

# Article VIII

## General Development Standards

---

### SECTION 800 – GENERAL DEVELOPMENT STANDARDS ADOPTED

#### Section 800.01 General Regulation of the Arrangement and Development of Land and Structures

Standards pertaining generally and uniformly to the arrangement and development of land and structures within the Zoning Districts adopted in *Article III* are hereby established and adopted as supplementary to the District Regulations of *Article V*, *Article VI* and *Article VII*.

### SECTION 805 – LOT AND YARD SPACE REQUIREMENTS

#### Section 805.01 Platting Required

No use shall be established or altered and no structure shall be constructed or altered except upon a lot that has been platted in accordance with, or which otherwise meets, the requirements of the Subdivision Regulations for Franklin County, Ohio. *These standards are minimum requirements for the arrangement of lots and space to be achieved in all developments.*

#### Section 805.02 Lot Area and Yard Space Preserved (*Amended 01/13/2009*)

The lot area and yard space required for a use of structure shall be maintained during its life and shall not be reduced below the minimum requirement, occupied by another use or structure, or counted as yard space for any other use or structure.

1) Yards Required Open

The yard space required for a use or structure shall, during its life, remain free of all uses or occupancies except as follows:

- (a) Fences, gates, walls, columns, pillars, other similar type structures and landscaping shall be permitted in any required yard, or along the edge of any yard, provided that no fence, gate, wall, column, pillar, or other similar type structure between a street and a front building line is more than 54 inches in height from existing grade, except as required in Article VIII Section 835 or in accordance with an approved Development Plan of a Planned Development District. Chain link or wire fences in front of the building line shall be prohibited in any Residential District.
- (b) Fences, gates, walls, columns, pillars, and other similar type structures shall be located outside the public right of way.

- (c) The owner of the property upon which any fence, gate, wall, column, pillar, and other similar type structure is situated shall be responsible for its maintenance and repair.
- (d) No fence, gate, wall, column, pillar, and other similar type structure shall be permitted in a state of disrepair.
- (e) With the exception of eaves, cornices, windowsills, and belt courses, no part of a primary or accessory structure shall encroach into any required yard.
- (f) Porches may project beyond the front building line a distance not to exceed eight (8) feet.
- (g) Driveways (in a residential district) shall be permitted in required yards, but shall be three (3) feet or more from any property line unless driveways are developed jointly as a common drive to adjoining lots.

2) Yards Maintained.

All yard space shall be maintained in accordance with one or more of the following provision:

- (a) Fenced as permitted or required.
- (b) Landscaped by lawns, shrubbery, trees, and other plantings, or used for permitted accessory or ancillary use.
- (c) Paved for parking as permitted.

## SECTION 810 – BUILDING LINES ALONG PUBLIC RIGHTS-OF-WAY

### Section 810.01 Building Lines Established

Along every street right-of-way a building line shall be established from the centerline of the existing pavement for a distance of one hundred and ten (110) feet.

- (a) **Required Setback**  
A structure or other use of land, except parking, shall locate no closer to a street right-of-way than the established building line.
- (b) **Parking Setback**  
Open parking or loading spaces shall be permitted to extend toward the street right-of-way from the established building line a distance equal to forty percent (40%) of the required setback distance.
- (c) **Reduced Setback**  
If existing structures or uses on both lots adjacent to a lot have a setback less than the setback line established by these Regulations, the setback on the center lot shall be the average setback established on the adjacent lots.
- (d) **1) Front Load Garage:** The width of the garage wall door or doors facing the front building setback line shall not exceed sixty (60) percent of the width of the entire structure. A garage designed or intended for the parking of vehicles, which is attached and accessory to single, two-family dwellings, and multi-family dwellings of three (3) or four (4) units shall extend no more than eight (8) feet closer to the front building line than the foundation of the **first floor** habitable portion of the dwelling. As an option, the measurement may be taken from a cantilever projection in front of the foundation line, provided that the width of cantilever projection is equal to or greater than the width of the entire garage. *(Amended 11/13/2007)*  
  
**2) Side Load Garage:** A garage designed or intended for the parking of vehicles, which is attached and accessory to single, two-family dwellings, and multi-family dwellings of three (3) or four (4) units that has a garage door or doors perpendicular to the front building setback line shall extend no more than twenty feet (20) feet closer to the front building line than the foundation of the **first floor** habitable portion of the dwelling. *(Amended 11/13/2007)*
- (e) **Rear Elevation**  
The rear elevation of a residential structure may not face any street, unless the rear elevation is behind a line at least 200 feet from the right-of-way and entire lot width of the rear yard is screened by vegetation that is at least six (6) feet in height with fifty (50) percent opacity within 120 days of final building inspection. *(Amended 6/22/04)*

### Section 810.02 Sight Triangle Established

The area of a corner lot bounded by the right-of-way lines and a line connecting the two points on the property lines 30 feet from the intersection of the property lines shall remain clear of structures and other obstructions, including parked cars, between the heights of two and one-half (2-1/2) feet and ten (10) feet above the average grade line. Trunks of existing trees and light or signposts may be exempted from this requirement.

## **SECTION 815 – HOME OCCUPATION**

### **Section 815.01 Purpose**

The purpose of the home occupation provisions is to allow limited, non-residential activities in residential structures that are compatible with the neighborhoods in which they are located. The standards in this section and the conditional use approval procedures of the Board of Zoning Appeals are intended to insure compatibility of home occupations or home occupation conditional uses with other permitted uses and with the residential character of the neighborhood.

### **Section 815.02 Permitted Home Occupation Requirements**

A home occupation shall be defined as an occupation carried on within a dwelling unit by individuals residing in the residential dwelling and provided:

- 1) The appearance of the structure shall not be altered or the occupation within the residence shall not be conducted in a manner, which would cause the premises to differ from its residential character either by the use of colors, materials, construction, lighting, or unauthorized signs. A home occupation shall be clearly incidental and secondary to the use of the unit for dwelling purposes.
- 2) There is not more than one (1) non-resident employee.
- 3) 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, or outside of the dwelling unit if conducted in other than 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. Sales are only of commodities or services produced on the premises.
- 4) No sign or other announcement of such occupation shall be permitted.
- 5) There shall be no outside storage of any kind related to a home occupation included in *as permitted in this Section*.
- 6) Specialized instruction or tutoring shall be limited to one (1) individual at a time.
- 7) The volume of traffic generated by a permitted home occupation shall be typical of the traffic volume generated by a single-family residence as calculated using accepted transportation-engineering standards.

### **Section 815.03 Home Occupation Conditional Use**

It is recognized that there may be some home occupations, which do not meet the criteria outlined in subsections 815.02, but which may be appropriate for a residential area provided the following additional standards are addressed through the Conditional Use Permit procedure. A Home Occupation Conditional Use may be permitted, provided it meets the procedures and requirements of Article X and the following requirements:

For purposes of this Resolution, a Home Occupation Conditional Use Permit ceases to be valid once the premises used for the home occupation is no longer occupied by the holder of the Conditional Use Permit or upon the conduct of a home occupation in a manner not approved by the Board of Zoning Appeals.

### **Section 815.04 Conditional Criteria**

Home Occupation Conditional Uses shall be limited by the following criteria and/or any other conditions as determined to be necessary by the Board of Zoning Appeals in order to protect the residential character of the subject area:

- 1) There shall be no more than a total of three (3) non-resident employees.
- 2) The conduct of a home occupation may be approved within a structure accessory to a dwelling unit.
- 3) Sales of commodities not produced on the premises may be permitted provided such commodities are specified and approved as a part of the application. Examples of Home Occupation Conditional Uses in which retail sales of items not produced on the premises may be permitted include, but are not limited to the following:
  - Barber shop or beauty shop with limited sales of associated accessory items.
  - Arts, crafts or other artistic instruction with sales of associated materials used in the instruction and preparation of artistic works.
  - Small machinery and equipment repair such as *computers*, cameras, clocks or other similar small items including limited sales of repaired or associated parts and equipment.
  - Limited, seasonal sales of specialized items such as holiday ornaments, handicrafts, or sporting supplies, which do not *otherwise* meet the requirements of *this section*.

In approving the sale of commodities not produced on the premises, the Board of Zoning Appeals shall determine that such sales will not become a detriment to the existing residential character of the lot or the general area through a resulting increase in traffic, noise, vibration, glare, fumes, odors or electrical interference or any other factor resulting in an adverse impact as determined by the Board of Zoning Appeals.

- 4) Organized instruction may be permitted provided the class size does not exceed six (6) pupils at any given time. Prior to any approval for organized instruction associated with a Home Occupation Conditional Use Permit, the Board of Zoning Appeals shall determine that because of the location and orientation of the residence and lot in question, the regularly organized instruction of up to six (6) pupils at any given time will not become a detriment to the existing residential character of the lot or the general area through an increase in traffic, street parking, or any other factor resulting in an adverse impact as determined by the Board of Zoning Appeals.
- 5) No outside storage of any kind associated with a Home Occupation Conditional Use shall be permitted unless it is totally screened from the adjacent residential lots and the abutting street.
- 6) Signs shall not exceed one square foot of area per side with no more than two sides; shall not interfere or obstruct visibility when leaving or entering the property; shall not exceed eight feet in height; no more than one per parcel; shall not be illuminated; and shall otherwise be in accordance with Section 809.02.

## SECTION 820 – ACCESSORY USES AND STRUCTURES

### Section 820.01 Accessory Uses and Structures Permitted

Accessory uses and structures shall be permitted in association with a principal use or structure.

- 1) Accessory Use and Structure Defined  
An accessory use or structure shall be defined as a subordinate use or structure which is incidental to and in association with a principal use or structure and which is customarily required or provided for the principal use or structure.
  
- 2) Location of Unattached Accessory Structures
  - i. On residential lots of one (1) acre or less, unattached accessory structures shall be located behind the rear of the principal structure. The accessory structure shall conform to the minimum side yard requirements.  
  
On residential lots larger than one (1) acre, unattached accessory structures may be located to the side or rear of the principal structure, provided all minimum building line and side yard requirements are met.
  - ii. The minimum rear yard setback may be modified to permit placement of an unattached accessory structure as close as six (6) feet to the rear lot line if the structure is not more than twelve (12) feet in height.
  - iii. Accessory uses or structures shall be on the same lot as a principal use or structure and located subject to the Development Standards of the Zoning District in which it may be located.

- 3) *Accessory building development standards shall be based upon the following table requirements:*

<b>LOT SIZE</b>	<b>MAXIMUM FOOTPRINT SIZE</b>	<b>MAXIMUM HEIGHT</b>	<b>SET-BACK FROM PROPERTY LINE</b>
Under one (1) acre	720 square feet	18 feet	5 feet
Equal to or greater than one (1) acre but less than two (2) acres	1440 square feet	20 feet	10 feet
Equal to or greater than two (2) acres but less than three (3) acres	2160 square feet	25 feet	20 feet
Equal to or greater than three (3) acres but less than four (4) acres	2880 square feet	25 feet	20 feet
Equal to or greater than four (4) acres but less than five (5) acres	3600 square feet	25 feet	20 feet
Five (5) or more acres (Non agricultural)	4320 square feet	35 feet	20 feet

**Section 820.02 Towers, Antennae, Windmills, and Similar Structures as  
Accessory Uses in Residential Districts**

Radio and T.V. towers, antennae, satellite earth stations (dish antennas), solar collectors, and similar structures shall be permitted in association with a residential structure provided that the following standards are met:

- 1) All towers, antennae, windmills and similar accessory structures shall be located to the rear of the building setback line. No such structure shall be permitted to encroach upon the minimum required side yard and rear yard.
- 2) No such structure shall be permitted to exceed thirty-five (35) feet in total height, inclusive of the height of any building or base upon which said structure is erected, except upon issuance of a Conditional Use Permit in accordance with this Resolution.
- 3) Any guy anchorage or similar device shall be at least ten (10) feet from any property line.
- 4) No structure shall be in excess of a height equal to the distance from the base of the structure to the nearest overhead electrical power line or phone line less ten (10) feet.
- 5) No structure shall be in excess of a height equal to the distance from the base of the structure to the nearest lot line less ten (10) feet.
- 6) Suitable fencing and/or landscaping or other treatment is provided to effectively prevent unauthorized climbing of the structure.
- 7) The structure or activity for which the structure is used shall not interfere with radio and television reception on nearby properties.

### **Section 820.03 Plot Plan for Towers, Antennae, Windmills and Similar Structures**

Prior to issuance of any Certificate of Zoning Compliance for a tower or similar structure, the applicant shall submit a plot plan and supporting information to the Zoning Inspector, which shows the following:

- 1) Proposed location and height of proposed structure, support systems, and distances to the nearest phone, electric lines and property lines.
- 2) Type of structure and construction materials, and, if requested by the Zoning Inspector, a structural engineering analysis.
- 3) Documentation of any maintenance program which may be necessary.
- 4) Proof that a building permit can be obtained or is not necessary for the proposed structure.
- 5) Proof that any license, which may be required, has been or will be obtained.
- 6) All fencing, landscaping or other treatment, which may be required.
- 7) Other information as may be requested by the Zoning Inspector.

## ***SECTION 825 – AGRICULTURAL USES AND STRUCTURES***

### ***Section 825.01 General***

In any platted subdivision approved under ORC section 711.05, 711.09 or 711.10 or any area consisting of fifteen (15) or more lots approved under section 711.131 of the Revised Code that are contiguous to one another, or some of which are contiguous to one another and adjacent to one side of a dedicated public road, and the balance of which are contiguous to one another and adjacent to the opposite side of the same dedicated public road, agriculture shall be regulated as follows;

- 1) Agriculture is prohibited on lots of one acre or less. This does not prohibit gardening related to a residence.
- 2) A building or structure incident to the use of land for agricultural purposes on a lot greater than one acre but not greater than five acres must conform to:

- i. Side Yard Setbacks

The side yard setback for buildings used for agriculture shall be a distance such that the sum of the side yard setback of the adjacent property and the property used for agricultural use shall total to not less than fifty (50) feet. When adjacent to other property zoned or used for agricultural purposes, the side yard setback shall be 25 feet or equal to the height of the building, whichever is greater. In no case shall a side yard setback be less than 25 feet.

- ii. Rear Yard Setbacks

Shall be 20 percent (20%) of the lot depth up to a maximum of 50 feet.

- iii. Front Yard Setbacks

No building shall be constructed less than 110 feet measured from the edge of pavement abutting the property unless the Franklin County Thoroughfare Plan indicates widening of road is planned, in which case the centerline of right-of-way will be used.

- iv. Building Height

Maximum allowable height of buildings shall be two stories and 45 feet.

- 3) Dairying and animal and poultry husbandry are permitted on lots greater than one acre but not greater than five acres until thirty five (35) percent of the lots in the subdivision are developed with at least one building, structure, or improvement that is subject to real property taxation or that is subject to the tax on the manufactured homes under section 4503.06 of the Ohio Revised Code. After thirty five (35) lots in the subdivision are so developed, ongoing dairying, animal and poultry husbandry shall be considered a nonconforming use pursuant to 519.19 of the Ohio Revised Code. No new dairying, poultry or animal husbandry shall commence on such lots after thirty five (35) percent of the lots are developed with structures.

NOTE: Agriculture, agricultural structures, dairying, animal and poultry husbandry on lots greater than five acres are zoning exempt. (Agricultural structures must meet floodplain regulations in the flood prone areas.)

- 4) Farm markets which derive at least fifty (50) of their gross income from produce raised on farms owned or operated by the market owner in a normal crop year are permitted in any zone except planned zones, subject to the following regulations:
  - a) Buildings less than 144 square feet must be placed at least 15 feet outside the road right-of-way so as to safely allow for adequate customer off-street parking and shall conform to side and rear yard setbacks the same as for any structure in the underlying zone. Seasonal farm markets may use grassed areas for parking. Permanent farm markets must have paved or graveled parking areas.
  - b) For buildings larger than 144 square feet, off-street parking must be provided at a ratio of one space for each 400 square feet of farm market. Seasonal parking may be grassed areas, but permanent parking must be graveled or paved and provided egress in accordance with County engineering standards. Setbacks are the same as for any structures in the underlying zone. Buildings larger than 144 square feet shall require building permits.

**SECTION 830 – LAND SUITABILITY AND ENVIRONMENTAL PERFORMANCE STANDARDS (RECOMMENDATIONS CONCERNING THIS SECTION HAVE BEEN INCLUDED IN A SEPARATE HANDOUT.)**

**Section 830.01 General**

No land which is subject to flooding, improper or inadequate storm water drainage, limiting topographic, soil or geologic conditions, or other conditions which may be harmful to the health, safety and general welfare of the present or future inhabitants of the township shall be approved unless the applicant presents and commits to methods adequate to overcome or avoid the limiting conditions.

**Section 830.02 Soils Criteria**

The following soils are floodplain soils, as determined by the USDA Soil Survey of Franklin County, Ohio. The frequency, duration and extent of flooding may vary. However, in most cases, these soils do not constitute acceptable sites for building and on-site sewage disposal.

<u>SYMBOL</u>	<u>SOIL TYPE</u>
Ag	Algiers Silt Loam
Ee	Eel Silt Loam
Gn	Genesse Silt Loam
Mh	Medway Silt Loam
Rs	Ross Silt Loam
Sh	Shoals Silt Loam
So	Sloan Silt Loam

Most soils in the nearly level areas of Jefferson Township are subject to a seasonally high water table which should be properly drained in order to create good building areas. However, the following soils, which are located in very flat or low areas, characteristically have severe seasonally high water table problems, which often cannot be resolved. The creation of buildings with basements or wastewater leaching systems in the following soil types is therefore discouraged. The burden is on the applicant to demonstrate that safe and healthful building and leaching sites can be provided in these soils.

<u>SYMBOL</u>	<u>SOIL TYPE</u>
Pm	Pewamo Silty Clay Loam
Ms	Montgomery Silty Clay Loam
Wt	Westland Silty Clay Loam
Cn	Condit Silt Loam

### **Section 830.03 Stormwater Runoff**

All proposed development with a runoff rate exceeding the capacity of the downstream system shall be required to control the rate of stormwater discharge, as determined by the Franklin County Engineer.

The township will not approve an application when the County Engineer determines that adequate stormwater drainage cannot be provided to the proposed development.

### **Section 830.04 Natural and Scenic Features**

Applications for zoning approval shall include measures to protect outstanding scenic spots, streambanks and watercourses, or exceptionally fine wooded areas, when deemed necessary by the Zoning Commission and Trustees.

### **Section 830.05 Package Sewage Plants**

The provision of sewage disposal through a collection and treatment system ("package plant") is the method preferred by Jefferson Township, provided all Ohio Environmental Protection Agency standards can be met.

### **Section 830.06 Use of Individual Sewage Treatment and Water Supply**

A tract of land that was of record on the date of adoption of this Zoning Resolution shall not be developed with individual sewage treatment or individual water supply for more than fifteen (15) dwelling units nor to more than fifty percent (50%) of the tract area (whichever is the most restrictive) within a three-year period without the approval of the appropriate Health Authority. Approval shall be in writing with a finding of adequate control of water pollution and sewage disposal in accordance with all governing health rules and regulations.

### **Section 830.07 Discharge of Treated or Untreated Sewage**

No person shall discharge from his lot, or permit or cause to be discharged, treated or untreated sewage, the drainage or contents of a sewage tank, or other putrescible or offensive wastes onto the surface of the ground, into any street, road, alley, or open excavation or underground drain. (Reference Franklin County Board of Health, Household Sewage Disposal Systems Regulations Section 701-02 as may be amended.) This shall not apply to properly approved sewage collection and treatment systems or to existing development for which no other reasonable remedy is available, in the opinion of the Township Trustees and County Board of Health.

### **Section 830.08 Water Quality**

In order to protect the health, safety and general welfare of people in Jefferson Township, it is the intent of this Zoning Resolution to prevent the degradation of the quality of surface and underground waters in the Township. In accordance with the goals established by the Clean Water Act (Public Law 92-500 as amended) it is the goal of this Resolution to attain and maintain the streams of the Township at a level of quality safe for "Primary Contact, Recreation," as classified by Ohio EPA. An indication of the ability to comply with the above standards shall be prerequisite for development approval.

### **Section 830.09 Limited Water Supply Areas**

When Ohio Capability Analysis Program (OCAP) maps, or other geologic information shows that groundwater yields may be questionable for the proposed development, the township may require that the subdivider drill a minimum of three (3) test wells, or more, as may be required by the County Board of Health. The test wells should be drilled at locations and depths necessary to determine the horizontal and vertical dimensions of any water bearing strata proposed as a source of water supply. The Board of Health may require the construction of central water facilities, including a water tower or storage wells, where necessary.

Test wells shall be pumped at a continuous rate of five (5) gallons per minute for at least a 24-hour period. Lesser rates may be acceptable for individual homes when a storage system is provided. Groundwater level draw down resulting from the test pumping shall not exceed fifty (50) percent of the estimated draw down available.

Any residence or building using well water as a source of heating or cooling (groundwater heat pump) shall cease to use the well water for heating or cooling if the water level in surrounding or nearby wells is depleted or reduced to the point that those wells must be deepened.

**SECTION 835 – SCREENING BY STRUCTURE OR LANDSCAPING  
REQUIRED (RECOMMENDATIONS CONCERNING THIS SECTION HAVE  
BEEN INCLUDED AS A SEPARATE HANDOUT.)**

**Section 835.01 Screening Requirements**

Certain activities shall be screened by structures, walls, fences, or landscaping so that these activities will not be detrimental to adjacent land.

1) **Screening Standards**

Required screening shall be provided in accordance with the following standards, except as provided in other sections of this Zoning Resolution:

- (a) It shall totally screen the activity from view.
- (b) It shall be at least six (6) feet in height.
- (c) If screening is to be accomplished by landscaping, the landscape materials shall achieve the standards stated above within a period of five (5) years or less.
- (d) Strips in chain link fencing shall not be permitted.

2) **Adjacent to Residential Zones and Planned Development**

The following list of activities, if developed adjacent to land in a Residential Zoning District or a Planned Residential District as listed in Article VIII, or any non-conforming residential lot, shall be screened as prescribed, except that it is separated by a street right-of-way eighty (80) feet or more in width.

- (a) A parking area of one thousand (1,000) square feet or more provided or intended for five (5) or more vehicles for commercial and industrial establishments.
- (b) A drive-in or outdoor service facility.
- (c) A commercial or industrial loading area.
- (d) An outdoor display area of goods in a complete, usable and normal condition, including samples and models, offered for retail sale.

3) **Along a Public Street**

The following list of activities, in addition to being screened as prescribed, shall be screened so that the activity is not visible from a public street within three hundred (300) feet of the lot on which the activity is located.

- (a) Articles or materials being stored, maintained, repaired, processed, erected, fabricated, dismantled, salvaged, or otherwise not being offered for retail sale in a completed, usable and normal condition.

## SECTION 840 – OFF-STREET PARKING AND LOADING

### Section 840.01 Off-Street Parking Space Required

Off-street parking facilities shall be provided for the use of occupants, employees, and patrons of all uses, and off-street loading and vehicle storage space shall be provided for the handling of materials and products of commercial and industrial uses.

Such required facilities, additional space provided, and access drives thereto, including required curb-cuts, shall be sloped and constructed to provide adequate drainage of the area, surfaced with a sealed surface pavement and maintained in such a manner that no dust will be produced by continuous use. The design and construction of all facilities provided shall be subject to approval by the County Engineer.

1) Parking Space Size

A parking space for one (1) vehicle shall be a rectangular area having dimensions of not less than nine (9) feet by twenty (20) feet plus adequate area for ingress and egress.

2) Location of Space

Required off-street parking facilities shall be located on the same lot as the structure or use served, except that a parking facility providing the sum of parking space required of several uses may be provided contiguous and in common to the several structures and uses served.

Churches may establish with public or commercial establishments joint parking facilities for fifty percent (50%) or less of their required spaces provided that a written agreement thereto is obtained and that all parking areas so designated lie within one thousand (1,000) feet of the church.

3) Parking Area Setback

Parking areas shall be permitted in required yards developed in Commercial and Industrial Zoning Districts to within fifteen (15) feet of a Residential Zoning District or a Planned Residential District.

## Section 840.02 Minimum Number of Parking Spaces Required

A minimum number of off-street parking spaces shall be provided in accordance with the following schedule:

1) Schedule of Parking Spaces

The parking space requirements for a use not specifically named herein shall be the same as required for a listed use similar in nature.

<u>Use</u>	<u>Spaces Required</u>
<u>Residence</u>	
Fraternal or Group Housing	One (1) space per two (2) occupants
Institutional Housing (unless otherwise specified)	One (1) space per ten (10) occupants plus one (1) space per each two (2) employees and staff on the combined work shifts
Residential Dwellings	Two (2) spaces per dwelling unit
<u>Commerce</u>	
Commercial Lodging	One (1) space per sleeping room
Barber Shop, Beauty Shop or Similar Personal Service	Two (2) spaces per barber or beautician
Restaurant, Bar or Similar Place of the Sale and Consumption of Food and/or Drink on the Premises	One (1) space per one hundred (100) square feet of gross floor area
All Outdoor Display and Sales	One (1) space per five hundred (500) square feet of display area
Indoor Sales Exclusively of Motor Vehicles, Aircraft, Watercraft, Lumber, Plants and Furniture	One (1) space per five hundred (500) square feet of sales area
Retail Sales or Service Establishment not Elsewhere Specified	Three (3) parking spaces per first one thousand (1,000) square feet of gross floor area per structure plus one (1) space per two hundred and fifty (250) square feet of gross floor area.
Funeral Parlors, Mortuaries	One (1) parking space per one hundred and fifty (150) square feet of gross floor area on the first floor of the structure devoted to this use
Administrative or Business Office	One (1) space per two hundred (200) square feet of gross floor area

Medical and Health

Medical/Dental Office/ Clinic	One (1) parking space per one hundred (100) square feet of gross floor area
Convalescent and Nursing	One (1) parking space per each two (2) beds
Hospital or Similar	Two spaces per bed

Education

Day Care Centers	Two (2) parking spaces for each classroom but not less than six (6) per school or institution
Elementary Schools	One (1) space per teacher and staff member, plus one (1) parking space per student, up to five percent (5%) of the student body
High Schools	One (1) parking space per four (4) students
Business, Technical and Trade Schools	One (1) parking space per two (2) students
Colleges and Universities	One (1) parking space per two (2) students
Libraries, Museums, Art Galleries and Similar Uses	One (1) parking space per four hundred (400) square feet of gross floor area

Recreation and Religion

Auditorium, Church, Stadium, or Similar Place with Fixed Seating for Assembly	One (1) space per three (3) seats
Assembly Hall, Club Room, Place of Amusement or Similar Place of Assembly	One (1) space per one hundred (100) square feet of area devoted to assembly
Tennis Court, Bowling Alley or Similar Establishment Providing Facilities for Intensive Public Participation in Sports Activity	Four (4) parking spaces per lane, court or similar activity area, plus additional parking spaces as required for supplementary uses, such as restaurant, etc.
Golf Course	Seven (7) spaces per hole plus one (1) space per two (2) employees on the combined work shifts
Indoor Public Swimming Pool or Natatorium of a Public or Semi-Public Type	One (1) space per five (5) persons capacity computed on the basis of one (1) person per thousand (1,000) gallons of pool capacity, plus one (1) for each 4 seats or thirty (30) square feet of gross floor area used for seating purposes, whichever is greater

Outdoor Swimming Pool of a Public or Semi-Public Type	One (1) space per five (5) persons capacity computed on the basis of one (1) person per five hundred (500) gallons of pool capacity, plus additional spaces as required for any supplementary uses such as restaurant, etc.
All Other Recreational Facilities	One (1) space per each three (3) patrons the establishment is designed to serve

Industry

Manufacturing, Warehousing, Wholesaling, or Similar Establishments	One (1) space per two (2) employees on the combined work shifts, on an annual average, plus one (1) space per ten thousand (10,000) square feet of gross building area
--	--

2) Computing Number of Spaces

Where two (2) or more uses are provided on the same lot, the total number of spaces required shall equal or exceed the sum of their individual requirements.

The parking spaces required shall be to the next highest whole number where a fractional space results in computation.

**Section 840.03 Minimum Number of Loading Spaces Required**

A loading space shall consist of a rectangular area of one (1) of the following classes:

Class A - An area at least fourteen (14) feet by fifty-five (55) feet having a vertical clearance of fifteen (15) feet or more, plus adequate area for ingress and egress.

Class B - an area at least twelve (12) feet by thirty (30) feet having a vertical clearance of fifteen (15) feet or more, plus adequate area for ingress and egress.

1) Schedule of Loading Spaces

Loading space shall be provided for retailing, wholesaling, warehousing, processing, and similar activities or uses in accordance with the following schedule:

<b>Activity or Use</b>	<b>Class Required</b>
Building area less than seven hundred and fifty (750) square feet	None required
Building area more than seven hundred and fifty square feet but less than fifteen hundred (1,500) square feet	One (1) Class B space required
Building area fifteen hundred (1,500) square feet but less than twenty-five hundred (2,500) square feet	One (1) Class A space or two (2) Class B spaces required
Building area twenty-five (2,500) square feet but less than ten thousand (10,000) square feet	One (1) Class A space and one (1) Class B space, or three (3) Class B spaces required

<p>Building area ten thousand (10,000) square feet but less than fifty thousand (50,000) square feet</p>	<p>One (1) Class A space and one (1) Class B space, or three (3) Class B spaces, plus one (1) Class A space for each ten thousand (10,000) square feet over ten thousand (10,000) square feet of building area</p>
<p>Building area fifty thousand (50,000) square feet or more</p>	<p>One (1) Class A space for each ten thousand (10,000) square feet over ten thousand (10,000) square feet of building area, plus one (1) Class A space for each twenty-five thousand (25,000) square feet over fifty thousand (50,000) square feet of building area</p>

**Section 840.04 Access Drives**

Access drives (driveways) leading to and from a street shall be developed as follows:

- 1)     Width of Drive  
An access drive shall not exceed twenty-five (25) feet in width, except at curb returns.
  
- 2)     Location of Drive  
An access drive, exclusive of curb returns, shall be ten (10) feet or more from the side lot line and twenty (20) feet or more from another access drive, except that an access drive for residential use may be within three (3) feet of a side lot line or adjacent to the side lot line if a common drive is provided for two adjoining lots.
  
- 3)     Turn-arounds  
An access drive opening onto any road shown as an arterial (either major or minor) on the Franklin County Thoroughfare Plan must have provisions for a turn-around so cars need not back onto the road.
  
- 4)     Condition of Drive  
All access drives, except residential, shall be maintained in a dust-free condition.

## **Section 840.05 Limitation of Parking in Residential Zoning Districts**

The provision of parking space, either open or enclosed for the parking or storage of vehicles in a Residential Zoning District or Planned Residential Zoning District as listed in Article VIII, shall be subject to the following:

- 1) Trucks  
Any truck other than a pickup truck, van or light truck which has operating characteristics similar to those of a passenger car shall be parked in an enclosed structure or screened from view from any adjacent lot or street.
- 2) Motor homes, boats, private buses, campers, camping trailers or other trailers, including cargo, boat, horse or similar trailers may not be parked or stored for a period longer than two (2) weeks between the street and the front building line. No vehicle in this category not belonging to a resident on the property may be parked or stored on the property for more than two (2) weeks, unless a temporary permit is obtained from the zoning inspector. All such vehicles shall be operable and currently licensed. At no time shall any of these vehicles be used as a residence dwelling, nor shall they be used as an accessory building in any way. Except as noted above, such vehicles shall be parked in an enclosed structure or screened from the view from any adjacent lot or street.
- 3) Inoperable Motor Vehicles  
Inoperable motor-powered vehicles shall be stored in an enclosed structure or screened from view from any adjacent lot or street.
- 4) Trailers  
No trailer or dismantled vehicle shall be utilized as a structure unless it is totally screened from view from any adjacent lot or street.

## SECTION 845 – SIGN AND BILLBOARD REGULATIONS

### Section 845.01 Purpose

The purpose of this sign regulation is to protect the public by regulating signs of all types. It is intended to protect property values, to create a more attractive economic and business climate, to reduce obstructions and distractions that may contribute to traffic accidents, and to protect the physical appearance and scenic beauty of the countryside.

### Section 845.02 General Regulations

The following restrictions shall apply to all signs located and erected within Jefferson Township

- 1) Location
  - (a) No sign shall be placed within or above the public rights of way except governmentally owned signs, including but not limited to traffic control and informational signs.
  - (b) No sign shall be mounted upon a roof of any building.
  - (c) No sign shall be painted on a building surface.
  - (d) No sign shall interfere with fire evacuation routes from a building.
  - (e) No sign shall be permitted off premises.
  - (f) No sign shall interfere with the visibility and safe operation of a vehicle entering or exiting the property.
- 2) Lighting

If illuminated, signs shall be illuminated only by the following means:

  - (a) By a white, steady, stationary light of reasonable intensity, directed solely at the sign and shielded or otherwise prevented from beaming onto adjacent properties or rights of way. In no case shall the light create a hazard to vehicular traffic.
  - (b) By white, steady, stationary, interior light of reasonable intensity, with logos and/or letters lighted or silhouetted on an opaque background.

- 3) Lettering
  - (a) No more than two styles of lettering shall be used within any sign area.
  - (b) No more than three sizes of lettering shall be used within any sign area.
- 4) Colors and Shapes
  - (a) No more than four colors, including black and white, shall be used on any sign.
  - (b) No signs shall closely resemble the shape, size, or color of official traffic signs, signals, or devices.
- 5) Calculation of Sign Area
  - (a) Sign area shall include the face of all the display areas of a sign and shall not include the bracing, framing, or structural supports, unless such support members are made part of the message or face of the sign.
  - (b) The area of the letters, numbers, or emblems mounted on a building wall or wall extension shall be computed by enclosing the total signage within the smallest, single, continuous rectangular perimeter around the letters, numbers, or emblems.
  - (c) Where a sign has two (2) sides, the sides shall be back to back.
- 6) Maintenance

All signs shall be maintained as follows.

  - (a) The owner of the real estate upon which any sign is situated shall be responsible for its maintenance and repair.
  - (b) No sign shall be permitted in a deteriorated or unsafe condition upon any premises.
  - (c) If the Zoning Inspector determines that a sign exists in a deteriorated or unsafe condition upon any premises, written notice shall be given to the owner of said real estate by certified mail and/or by leaving a copy of the notice at the said real estate, notifying the owner to, at once, return the sign to a safe and secure condition or to remove the sign. The owner shall comply within ten (10) days of receiving notification or shall be considered in violation.

- 7) Additional Restrictions
- (a) No sign or part thereof shall contain or consist of banners; posters; pennants; festoons; ribbons; streamers; spinners; air activated, attraction devices; or other moving devices.
  - (b) Signs or advertising on trees, utility poles, rocks, or fences shall be prohibited.
  - (c) Portable signs, such as "A" frame signs are prohibited.
  - (d) No temporary signs shall be attached to a freestanding sign.

### **Section 845.03 Permitted Signs - No Permit Required**

- 1) Signs for the sale, lease, or rental of the premises on which the sign is located and signs for garage sales, estate sales, or auctions of personal property by or on behalf of the owner of the premises on which the sign is located shall be permitted, as follows:
- (a) Only one sign per parcel.
  - (b) The maximum size in any residential or rural district is six (6) square feet of area per side with no more than two (2) sides.
  - (c) The maximum total height in any residential or rural district is four (4) feet above the existing ground level below the sign.
  - (d) The maximum size in any commercial or industrial district is thirty two (32) square feet per side with no more than two (2) sides.
  - (e) The maximum total height in any commercial or industrial district is ten (10) feet above the existing (unmounded) ground level below the sign.
  - (f) All signs shall be removed within ten (10) days after occupancy but in no case more than 30 days after closing.

- 2) Vehicular Control Signs  
Directional or other incidental signs pertaining to vehicular or pedestrian control on private property shall be permitted, provided the said signs:
  - (a) Shall not exceed two (2) square feet of area per side with no more than two (2) sides.
  - (b) Shall not interfere or obstruct visibility when leaving or entering the property.
  - (c) If the sign is used in connection with a specific event, it shall be removed immediately following the event.
- 3) Political Signs shall be permitted in any district provided the said signs:
  - (a) Shall not be posted more than sixty (60) days prior to the election.
  - (b) Shall be removed within seven (7) days following the election.
  - (c) Shall not cause damage or destruction of public or private property.
- 4) Farm Signs shall be permitted only as follows:
  - (a) Such signs shall designate the name and address of the occupant or the produce or livestock for sale.
  - (b) Such signs shall not exceed six (6) square feet of area per side with no more than two (2) sides.
  - (c) Such signs shall not exceed one (1) sign per parcel.

## Section 845.04 Permitted Signs - Permit Required

The following signs shall be permitted in Jefferson Township subject to the regulations set forth herein:

- 1) Temporary Signs (all districts) used for announcing special public or institutional events or the proposed construction of a building shall be permitted as follows:
  - (a) Such signs shall not exceed thirty two (32) square feet per side with no more than two (2) sides.
  - (b) Such signs are for a period of 30 days. In the case of the construction of a building, the sign permit shall be for a period not to exceed one (1) year.
  - (c) Such signs shall be set back from the right of way at least twenty (20) feet.
  
- 2) Commercial or Industrial District Signs (all districts)

Each business shall be permitted one (1) mounted wall sign or one (1) free standing sign (as used here and after the term “free standing sign” means any sign supported by posts, pillars or columns). Buildings with multiple business occupants who share a common entryway shall be permitted one (1) joint identification freestanding sign and one (1) mounted wall sign.

  - (a) Wall Signs
    - i. Projections of wall signs shall not exceed two (2) feet measured from the face of the main wall of the building.
    - ii. The area of all permanent wall sign advertising shall be limited to one (1) square foot of sign area for each lineal foot of building face, but shall not exceed fifty (50) square feet.
  - (b) Free standing, ground mounted signs
    - i. No sign shall exceed sixteen (16) square feet per side with no more than two (2) sides.
    - ii. No part of such sign shall project nearer than twenty (20) feet to the right of way.
    - iii. No part of such sign shall be closer than thirty five (35) feet to any adjoining lot line.
    - iv. No sign shall be erected at a height greater than ten (10) feet above the existing ground level below the sign.

- 3) Schools, parks, churches, libraries, museums, cemeteries (all districts)
- (a) Free standing, Ground Mounted Signs
- i. The area of all signs shall be limited to sixteen (16) square feet per side with no more than two (2) sides.
  - ii. No part of such sign shall project nearer than twenty (20) feet to the right of way.
  - iii. No part of such sign shall be closer than thirty five (35) feet to any adjoining lot line.
  - iv. No temporary signs shall be attached to a freestanding sign.
  - v. No freestanding, ground mounted sign shall be erected at a height greater than ten (10) feet above the existing unmounted ground level below the sign.

4) Subdivision Signs

Subdivision signs shall identify only a single, recorded lot subdivision, as follows:

- (a) Free standing, ground mounted signs:
- i. The sign shall be erected only upon the subdivision and shall be set back from the street right of way at least twenty (20) feet.
  - ii. The area of all advertising shall be limited to sixteen (16) square feet per side with no more than two (2) sides.
  - iii. Not more than one (1) such sign shall be placed along single road frontage or at each corner of each public entrance.

5) Large Tract Signs

Temporary development signs on property not yet having recorded lot subdivisions may be permitted as follows:

- (a) Free-standing, ground mounted signs:
- i. A minimum of 20 acres is required
  - ii. The area of all advertising shall be limited to thirty two (32) square feet per side with no more than two (2) sides.
  - iii. No part of such sign shall project nearer than twenty (20) feet to the right of way.

- iv. No part of such sign shall be closer than thirty five (35) feet to any adjoining lot line.
- v. No sign shall be erected at a height greater than twelve (12) feet above the existing (unmounded) ground level below the sign or fifteen (15) feet above the crown of the nearest public right of way, whichever is lower.

No more than one sign will be allowed unless the property abuts two (2) non-intersecting rights of way, and the second sign is at least 1500 feet from the first sign. No more than two (2) signs are permitted.

#### **Section 845.05 Conditional Uses**

A conditional use shall be subject to the same signage requirements as if such sign were a permitted use.

#### **Section 845.06 Non Conforming Signs**

Any sign in existence within Jefferson Township prior to the effective date of this resolution (November 8, 1993) that does not conform with the provisions of this Zoning Resolution shall be allowed to continue in its non-conforming status provided the sign was erected in compliance with applicable laws in existence on the date of its erection. A non-conforming sign shall not be relocated or replaced unless it is brought into compliance with the provisions of this Zoning Resolution.

## SECTION 850 – PUBLIC NUISANCE REGULATIONS

### Section 850.01 Prevention of Nuisance

Every structure or use subject to the provisions of this Zoning Resolution shall be located, arranged and operated in accordance with the following provisions so that it will not interfere with the development and enjoyment of adjacent property.

### Section 850.02 Required Limits

The following limits of development and operation are provided to control hazardous, obnoxious or other nuisance activity of uses subject to the provisions of this Zoning Resolution.

- 1) Noise  
Noise or vibration shall be so controlled that at the property line on which such noise or vibration is produced it will not be at a level above that normally perceptible from other development in the area or from the usual street traffic observed at the street right-of-way line of the lot, except occasional blast or shock required in normal operation and produced in such manner as not to create hazard. This shall not apply to normal construction activity, but shall apply to the repeated use of firearms, vehicles and similar noise generators.
- 2) Air Pollution  
No visible smoke, dust or other particulate emissions, excluding steam, shall be permitted, excepting those produced from fossil fuel, wood-burning stoves, fireplaces, furnaces or similar systems so long as such systems are primarily used for heating or cooking purposes and are not used in connection with the manufacture of goods or other commercial activity.
- 3) Odor or Fumes  
Odor or noxious fumes shall be so controlled so they are not offensive or hazardous.
- 4) 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 located at the source of such activity.
- 5) Lighting and Glare  
No direct or reflected glare from processing, lighting or other activities shall extend in a manner, which adversely affects neighboring areas or interferes with safety on any public street, road or highway.

6) Toxic and Hazardous Substances

No toxic substance shall be emitted or otherwise discharged into the atmosphere, ground, surface waters or ground waters. No storage, use or transport of toxic or hazardous substances shall be permitted unless such activity is in full compliance with applicable state and federal environmental protection regulations and the express prior written approval of the Jefferson Township Fire Chief.

7) Fire Hazards and Explosives

There shall be no storage, utilization or manufacture of detonable materials or intense burning materials unless the express prior written approval of the Jefferson Township Fire Chief is obtained. The said Fire Chief shall have the authority to specify the location, quantity, methods of storage and methods of utilization, and otherwise exert other controls, which are necessary to protect the health and safety of the residents of the Township.

8) Trash

The storage of trash or waste materials, including but not limited to discarded household goods, discarded commercial products, industrial by-products, and other similar materials shall not be visible from the property line on which such materials are being stored or otherwise placed. All such materials shall be housed in an appropriate container or enclosure, excepting trash that is properly placed in an appropriate enclosed container at an assigned location for regularly scheduled trash pickup. In all cases, there shall be full compliance with applicable zoning district standards.

## Section 850.03 Agricultural Nuisances

- 1) Persons who are engaged in agriculture-related activities, as agriculture is defined in Section 519.01 of the Ohio Revised Code, and who are conducting those activities in the township in accordance with generally accepted agricultural practices, and in such a manner as not to have a substantial, adverse effect on the public health, safety or welfare are exempt from the nuisance standards of this Zoning Resolution, per section 3767.13 of the Ohio Revised Code.
- 2) “Substantial adverse effect on the public health, safety or welfare” shall be defined as any activity, which creates a nuisance for a continuous period of ten (10) days or more or for a total of more than twenty (20) days in any calendar year. It is the intent of this section to permit unavoidable temporary nuisances associated with generally accepted agricultural practices (i.e. dust from cultivating, temporary odor from manure spreading, spraying, etc.). It is also the intent of this section, however, to preclude the establishment of longer-term or permanent agriculture-related nuisances or dangerous agricultural practices adjacent to or near existing residential land uses (i.e. feed lot, pigpen, lagoon, improper use of pesticides, herbicides, etc.). Specific agriculture-related activities or uses which existed prior to the establishment of adjacent non-agricultural uses shall be exempt from these nuisance standards and shall not be determined to have a “substantial, adverse effect on the public health, safety or welfare.”

## **SECTION 855 – AVAILABILITY OF FUEL AND ENERGY**

No structure or addition to a current structure normally considered to require fuel or energy for occupancy or use shall be started without a commitment in writing that the necessary fuel or energy will be available when the structure or addition to the structure is completed. Such a written commitment will be binding and transferable to successive owners of the structure.

## **SECTION 860 – TEMPORARY USES**

### **Section 860.01 Purpose**

Because of the special characteristics and needs of temporary uses, special standards to properly locate and control the activities of temporary uses are necessary in order to secure the health, safety and general welfare of the community. The following uses are deemed to be temporary uses and are subject to the following development standards in addition to the development standards of the district in which the use is located:

- 1) Garage sales and other temporary sales in association with an existing structure shall be permitted in any district in which dwellings are permitted, provided the sales are conducted during daytime hours only and all signs are removed immediately upon cessation of the sale. Such sales activities on any single premises shall not be conducted for a total of more than five (5) days in any calendar year. No certificate of zoning compliance shall be required for garage sales meeting these requirements.
- 2) Christmas tree sales may be permitted in any non-commercial parcel or on church, school or other similar sites for a period not exceeding thirty-five (35) days, provided no activities are conducted within the public right-of-way and off-street parking is provided in accordance with the minimum parking setback. Approval of a temporary certificate of zoning compliance must be obtained from the zoning inspector prior to conducting such temporary sales.
- 3) Real estate sales offices may be provided within any district for any new subdivision, provided sales activities are limited to that subdivision only and such office is not used as a dwelling. Such office use shall cease upon completion of the initial sales of lots in the subdivision. Rentals or resales of lots and/or units in the subdivision shall not be conducted from the temporary office. Approval of a temporary certificate of zoning compliance must be obtained from the zoning inspector prior to establishing the temporary sales office. Sales offices shall not be established in a temporary structure or vehicle.
- 4) Contractors offices and equipment sheds in association with construction activities may be permitted within any district, provided such uses are removed immediately upon completion of the construction project. No certificate of zoning compliance shall be required for such temporary uses meeting these requirements.
- 5) Mobile homes may be permitted as temporary emergency replacement structures in any residential district for a period not exceeding twelve (12) months following destruction or substantial damage to the existing residential unit on the lot by fire or other natural causes. All applicable health and building code minimum standards shall be met. The applicant shall obtain a temporary zoning certificate from the zoning inspector prior to placement of the unit. Any emergency mobile home in place in the Rural district for twelve (12) months or more shall be subject to the Conditional Use requirements of that district.

- 6) Carnivals, circuses, tent meetings, bazaars, festivals, flea markets, art shows, or other similar public events sponsored by a public or non-profit organization, may be permitted within any non-residential district or upon church, school or other similar sites within any residential district, provided adequate off-street parking, sanitary facilities, lighting, security and setbacks from existing residential uses can be provided. Any such use shall not be permitted for a total of more than seven (7) days nor more than twice in any calendar year. Approval of a temporary zoning permit shall be obtained from the zoning inspector prior to establishment of such temporary use.

### **Section 860.02 Zoning Inspector Authority in Regulating Temporary Uses**

The zoning inspector shall have the authority to require any information he deems necessary or pertinent to the control of temporary uses in order to safeguard the public interest, and shall approve or disapprove the application based on the information submitted and the standards of this Resolution. The applicant may appeal any decision of the zoning inspector to the Board of Zoning Appeals.

### **Section 860.03 Prohibited Temporary Uses**

Temporary retail sales conducted on parking lots, vacant lots, or along roadsides by non-resident or transient vendors shall be prohibited.

## **SECTION 865 – RECOMMENDED DRIVEWAY STANDARDS**

### **Section 865.01 Geo-metrics**

- 1) Driveway Entrance  
Minimum apron width of twenty (20) feet.
  
- 2) Turn-Around at House  
Minimum outside turn-around radius of thirty-eight (38) feet, or minimum “T” of sixty (60) feet by twenty (20) feet at the house (or as otherwise accepted by the Fire Chief based on individual lot characteristics and local emergency equipment).
  
- 3) Surface Width  
Minimum driveway surface width of ten (10) feet with passing bays (50 ft. X 8 ft.) at five hundred (500) foot intervals or minimum overall width of sixteen (16) feet, or similar arrangement to permit passage of two (2) eight-foot (8’) wide vehicles.  
  
No obstructions within twenty (20) feet of edge of public road pavement within the apron area.  
  
No front gates closer than eighteen (18) feet in width or having height of crossmember less than twelve (12) feet.

### **Section 865.02 Profile**

- No slopes exceeding fourteen (14) percent.
- Trim all trees and overhangs above driveway and apron area to minimum twelve-foot (12’) height.

### **Section 865.03 Base**

- Minimum gravel base will vary with local drainage and terrain. It is suggested that base be built to minimum county road sub-base thickness standards, if feasible.
- Proper drainage is necessary for sub-base stability.

### **Section 865.04 Bridges and Culverts**

- Bridges and culverts should be built to handle twenty (20) ton vehicle (for short duration and infrequent use).

### **Section 865.05 House Identification**

- House number appearing left side of driveway entrance a minimum of five feet and maximum of ten feet from road edge. House numbers should be a minimum of three inches in height and prominently displayed.

## SECTION 865 – Pond Regulations

### Section 865.01 Purpose

Man-made ponds may be excavated or otherwise constructed provided the following standards are met. This section shall also apply to any existing pond, which is heretofore drained and subsequently reconstructed as part of a maintenance or reconstruction plan of the property owner.

No Pond shall be constructed within the boundaries of the floodway as indicated by NFIP maps and data published by FEMA. Ponds constructed in the floodway fringe (to include the 100 year floodplain) shall require review and approval of a professional engineer or registered landscape architect or another professional deemed appropriate by the State of Ohio, and the Franklin Soil and Water Conservation District.

All ponds must be set back a minimum distance of twenty-five (25) feet from all property lines. The distance shall be measured from property line to edge of water at the principal spillway elevation or from property line to the toe of the slope on any portion of the downstream side of the dam, embankment, or excavated pond edge, whichever is minimum distance.

All ponds shall be properly maintained and shall function as originally designed and be free from objectionable conditions, (i.e., odors, improper drainage, etc.) so as not to be a public nuisance as defined by the Franklin County Board of Health.

Pond standards and specifications from the Natural Resource Conservation Service will be used to design all ponds using the Natural Resource Conservation Service's Practice Standard, Pond Code 378.

### Section 865.01 Ponds less than 750 square feet in surface area:

- 1) A permit to construct and Certificate of Zoning Compliance shall not be required.
- 2) Notification to the Zoning office is required for record keeping.

### Section 865.02 Ponds 750 square feet or greater in surface area:

- 1) An application for pond permit shall be required. Once construction is completed and after successful final inspection by the Franklin Soil and Water Conservation District and the Township a Certificate of Zoning Compliance shall be issued.
- 2) The pond shall be designed in accordance with standards and specifications published in the Natural Resources Conservation Service Conservation Practice Standard Pond Code 378.

- 3) A pond development plan shall be submitted to the Franklin Soil and Water Conservation District via the Jefferson Township Zoning Department for review and approval. The pond development plan must include the following:
  - a. Location. Elevation and profile of principle spillway.
  - b. Location, elevation and cross-section of pool area.
  - c. Location, elevation, cross-section and profile of emergency spillway.
  - d. Location and elevation of dam.
  - e. Elevations of inlet and outlet structures.
  - f. Proposed final grade of pond and surrounding area, including elevations.
  - g. Soil stabilization plan including seeding, mulching, fertilizing and spoil disposal area.
  - h. Proposed design calculations.
  - i. Soil log including location of test holes.
  - j. Other information deemed reasonably necessary by the Franklin Soil and Water Conservation District or the Jefferson Township Zoning Office.
- 4) The Franklin Soil and Water Conservation District shall inspect the construction to assure the pond is completed in accordance with approved plans.
- 5) Upon completion of construction, a report of final grading, inlet and outlet elevations as well as any other changes to the original plan will be submitted to the Franklin Soil and Water Conservation District.
- 6) The Franklin SWCD and Township Zoning Administrator will meet on site for a post construction inspection prior to seeding being completed and the contractor moving off site.
- 7) The property owner or applicant will pay all costs associated with the review of the pond.

\*\*\*Retention and detention ponds constructed as an appurtenance to, and regulated by, subdivision regulations shall be exempt from the above regulations.\*\*\*