFFICIAL SCHEDULE of DISTRICT REGULATIONS

Section 910 General Business District (GB)

Permitted uses, dimensional requirements and other regulations of the GB, General Business District; the following regulations shall apply:

Permitted Uses:

1. Churches.
2. Public and private schools. Extensive outdoor lighting must comply with section

525A item 5 and 1020.

3. Public parks, recreational areas. Extensive outdoor lighting must comply with Sections 525A item 5 and 1020.
4. Township governmental buildings and uses.
5. Bed & Breakfasts.
6. Business and professional offices.
7. Veterinary offices, hospitals, clinics.
8. Printing concerns.
9. Private swimming pools as an accessory use. Extensive outdoor lighting must comply With sections 525A item 6 and 1020.
10. Nursery (plant materials) and greenhouses.
11. Health services, (doctor/dentist offices, clinics, nursing homes, nurseries, hearing/vision clinics).
12. Banks and finance establishments.
13. Day care centers.
14. Home occupations.

15. Single Family Residential

Section 1107 Location of Parking Spaces

The following regulations shall govern the location of off- street parking spaces and areas:

1. Parking spaces for all detached residential uses shall be located on the same lot as the use, which they are intended to serve.
- ~~2. Parking spaces for commercial, industrial, institutional uses shall be located not more than 700 feet from the principal use.~~

Section 1202 General Requirements for All Signs and Districts

5. Notwithstanding anything to the contrary contained herein, bench advertising signs, billboards, inflatable signs, pennants, portable signs, ~~sandwich boards~~, spinners, streamers, changeable message signs, flashing or animated signs or signs with a source of illumination that flashes, blinks or fluctuates, temporary signs using illumination derived from noble gases from group VIII of the Periodic Table, vehicles used primarily as signs, permanent banner signs, and other signs failing to meet the purpose and intent of Section 1200, are prohibited.

It was agreed to allow sandwich boards to be located immediately in front of a business building but no closer to the pavement than thirty feet from the edge of the pavement. This section is to read as follows.

13. Sandwich boards and permitted in front of businesses but shall be located immediately in front of the business and shall be no closer to the pavement than thirty feet. They shall have the following specifications:

- a. Four foot height and two foot width**
- b. One per building**
- c. Be made of permanent weatherproof material such as painted wood or metal.**

PROPOSED AMENDMENTS TO GRANVILLE TOWNSHIP
ZONING RESOLUTION

The following amendments were approved by action of the Granville Township Zoning Commission on September 10, 2012. They were subsequently adopted by the Granville Township Trustees on October 10, 2012.

ARTICLE 2
DEFINITIONS

Section 200 Interpretations of Terms of Words

Structure, Principal: The structure on a lot within which the main or primary use of the property is conducted.

ARTICLE 8
ESTABLISHMENT AND PURPOSE OF DISTRICTS

Section 800 Intent

The following zoning districts are hereby established for the Township of Granville, Ohio. For the interpretation of this the zoning districts have been formulated to realize the general purposes as set forth in the preamble of this resolution. In addition, the specific purposes of each zoning district shall be stated.

Section 801 Conservation District (C-1)

The purpose of the Conservation District is to guide development in the flood prone areas of any water course that are consistent with the requirements for the conveyance of flood flows, and to minimize the expense and inconveniences to the individual property owners and the general public through flooding. Uses permitted in this district are generally associated with open space, recreational, and agricultural land uses and shall not hinder the movement of floodwaters.

Section 802 Agricultural District (AG)

The purpose of the AG District is to preserve and protect the decreasing supply of agricultural land. This district also is established to control the indiscriminate infiltration of urban development in agricultural areas, which adversely affects agricultural operators.

To further this purpose, there shall be a limitation of one single-family residential structure and other non-agriculture principal structures per lot of record. Agricultural structures used directly in the operation of the agricultural business as defined in this resolution shall be exempt from this requirement. A single-family residence shall not be considered an agriculture structure for the purpose of this resolution.

Section 803 Rural Residential District (R-1)

The purpose of the R-1 District is to encourage the establishment of low-density single-family dwellings with a minimum lot size of 5.0 acres.

To further this purpose, there shall be a limitation of one single-family residential structure and other principal structures per lot of record.

Section 804 Continuing Care Retirement Community District (CCRC)

**ARTICLE 9
OFFICIAL SCHEDULE of DISTRICT REGULATIONS**

Section 904 Agricultural District (AG)

Permitted uses, dimensional requirements and other regulations of the AG, Agricultural District; the following regulations shall apply:

Permitted Uses:

1. Agriculture.
2. Agricultural Structures
3. **One Single-family dwellings structure.**
4. Public parks, recreation areas, and township governmental uses.
5. Private single-family swimming pool incidental to **a dwelling the principal structure.**
6. Home Occupations.

Conditionally Permitted Uses: After obtaining a valid conditional use permit in accordance with Article 5, and the other provisions of these regulations, the following uses may be conditionally permitted:

4. Recreation clubs, golf courses. Extensive outdoor lighting for athletic fields, golf courses, and all other recreational facilities must comply with sections 525A item 5 and 1020.
5. Home Based Business.
6. Public and private schools. Extensive outdoor lighting for athletic fields, golf courses, and all other recreational facilities must comply with sections 525A item 5 and 1020.

10. Churches.
11. Commercial grain storage.
12. Cemeteries.
13. Nursery - plant materials and sales.
14. Bed and Breakfast.
15. Accessory Uses and Structures for Permitted and Conditionally Permitted Uses above.

General Requirements of the AG District

Height Limit: No building shall be erected or enlarged to exceed two and one-half (2 1/2) stories or 35 feet.

Lot Area, Width & Depth: Every lot shall have a minimum width of 250 feet at a dedicated roadway and a minimum of 250 feet at the building line, and a minimum lot area of not less than five (5) acres (217,800 square feet), exclusive of road right-of-ways, and inclusive of easement(s) of record. Any new development in the AG District that proposes one or more internal streets and/or five or more lots shall only be developed as a Planned Unit Development in accordance with Section 912 of this zoning ordinance.

Front Yard: There shall be a front yard of not less than 100 feet in depth, provided, however, that where normal lots comprising 40 percent or more of the frontage are developed with buildings having front yards with a variation of not more than ten (10) feet in depth, the average of such developed front yards shall establish the front yard depth for the entire frontage, except as provided elsewhere in these regulations.

Side Yard: There shall be side yards of not less than 50 feet (each side) for all Structures except Agricultural Structures.

Rear Yard: There shall be a rear yard of not less than 100 feet for all Structures except Agricultural Structures.

Dwelling Bulk:

1. Residential structures shall have a minimum area of 1,200 square feet of living space by outside dimensions, exclusive of porches, garages, breezeways and cellars, or basements. All dwelling units must be on a permanent foundation.
2. Single-family dwellings shall be not less than 25 feet in width or depth.

Parking Requirements: Parking requirements shall be as regulated in Article 11 of these regulations.

Signs: Signs shall be as regulated in Article 12 of these regulations.

Unless otherwise specified within this resolution, no lot shall contain upon it more than one principal structure.

Section 905 Rural Residential District (R-1)

Permitted uses, dimensional requirements, and other regulations of the R-1, Rural Residential District; the following regulations shall apply:

Permitted Uses:

11. Single-family dwellings.
12. Public parks and recreational areas. Extensive outdoor lighting for athletic fields, golf courses, and all other recreational facilities must comply with sections 525A item 5 and 1020.
13. Private single-family swimming pool incidental to **a dwelling the principal structure.**
14. Accessory uses and structures including small structures such as tool sheds on skids.
15. Home Occupations.

Conditionally Permitted Uses: After obtaining a valid conditional use permit in accordance with Article 5, and the other provisions of these regulations, the following use may be conditionally permitted:

13. Churches.
14. Public and private schools. Extensive outdoor lighting for athletic fields, golf courses, and all other recreational facilities must comply with sections 525A item 5 and 1020.
15. Cemeteries.
16. Recreation clubs, golf courses. Extensive outdoor lighting for athletic fields, golf courses, and all other recreational facilities must comply with sections 525A item 5 and 1020.
17. Township government uses.
18. Bed & Breakfasts.

General Requirements of the R-1 District

Height Limit: No building shall be erected or enlarged to exceed two and one-half (2 ½) stories or 35 feet.

Lot Area, Width & Depth: Except in the case of lots on a cul-de-sac, every lot shall have a minimum width of 200 feet at a dedicated roadway. Lots on a cul-de-sac shall have a minimum width of 60 feet at a dedicated roadway and 200 feet at the building setback line. Every lot shall have a minimum lot area of not less than 5.0 net acres exclusive of right-of-ways and inclusive of easements of record.

Front Yard: There shall be a front yard of not less than 100 feet in depth, provided, however, that where normal lots comprising 40 percent or more of the frontage are developed with building having front yards with a variation of not more than ten (10) feet in depth, the average of such developed front yards shall establish the front yard depth for the entire frontage, except as provided elsewhere in these regulations.

Side Yard: There shall be side yards of not less than 50 feet on each side.

Rear Yard: There shall be a rear yard of not less than 100 feet.

Dwelling Bulk:

- e. Dwellings or structures shall have a minimum area of 1,200 square feet of living space by outside dimensions, exclusive of porches, garages and cellars, or basements. All dwelling units must be on a permanent foundation.
- f. Single-family dwellings shall not be less than 25 feet in width or depth.

Parking Requirements: Parking requirements shall be as regulated in Article 11 of these regulations.

Sign: Signs shall be as regulated in Article 12 of these regulations.

Unless otherwise specified within this resolution, no lot shall contain upon it more than one principal structure.

Section 906 Section not used