

# Article V

## Standard District Regulations

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### SECTION 500 – STANDARD DISTRICT REGULATIONS AND RULES OF APPLICATION

#### Section 500.01- Regulation of the Use and Development of Land and Structures

Regulations pertaining to the use of land and / or structures, and as shown on the Zoning District Map are hereby established and adopted.

#### Section 500.02- Rules of Application

The Standard District Regulations set forth in this Section shall be interpreted and enforced according to the following rules.

1) Identification of Uses

Listed uses are to be defined by their customary name or identification, except where they are specifically defined or limited in this Zoning Resolution.

2) Permitted Uses

Only a use designated as a Permitted Use shall be allowed as a matter of right in a Zoning District and any use not so designated shall be prohibited except, when in character with the Zoning District, such additional uses may be added to the Permitted uses of the Zoning District by amendment of this Resolution.

3) Conditional Uses

A use designated as a Conditional Use shall be allowed in a Zoning District when such Conditional Use, its location, extent and method of development will not substantially alter the character of the vicinity or unduly interferes with the use of adjacent lots in the manner prescribed for the Zoning District. To this end the Board of Zoning Appeals shall, in addition to the Development Standards for the Zoning District, set forth such additional requirements as will, in its judgment, render the Conditional Use compatible with the existing and future use of adjacent lots and the vicinity.

4) Development Standards

The Development Standards set forth shall be minimum allowed for development in a Zoning District. If the Development Standards are in conflict with the requirements of any other lawfully adopted rules, regulations or laws, the more restrictive or higher standard shall govern.

# SECTION 510 – COUNTRYSIDE RESIDENTIAL (RURAL) DISTRICT

## Section 510.01- Purpose

The Countryside Residential District is intended for areas where agricultural uses are appropriate and where conservation of the land is important. The Countryside Residential District regulations attempt to protect agricultural and open land from the intrusion and premature development of uses, which are not compatible with agricultural activities or which are not in conformance with the Township Comprehensive Plan. However, as growth and development occurs in the township it is likely that land with the Countryside Residential District will be subject to requests for amendments to other zoning categories. In order to protect the integrity of the vicinities in which changes are proposed and insure equitable application of zoning standards, amendments should be comprehensive in scope, should include all land similarly situated and subject to the same conditions, and should be related to the capability of the land to support the proposed development densities. The principal use of land is for agriculture and farm dwellings, although other uses, such as countryside residences, religious and educational facilities may be permitted subject to meeting special development standards and /or conditional land suitability requirements.

## Section 510.02- Permitted Uses

The following uses shall be permitted in the Countryside Residential District

- 1) Agriculture  
  
Agriculture including farming, dairying, pasturage, horticulture, floriculture, viticulture, and animal and poultry husbandry.
  - A) Farm dwelling structures
  - B) Farm labor quarters for labor working on the premises.
- 2) Dwelling Structures
  - A) One-family dwelling structures
- 3) Home Occupation
  - A) Home Occupation in association with a permitted dwelling and in accordance with the provisions of Article VIII.
- 4) Accessory Uses
  - A) Accessory buildings and uses in association with agriculture or permitted dwellings as specified in Article VIII, including non-commercial guest house provided that the lot is five (5) acres or more, and provided that the gross floor area of the non-commercial guest house is less than fifty (50) percent of the gross floor area of the principal use.

- 5) Schools
- A) Public or private school offering general educational courses and having no rooms regularly used for housing or sleeping of students.
- 6) Religious
- A) Church or other place of worship provided it occupies a lot of not less than three (3) acres and there is one (1) acre or more per one hundred (100) seats or similar accommodations in the main assembly area.
- 7) Storage and Processing of Agricultural Products
- A) Grain elevator, mill, or other facilities for the storage, sorting, or other preliminary processing of agricultural products including other than those produced on the premises.
- B) Storage facilities shall not be within fifty (50) feet of side or rear lot lines, except when along a railroad right of way.
- C) Processing facilities shall not be within one hundred (100) feet of a side or rear lot lines, except when along a railroad right of way.
- 8) Sales of Agricultural Products
- A) Sales of agricultural products in association with an agricultural permitted use shall be permitted provided at least fifty (50) percent of the gross income from the farm market is derived from produce raised on the farm owned or operated by the market operator in a normal crop year.
- B) All requirements of these regulations for building and parking setback, off-street parking, ingress and egress, and accessory structures shall be adhered to in conjunction with the sales of agricultural products.

## Section 510.03- Conditional Uses

The following uses shall be allowed in the Countryside Residential District subject to approval in accordance with Article X.

- 1) Single Family Residences
  - A) A lot of record on the date of adoption of the initial Jefferson Township Zoning Resolution (May 20, 1974) may be subdivided to provide up to four (4) residential lots, provided the remaining portion of the lot is ten (10) acres or more and the following requirements, in addition to those of Article X are met:
    - i) The applicant shall provide a plan drawn at a scale of 1" = 50' or larger, which is prepared by a registered professional engineer, surveyor or pedologist (soil scientist) and which shows the following:
      - a) Locations and dimensions of existing and proposed property lines and street rights-of-way.
      - b) Locations and dimensions of existing structures, sewage disposal facilities, wells, outbuildings, agricultural field title, and other improvements, within 50' of the proposed lots, as applicable.
      - c) Detailed soil type boundaries, as interpreted from the Franklin County Soil Survey and as supplemented by on-site investigations. A written description of soils and drainage characteristics shall accompany the plan.
      - d) Existing and proposed topography in one-foot intervals, and a lot drainage plan which indicates that proper surface drainage and an acceptable storm water outlet can be provided and seasonally high water tables in the soils can be lowered to a depth acceptable to accommodate on-site sewage leaching systems. A qualified engineer or soil scientist shall state his professional opinion on the suitability of the lots for the proposed use.
      - e) The proposed sewage leaching system and replacement area, curtain drain system, sump pump, and roof top drainage outlets shall be illustrated on the plan.
      - f) Other information required by the Zoning Administrator/Inspector or Board.

- B) The applicant shall provide for review of the plan by the Franklin County Engineer and Franklin County Board of Health, and shall request that the above agencies forward their written comments on the plan to the Board.
  - C) Proposed lot splits, which involve only existing structures and do not result in the creation of new building areas less than five (5) acres may be exempted from the plan requirements of this section.
  - D) Approval of a Conditional Use application and plan does not constitute a subdivision (lot split) approval. Subsequent to approval of the conditional use by Jefferson Township, the plan may need to be submitted to a county or regional planning commission for approval under the provisions of the Franklin County Subdivision Regulations. Where conflict between these regulations and the Franklin County subdivision regulations exist, the more restrictive or higher standard shall govern.
- 2) Mobile Home
- A) A mobile home (house trailer) for a period not to exceed twelve (12) months.
- 3) Private School and Child Care
- A) Private school or college, with students in residence provided it occupies a lot of not less than ten (10) acres or more and there is one (1) acre or more per twenty-five (25) day students, and one (1) acre or more per fifteen (15) students.
  - B) Kindergarten or child care as an accessory use of a dwelling or as a principal use of the lot provided it occupies a lot of not less than one (1) acre and there shall be an outdoor play area of five hundred (500) square feet or more per child. Such play area shall be arranged in accordance with the provisions of this district for accessory uses and shall be enclosed with a chain link fence or its equivalent in strength and protective character to a height of four (4) feet, but not more than six (6) feet.
- 4) Cemetery
- A) Cemetery, provided it shall occupy a parcel of not less than forty (40) acres.
  - B) Internment shall not be within one hundred (100) feet of any property line.
  - C) A mausoleum, crematory or other structure shall not be within three hundred (300) feet of any property line.
- 5) Boarding and Care of Animals
- A) Office of veterinarian and animal hospital, kennel, or other facilities for care of boarding of animals provided it occupies a lot of not less than five (5) acres and building, pen or other enclosure so used shall not be within two hundred (200) feet of any property line.

- 6) Parks
  - A) Parks, playgrounds, and playfields open to the public without fee.

### **Section 510.04- Development Standards**

In addition to the provisions of Article VIII- General Development Standards, the following standards for arrangement and development of land and buildings are required in the Countryside Residential District.

- 1) Lot Area and Coverage
  - A) For agricultural purposes in the determination of accessory and associated uses the lot area shall be five (5) acres or more, but this shall not exclude agriculture use of any smaller lot.
  - B) For each permitted use dwelling unit there shall be a lot area not less than five (5) acres. For each approved conditional use dwelling unit there shall be a lot area not less than one (1) acre. Permitted and conditional uses shall meet the land suitability and performance standards of this Resolution and the environmental, health and sanitation requirements of the appropriate agency.
  - C) Only one (1) principal use shall be permitted on a lot, and such lot shall not be covered more than twenty (20%) percent by structure.
- 2) Lot Width
  - A) For a one-family dwelling there shall be a lot width of one hundred and fifty (150) feet or more at the front line of the dwelling. Each lot shall have access to and abut a public right of way for a distance of one hundred and fifty (150) feet or more, except as follows:
    - i) Road frontage and abutment requirements for “pie-shaped” lots on cul-de-sacs or curved streets may be reduced to a minimum of sixty (60) feet, provided the lot has a width of one hundred and fifty (150) feet or more at the front line of the dwelling.
    - ii) Road frontage and abutment requirements may be reduced to a minimum of sixty (60) feet, provided:
      - a) A minimum lot width of three hundred (300) feet is established at the front line of the dwelling. The full three hundred (300) foot width shall extend in the front yard of the dwelling for a minimum distance of one hundred (100) feet.
      - b) The lot is at least five (5) acres in size, excluding all areas of the lot, which are less than three hundred (300) feet in width.

- 3) Side Yard
  - A) For dwellings or associated accessory buildings there shall be a side yard on each side of the building of twenty-five (25) feet or more.
  - B) For a Conditional Use there shall be a side yard on each side of a building of not less than twenty-five (25) feet, except when a larger side yard is required for such use by these district regulations.
  
- 4) Rear Yard
  - A) For main buildings there shall be a rear yard of twenty percent (20%) or more of the lot depth, except that a rear yard of more than fifty (50) feet shall not be required.

# SECTION 520 – RESTRICTED SUBURBAN RESIDENTIAL DISTRICT (RSR) R1

## Section 520.01- Purpose

The RSR district is intended to define areas in the township, which are suitable for low density residential uses and related facilities desirable in a residential environment. Standards in the RSR district are intended to promote attractiveness, order and efficiency and a healthful, safe environment. Because RSR areas are generally not likely to be served by urban sanitary sewer and water systems, the land and underlying geologic structure on each lot generally must serve as the source of home water supply while accepting and / or treating home sewage.

## Section 520.02- Permitted Uses

Land and buildings in the Restricted Suburban Residential District shall be used only for the following purposes:

- 1) Dwelling Structures
  - A) One-family dwelling structures.
- 2) Home Occupation
  - A) Home occupation in association with a permitted dwelling, and in accordance with the provisions of Article VIII.
- 3) Accessory Uses
  - A) Accessory buildings and uses in association with permitted dwellings as specified in Article VIII, including domestic servant quarters (employed on the premises).
- 4) Non-Commercial Guest House
  - A) Non-commercial guest house, provided the gross floor area of the the non-commercial guest house is less than fifty (50) percent of the gross floor area of the principal use.

## Section 520.03- Conditional Uses

The following uses shall be allowed in the Restricted Suburban Residential District subject to approval in accordance with Article X.

- 1) Public School
  - A) Public school offering general educational courses and having no rooms regularly used for housing or sleeping of students.
- 2) Private School
  - A) Private school offering general educational courses similar to those ordinarily given in public schools and having no rooms regularly used for housing or sleeping of students, provided it occupies a lot of not less than five (5) acres.
- 3) Religious
  - A) Church or other place of worship provided it occupies a lot of not less than three (3) acres and there is one (1) acre or more per one hundred (100) seats or similar accommodations in the main assembly area.
- 4) Borrow Pit
  - A) A Borrow Pit in accordance with the requirements of Article VII. "Excavation and Quarry Regulations," provided that such excavation and required rehabilitation shall be completed within one (1) year from the date of approval.
- 5) Parks
  - A) Parks, playgrounds, and playfields open to the public without fee.

## Section 520.04- Development Standards

In addition to the provisions of Article VIII – GENERAL DEVELOPMENT STANDARDS, the following standards for arrangement and development of Land and buildings are required in the Restricted Suburban Residential District.

1) Lot Area and Coverage

- A) For each dwelling unit there shall be a lot area not less than one (1) acre.
- B) For each Permitted use and Conditional Use, the lot area shall be adequate to meet the minimum sanitation requirements of all existing codes, but shall not be less than that prescribed for such use.
- C) One (1) principal use shall be permitted on a lot, and such lot shall not be covered more than twenty percent (20%) by structure.

2) Lot Width

- A) For a one-family dwelling, there shall be a lot width of one hundred and fifty (150) feet or more at the front line of the dwelling, and such lot shall have access to and abut on a public right-of-way for a distance of sixty (60) feet or more.

3) Side Yard

- A) For dwellings or associated accessory buildings, there shall be a side yard on each side of a building of twenty-five (25) feet or more.

4) Rear Yard

- A) For main buildings, there shall be a rear yard of twenty percent (20%) or more of the lot depth, except that a rear yard of more than fifty (50) feet shall not be required.

## **SECTION 530 – LIMITED SUBURBAN RESIDENTIAL DISTRICT (LSR) R2**

As of the effective date of this Resolution (December 25, 2003) the Limited Suburban Residential District is no longer an available zoning district to which property can be rezoned. The following text will apply to properties designated LSRD on or before the effective date of this Resolution for the development or redevelopment of those properties.

### **Section 530.01- Purpose**

The Limited Suburban Residential District is provided for low density residential areas which are served by community (“package”) waste water collection and treatment systems. The LRS District is appropriate where the ability of the public to provide and maintain services, including schools, recreation, fire and police protection is demonstrated. The LSR District is intended to provide opportunity for a variety of dwelling units in densities which blend with the character of surrounding areas and are responsive to environmental and health limitations.

### **Section 530.02- Permitted Uses**

Land and buildings in the Limited Suburban Residential Districts shall be used only for the following purposes:

- 1) *Dwelling Structures*
  - A) One-family dwelling structures.
- 2) *Home Occupation*
  - A) Home occupation in association with a permitted dwelling, and in accordance with the provisions of Article VIII.
- 3) *Accessory Uses*
  - A) Accessory buildings and uses in association with permitted dwellings as specified in Article VIII.

### **Section 530.03- Conditional Uses**

The following uses shall be allowed in the Limited Suburban Residential District Subject to approval in accordance with Article X.

- 1) *Dwelling Structures*
  - A) Two-family dwelling structures.

- 2) Child Care
  - A) Kindergarten or childcare as an accessory use of a dwelling. There shall be an outdoor play area of five hundred (500) square feet or more per child. Such play area shall be arranged in accordance with the provisions of this district for accessory uses and shall be enclosed with a chain link fence or its equivalent in strength and protective character to a height of four (4) feet, but not more than six (6) feet.
  
- 3) Public School
  - A) Public school offering general educational courses and having no rooms regularly used for housing or sleeping of students.
  
- 4) Private School
  - A) Private school offering general educational courses similar to those ordinarily given in public schools and having no rooms regularly used for housing or sleeping of students, provided it occupies a lot of not less than five (5) acres.
  
- 5) Religious
  - A) Church or other place of worship provided it occupies a lot of not less than three (3) acres and there is one (1) acre or more per one hundred (100) seats or similar accommodations in the main assembly area.
  
- 6) Borrow Pit
  - A) A Borrow Pit in accordance with the requirements of Article VII (“Excavation and Quarry Regulations”), provided that such excavation and required rehabilitation shall be completed within one (1) year from the date of approval.
  
- 7) Parks
  - A) Parks, playgrounds, and playfields open to the public without fee.

## Section 530.04- Development Standards

In addition to the provisions of Article VIII – GENERAL DEVELOPMENT STANDARDS, the following standards for arrangement and development of land and buildings are required in the Limited Suburban Residential District.

- 1) Lot Area and Coverage
  - A) For each dwelling unit, there shall be a lot area not less than one half (1/2) acre (21,780 square feet) per dwelling unit.
  - B) Only one (1) principal use shall be permitted on a lot, and such lot shall not be covered more than twenty percent (20%) by structure.
- 2) Lot Width
  - A) For a one-family dwelling, there shall be a lot width of one hundred (100) feet or more at the front line of the dwelling, and such lot shall have access to and abut on a public right-of-way for a distance of sixty (60) feet or more. The minimum total lot width for a two-family dwelling shall be one hundred and twenty (120) feet.
- 3) Side Yard
  - A) For dwellings or associated accessory buildings, there shall be a side yard on each side of a building of twenty (20) feet or more.
- 4) Rear Yard
  - A) For main buildings, there shall be a rear yard of twenty percent (20%) or more of the lot depth, except that a rear yard of more than fifty (50) feet shall not be required.

# **SECTION 540 – SUBURBAN OFFICE DISTRICT REGULATIONS (SO)**

## **Section 540.01- Purpose**

The Suburban Office (SO) District is intended to provide an opportunity for development of low-intensity office and related service uses which functionally and aesthetically blend with and complement the predominantly residential and rural characteristics of the Township. No unrelated retail trade is permitted in the Suburban Office (SO) District. Abutment on or suitable access to a major or minor arterial road is generally necessary for SO uses. The SO District can be used to provide a buffer between residential and commercial or industrial areas. Development standards to limit the intensity of SO uses are therefore provided to encourage smooth transitions between zones.

## **Section 540.02- Permitted Uses**

The following uses shall be permitted in the Suburban Office (SO) District:

- 1) Professional Offices for physicians, dentists, other licensed health practitioners, attorneys, accountants, engineers, architects, and other similar professions.
- 2) Administration and business office for insurance, real estate, data processing, advertising, business, professional or civil associations, and other similar management and/or service functions.
- 3) Financial institutions and offices including banks, savings and loans, brokerage firms, credit institutions, and other similar financial and related services.
- 4) Mortuaries, funeral homes and other similar services.

## **Section 540.03- Conditional Uses**

The following uses shall be allowed in the Suburban Office (SO) District subject to Approval in accordance with Article X:

- 1) Drive-in facility, developed in association with a permitted use. In addition to the standards of Article X, the following standards shall be met:
  - A) The Township Zoning Commission and/or Township Trustees may require that the applicant submit a traffic analysis and detailed plot plan performed by a registered professional engineer that demonstrates the proposed drive-in facility will not create traffic congestion or unsafe points of traffic conflict. All parking, ingress, egress and interior circulation shall be clearly marked with striping and/or curb barriers.
  - B) The proposed drive-in facility and access drive shall conform to all building setback and other developmental standards and shall be screened by plantings or other appropriate methods when adjacent to residential areas.

- 2) Personal services generally involving the care of the person, including barber shops, beauty shops, portrait photography, and similar services. No unrelated retail trade is permitted.
- 3) Educational and research institutions which in appearance and land use functional characteristics are similar to permitted office uses.
- 4) Single-family residential uses in association with a permitted principal use, provided that the residential portion of the lot is included with the permitted use in the determination of lot area coverage. The applicant shall clearly indicate on a plot plan the areas intended for residential use and the areas intended for commercial use. Sewage and water system approvals from both the Ohio EPA and County Board of Health shall be required.
- 5) Food and lodging serving the occupants of the building, but not open to the general public.

### **Section 540.04- Development Standards**

In addition to the provisions of Article VIII – GENERAL DEVELOPMENT STANDARDS, the following standards for arrangement and development of land and buildings are required in the Suburban Office (SO) District.

- 1) Intensity of Use
  - A) A minimum lot size of one (1) acre is required.
  - B) One (1) or more main buildings or Permitted Uses may be placed on a lot; however, main and accessory structures shall not occupy more than ten percent (10%) of a lot, nor in total gross floor area exceed twenty percent (20%) of the lot area.
- 2) Lot Width
  - A) A minimum lot width of 100 feet is required. All lots shall abut a street for a minimum distance of 60 feet.
- 3) When adjacent to a Residential District, the minimum side and rear yards of that Residential District shall apply to the Suburban Office use. No SO structure shall be closer than fifty (50) feet to an existing residential structure, unless otherwise approved by the Board of Zoning Appeals.
- 4) When adjacent to a Commercial or Industrial District, a minimum side yard of fifty (50) feet shall be required.

# **SECTION 550 – NEIGHBORHOOD COMMERCIAL DISTRICT REGULATIONS (NC)**

## **Section 550.01- Purpose**

The Neighborhood Commercial (NC) zone is intended to provide opportunity for development of small retail commercial and related uses. Neighborhood Commercial permitted uses are generally intended to serve neighborhood or local areas. Development standards of the District therefore limit the size and nature of uses to locally-oriented, lower-intensity commercial functions. Because of these controls, the Neighborhood Commercial (NC) District may be used as an intermediate zone between higher-intensity commercial and/or industrial and residential uses. Neighborhood Commercial areas should generally be located at or near intersections on the Township arterial road system.

## **Section 550.02- Permitted Uses**

- 1) All permitted uses of the SO District, and Conditional Uses of the SO District in association with an SO permitted use, subject to Article X.
- 2) Grocery stores, drug stores, fruit and vegetable markets, other food markets, retail bakeries, florists, clothing shops, book shops, state liquor stores, antique furniture and novelty shops (excluding antique automobiles), gift shops, art galleries, jewelry stores, camera stores, hobby shops, fur sales and storage, and other similar retail stores, excepting sales of adults-only material.

No retail store in the NC District shall exceed five thousand (5,000) square feet in total retail sales area. (For larger stores, refer to the Planned Commercial (PC) District or the Community Service (CS) District).

- 3) Restaurants and food preparation services for consumption on the premises. No take-out sales activities shall be permitted and no provision of live entertainment shall be permitted. (Refer to the Planned Commercial District for these uses.)
- 4) Small item service and repair shops, including shoes, watches and jewelry, furniture, television and other electrical appliances, bicycles, and similar items.

Repairs of automobiles, auto parts, boats, motorcycles, lawn mowers, trucks, and other engine or machinery repairs shall not be permitted in the NC District. (Refer to CS and/or the LI zone for these activities.)

## Section 550.03- Conditional Uses

The following uses shall be allowed in the Neighborhood Commercial (NC) District  
Subject to approval in accordance with Article X.

- 1) Lawn and garden stores and similar uses, provided all outside storage or sales areas are totally screened from view from any Residential, Suburban Office or Planned District. The NC 5,000 square foot retail limit shall apply to all indoor sales areas, but shall not apply to outdoor sales or storage areas. However, such outdoor sales and storage areas shall be calculated as floor space in determining lot area coverage.
- 2) Drive-in facility developed in association with a permitted use. In addition to the standards of Article X, the following standards shall be met:
  - A) The Township Zoning Commission and/or Township Trustees may require that the applicant submit a traffic analysis and detailed plot plan performed by a registered engineer that demonstrates the proposed drive-in facility will not create traffic congestion or unsafe points of traffic conflict. All parking, ingress, egress, and interior circulation shall be clearly marked with striping and/or curb barriers.
  - B) The proposed drive-in facility and access drive shall conform to all building setback and other development standards and shall be screened by plantings or other appropriate methods when adjacent to residential areas.
  - C) No food shall be served from the drive-in facility. (Refer to the Planned Commercial (PC) zone for drive-in food service uses.)
- 3) Single-family residential uses in association with a permitted use, provided that the residential portion of the lot is included with the permitted use in the determination of lot area coverage. The applicant shall clearly indicate on a plot plan the areas intended for commercial use and the areas intended for residential use. Sewage and water system approvals from both the Ohio EPA and the Franklin County Board of Health shall be required.
- 4) Laundromats, dry cleaners and similar personal apparel services, provided that no such use emits odors perceptible outside of the building in which such use is established.

## Section 550.04- Development Standards

In addition to the provisions of Article VIII – GENERAL DEVELOPMENT STANDARDS, the following standards for arrangement and development of land and Buildings shall be required in the Neighborhood Commercial District.

1) Intensity of Use

- A) A minimum lot size of one acre is required. One or more main buildings or Permitted Uses may be placed on a lot; however, main and accessory structures shall not occupy more than twenty percent (20%) of a lot nor in total gross floor area exceed forty percent (40%) of the lot area, including outside sales or storage areas.
- B) The Board of Zoning Appeals may alter these intensity and lot size standards for non-conforming lots in or adjacent to existing commercial or industrial uses, provided health and land suitability issues are satisfactorily addressed and proper permits are obtained.

2) Lot Width

- A) A minimum lot width of 100 feet is required. All lots shall abut a street for a distance of sixty (60) feet or more. The Board of Zoning Appeals may alter these standards for non-conforming lots in or adjacent to existing commercial or industrial uses.

3) Side Yard

- A) Side yards shall be not less than twenty-five (25) feet. However, no NC structure shall be closer than fifty (50) feet to an existing residential structure, unless otherwise approved by the Board of Zoning Appeals.

5) Rear Yard

- A) Required rear yards shall be not less than one-fourth (1/4) the sum of the height and width of the building, but in no case shall be less than twenty-five (25) feet. However, no NC structure shall be closer than fifty (50) feet to an existing residential structure, unless otherwise approved by the Board of Zoning Appeals.
- B) A use to be serviced from the rear shall have a service court, alleyway or combination thereof not less than forty (40) feet wide.

# **SECTION 560 – COMMUNITY SERVICE DISTRICT REGULATIONS (CS)**

## **Section 560.01- Purpose**

The Community Service (CS) District is intended to provide suitable areas for the location of large retail and commercial uses, which serve the needs of the Township and surrounding communities. Because of the size, scope and/or intensity of uses permitted, CS Districts should not be located adjacent to or in close proximity to residential areas. Direct access to arterial roads or abutment to industrial areas is prerequisite for rezoning to the CS category.

Through the conditional use procedure, certain uses which have both commercial and industrial characteristics may be conditionally permitted, provided such uses can meet development standards which are designed to make them functionally and aesthetically compatible with the surrounding community.

## **Section 560.02- Permitted Uses**

The following uses shall be permitted in the Community Service (CS) District:

- 1) All uses permitted in the Suburban Office (SO) and Neighborhood Commercial (NC) Districts.
- 2) Retail stores, excluding adults-only material, automobile, boat and other large equipment sales, but including those retail stores which exceed the maximum square footage limits of the Neighborhood Commercial (NC) zone.
- 3) Gasoline service stations, excluding automobile repair facilities.
- 4) Rental of tools, lawn and garden equipment, household goods, and similar rentals for personal or household use, provided all outside storage areas are totally screened from view from any Residential or Suburban Office areas.
- 5.) Retail sales of lumber and other building materials.
- 6.) Lawn and garden stores.

## Section 560.03- Conditional Uses

The following uses shall be allowed in the Community Service (CS) District, subject to approval in accordance with Article X.

- 1) Contractors and trade services engaged in construction, maintenance or repairs, including landscape services, building contractors, highway contractors, carpentry, masonry, electrical, plumbing, and similar contractors, providing all outside storage areas are totally screened from view from any Residential or Suburban Office District.
- 2) Automobile and other vehicle repair garages, either in association with a permitted use or as a separate use, provided:
  - A) All work is performed indoors;
  - B) There is no outside storage;
  - C) No inoperable vehicles are parked outside the building;
  - D) The proposed repair garage is located more than 100 feet from the nearest residence, or the written consent of all residential property owners within 100 feet is provided;
  - E) No used or new car sales are conducted on the premises.
- 3) Motor vehicle dealers, and miscellaneous aircraft, marine and automotive dealers, including new and/or used vehicles and equipment, provided all Supplementary District Standards of Section are met.
- 4) Car washes, in association with an automobile service station or as an independent use.
- 5) Game rooms, pool rooms, coin-operated entertainment machines, and associated uses, provided that:
  - A) A complete schedule of hours of operation is submitted with the conditional use permit. The hours of operation shall be adhered to. Changes in hours of operation shall require an amended conditional use permit.
  - B) A plan for supervision of the facility, including hours of supervision, number of supervisors, and type of supervision that is provided.

## Section 560.04- Development Standards

In addition to the provisions of Article VIII – GENERAL DEVELOPMENT STANDARDS, the following standards for the arrangement and development of Land and buildings shall be required in the Community Service (CS) District:

- 1) Intensity of Use
  - A) A minimum lot size of one (1) acre shall be required. Larger lot sizes may be necessary to provide the yard space required by this Resolution.
- 2) Lot Width
  - A) A minimum lot width of one hundred (100) feet at the building line shall be required. All lots shall front and abut on a public street for a minimum distance of sixty (60) feet. However, for all uses listed under Article V Section 560.03 #3, there shall be a minimum lot width and abutment on a public road of not less than two hundred (200) feet.
- 3) Side Yard
  - A) The required side yards shall be not less than fifty (50) feet. However, in no case shall a CS structure be closer than fifty (50) feet from an existing residential structure, unless otherwise approved by the Board of Zoning Appeals.
- 4) Rear Yard
  - A) The required rear yards shall be not less than one-fourth (1/4) the sum of the height and width of the building, but in no case shall be less than fifty (50) feet.
  - B) A use to be serviced from the rear shall have a service court, alleyway or combination thereof not less than forty (40) feet wide.

## **Section 560.05- Supplementary Development Standards**

The following development standards shall apply to all Community Service uses:

- 1) All yard areas shall be planted with grass or natural vegetation and shall be properly maintained, and screened from the view of adjacent residential and office areas.
- 2) Repair and service of automotive and marine items shall be conducted wholly within an enclosed structure permanently located on the lot.
- 3) All exterior lighting shall be designed to prevent direct glare on adjoining residential zoning.
- 4) The required parking setback shall be established by the appropriate placement of bumper guards designed to prohibit direct access from the display area onto the public road right-of-way. Bumper guards may be concrete casted, landscaping timbers or vertical poles all of which are permanently attached to the ground and designed to prohibit direct access to the public road.
- 5) Attention-getting devices such as banners, posters, pennants, ribbons, streamers, spinners or other similar moving devices shall be prohibited.
- 6) Noise attention-getting devices such as loudspeakers and amplified music shall be so controlled that at the property line on which such loudspeaker or noise attention-getting device is used, the noise level emitted from such loudspeaker shall not be above a decibel level of sixty (60), as measured at any property line.

# **SECTION 570 – RESTRICTED INDUSTRIAL DISTRICT REGULATIONS (RI)**

## **Section 570.01- Purpose**

The Restricted Industrial (RI) District is provided for industrial uses, which require minimal public services and facilities, generate little industrial traffic, and have little or no nuisance impact on adjacent land. Industrial operations in the RI District must occur within an enclosed structure. The development standards of the RI District are intended to encourage architecturally attractive structures which are surrounded by landscaped yards.

The Restricted Industrial (RI) District may be used as a transitional area between Commercial areas and more intense industrial uses. In some cases, the RI zone may abut lower-intensity uses (i.e. rural or residential areas) provided the applicant can demonstrate that the RI use will be compatible with adjacent land uses.

## **Section 570.02- Permitted Uses**

The following uses shall be permitted in the RI District:

- 1) All permitted uses in the Community Service (CS) District. (Resolution No. 93-6-1).
- 2) Manufacture of electronic components and accessories, communication equipment, computers and computer accessories.
- 3) Manufacture of measuring and controlling devices, including scientific, medical and optical instruments.
- 4) Manufacture of photographic equipment and supplies.
- 5) Manufacture of watches, clocks, jewelry, metal and plated ware, and products of purchased glass.
- 6) Manufacture of pharmaceuticals.
- 7) Printing, publishing, bookbinding and related printing services.
- 8) Manufacture and/or assembling of clothing, footwear, and miscellaneous apparel and accessories, from previously produced or processed textiles, leather, rubber or other basic materials.
- 9) Manufacture of processing of food, bakery or confectionery products.

## **Section 570.03- Conditional Uses**

The following uses shall be allowed in the Restricted Industrial District, subject to Approval in accordance with Article X.

- 1) Research and development laboratories not permitted under any other section of this Resolution.

## Section 570.04- Development Standards

In addition to the provisions of Article VIII – GENERAL DEVELOPMENT STANDARDS, the following standards for arrangement and development of land and buildings are required in the Restricted Industrial District.

- 1) Intensity of Use
  - A) Lot size shall be adequate to provide the yard space required by these Development Standards and the following provisions:
    - i.) A use allowed in this District shall operate entirely within an enclosed structure, emitting no dust, smoke, noxious odor or fumes outside this structure, and producing a noise level audible at the property line no greater than the average noise level occurring on any adjacent street.
    - iii) Open service areas and loading docks shall be screened by walls or fences at least six (6) feet, but not more than eight (8) feet in height. These walls or fences shall effectively conceal service and loading operations from adjoining streets and from a Residential Zoning District or a Planned Development District as listed in Article III
- 2) Lot Width
  - A) All lots shall abut a public street for a minimum distance of one hundred (100) feet and have adequate lot width to provide the yard space required by these Development Standards.
- 3) Side Yards
  - A) For main and accessory structures, including open service and loading areas, the required side yards shall not be less than one-third (1/3) the sum of the height and depth of the structure, but in no case shall be less than fifty (50) feet from the interior lot line and two hundred (200) feet from any Residential Zoning District or Planned Development District as listed in Article III, or any non-conforming residential lot.
- 4) Rear Yards
  - A) For main and accessory structures, the required rear yards shall be not less than one-third (1/3) the sum of the height and width of the structure, but in no case shall be less than fifty (50) feet from any interior lot line and two hundred (200) feet from and Rural or Residential Zoning District or Planned Development District as listed in Article III, or any non-conforming residential lot.

# **SECTION 580 – LIMITED INDUSTRIAL DISTRICT REGULATIONS (LI)**

## **Section 580.01- Purpose**

The Limited Industrial (LI) District is intended to provide suitable locations for a broad range of industrial activities which are not dependent on public sewer and water services for proper operation. Because of their employment and traffic activity, these uses should be encouraged to group in areas identified in the comprehensive plan. Limited Industrial zonings should not directly abut residentially zoned areas.

## **Section 580.02- Permitted Uses**

The following uses shall be permitted in the Limited Industrial (LI) District:

- 1) All uses permitted in the Restricted Industrial (RI) District.
- 2) Manufacture of furniture, partitions, and wood prefabricated structural units, modular homes, and similar wood building components.
- 3) Manufacture of dairy and grain mill products.
- 4) Manufacture of household appliances, and miscellaneous electrical equipment and supplies.
- 5) Manufacture of toys, sporting goods, office supplies, and similar small items.
- 5) Manufacture of products from previously processed paper, cardboard, glass, leather and similar materials.
- 6) Warehousing, and/or wholesaling and/or transportation services.
- 7) Personal storage warehouses.
- 8) General building, heavy construction and special trade contractors.
- 10) Wholesale and/or retail sales and storage of lumber, concrete and metal building materials.

## **Section 580.03- Conditional Uses**

The following uses shall be allowed in the Limited Industrial (LI) District subject To approval in accordance with Article X:

- 1) Manufacturing of hand tools, hardware, and similar products.
- 2) Manufacture of concrete, clay and related products.
- 3) Manufacture of glass and glass products.
- 4) Manufacture of automobile, motorcycle, boat, aircraft, farm and similar machinery and/or parts.
- 5) Machine shops.
- 6) Other industrial uses not permitted in any other zone, which demonstrate they can meet the development standards, nuisance provisions, and other applicable requirements of this Resolution.

## Section 580.04- Development Standards

In addition to the provisions of Article VIII – GENERAL DEVELOPMENT STANDARDS, the following standards for arrangement and development of land and buildings are required in the Limited Industrial (LI) District:

- 1) Intensity of Use
  - A) Lot size shall be adequate to provide the yard space required by these Development Standards and the following provisions:
    - i) A use allowed in this District shall entirely enclose its primary operation within a structure. Open storage, service areas and loading docks shall be screened by walls or fences at least six (6) feet, but not more than twelve (12) feet in height. These walls or fences shall conceal production, storage, service, and loading operations from adjoining streets and from a Residential Zoning District or a Planned Development District as listed in Article III.
- 2) Lot Width
  - A) All lots shall abut a public street for a distance of one hundred (100) feet or more and have adequate lot width to provide the yard space required by these Development Standards.
- 3) Side Yards
  - A) For main and accessory structures, including open storage, service, and loading areas, the required side yards shall be not less than three hundred (300) feet from any Residential Zoning District or Planned Development District, and not less than one hundred (100) feet from the lot line.
- 4) Rear Yards
  - A) For main and accessory structures, including open storage, service, and loading areas, the required rear yards shall not be less than three hundred (300) feet from any Residential Zoning District or Planned Development District, and not less than one hundred (100) feet from the lot line.