

Article I

Preface

This preface is provided to give a measure of guidance in the understanding, application and administration of the Zoning Resolution by setting forth the purpose and nature of zoning, and the organization of the Zoning Resolution.

SECTION 100 - PURPOSE OF ZONING

The purpose of this Zoning Resolution is as prescribed by Section 519.02, Ohio Revised Code, shall be to regulate buildings and land use to promote the public health, safety and morals (general welfare) throughout the Township.

To promote such public purpose, these regulations are designed to encourage an appropriate use of lands, to stabilize and preserve the value of property, to prevent congestion and hazard in the streets, to secure safety from fire, flood, water contamination, air pollution and other dangers, to provide adequate light, air and open space, to prevent the overcrowding of land and to avoid undue concentrations of population.

To further promote such public purpose these regulations are further intended to be used to facilitate an appropriate and desirable comprehensive pattern of water supply, sewer facilities, schools, parks and other essential public facilities and services.

SECTION 110 – TITLE

This resolution shall be known and may be designated and cited as “The Zoning Resolution of Jefferson Township, Franklin County, Ohio” and therefore may be referred to as the “Zoning Resolution” or “Resolution.”

SECTION 120 - NATURE OF ZONING

This Zoning Resolution as an exercise of the police power derived from Chapter 519 of the Ohio Revised Code must bear some reasonable and substantial relationship to the public health, safety, or morals (general welfare).

The characteristic feature of this Zoning Resolution that distinguishes it from most other police power regulations is that its regulations may differ from zoning district to zoning district, rather than being uniform throughout the Township. Despite this ability to differ in various zoning districts, the regulations must be uniform for each class and kind of building within a zoning district.

The purposes of this Zoning Resolution are accomplished by the division of the Township into zoning districts in which there are only certain specified uses of land allowed and the regulations pertaining to the development and use of the land and buildings are uniform for each class or kind of building or use in such zoning district.

To the extent possible, the zoning districts as they are delineated on the Zoning District map shall be comprehensive by their inclusion of all land similar in nature or circumstance as is determined by the type and extent of existing land use and the desirability of conserving such use. The zoning districts and the fixing of their boundaries shall further be determined in accordance with the need of encouraging such use as is made appropriate by a change in the character of land use, or the growth and development of the Township, and to this extent the zoning districts should be based on land use plans as such plans may exist at the time of determination.

SECTION 130 - ORGANIZATION OF THE ZONING DISTRICT REGULATIONS

The Zoning District Regulations are set forth in three (3) groups based on the nature of the zoning districts and the purpose of the regulation. These groups are organized under separate articles of the Zoning Resolution.

Section 130.01 - Standard District Regulations

1) Definition

Standard District Regulations is composed of the regulations of three Residential Zoning Districts based on density and/or dwelling structure type; three Commercial Zoning Districts based on the types and nature of commercial uses and two Industrial Zoning Districts based on use activity and methods of site development.

2) Intent

The intended use of the Standard Districts is two-fold. The primary use is to delineate areas of existing land use and developmental character most nearly represented by the regulations of one of these Zoning Districts so as to afford such areas the regulations necessary to maintain their essential qualities and to assure that additional development will be in keeping with that which has been established. Secondly, the Standard Districts are intended to be used to make limited adjustments in the Zoning District boundaries (rezoning) as are necessary and the ownership of the land is such that development cannot be achieved except on the basis of individual lots.

Section 130.02 - Planned District Regulations

1) Definition

Planned District Regulations are composed of three residential districts, one commercial district, and one Industrial District. The intended use of the Planned Development Districts is to allow predetermined development in appropriate locations to provide for the highest possible degree of freedom of design within the site while maintaining a desirable relationship to adjacent lands and the community.

2) Intent

Land to be included in the Planned Districts is intended to be designed to preserve unique natural features of the landscape or man made structures using innovative land use concepts which would better achieve this goal than would standard zoning. Such designs should be developed in recognition of the existing and potential development character of the vicinity to assure provision of adequate public utilities, streets, community facilities, and compatible land uses, including useable open space as a centerpiece of the plan.

Section 130.03 - Special District Regulations

1) Definition

Special Districts provides for the use or development of land under certain unique circumstances or developmental requirements. Included in the Special Districts are the procedures and regulations pertaining to development and use of land in areas subject to periodic flooding; the extraction of sand and gravel or other mineral resources, and the rehabilitation of the land after extracting; the drilling and production of oil and gas to allow for the exploration and removal of natural petroleum resources, and procedures and regulations to allow for the establishment of uses of such an exceptional nature as to warrant individual consideration.

2) Intent

The intent of these Special Districts is to delineate areas where, due to circumstances of the land or requirements of the development, such activity can be carried on without subjecting the established land uses and zoning districts to undue interference or disturbance.

SECTION 140 – GENERAL DEVELOPMENT STANDARDS

General Development Standards is composed of those provisions and regulations that pertain generally and uniformly to the arrangement and development of land and structures within the various zoning districts.

The General Standards include requirements for platting and establishment of lots before development and use; the establishment of building lines along public rights-of-way or approved private streets; definition and permitted manner of home occupation and accessory uses; land suitability standards; requirements for screening or landscaping under certain conditions; off-street parking and loading requirements; sign and billboard regulations, the prevention of nuisances, energy conserving measures, temporary uses and recommended driveway standards.

These regulations have been placed together because of their uniform application in regard to development and use of land and are, by reference, a part of each of the zoning district regulations, excepting the recommended driveway standards, which are advisory.

SECTION 150 - THE NATURE OF THE ZONING DISTRICTS

Each of the Zoning Districts includes all land so zoned or classified in Jefferson Township, and differs from all others by reason of the uses that are permitted or by reason of the standards of development that are applicable in the Zoning Districts.