

DISTRICT AND GENERAL PROVISIONS

10.0 DISTRICTS

The Township is hereby divided into the following districts:

- C -1 Conservation District
- AG Agricultural District
- R Residential Districts
- B Business Districts
- M-1 General Manufacturing District
- PUD Planned Unit Development District

10.1 COMPLIANCE WITH REGULATIONS

No building shall be erected, converted, or altered, nor shall any building or land be used except for a purpose permitted in the district in which the building or land is located, except as hereinafter provided. No building shall be erected, enlarged or altered except in conformity with the area regulations, minimum yard requirements of this Resolution for the District in which such building is located.

10.2 STREET FRONTAGE REQUIRED

Except as required by other provisions of these regulations, no lot shall have less than required frontage

10.5 ESSENTIAL SERVICES

Essential services shall be permitted as authorized and regulated by law and other resolutions of the Township, it being the intention hereof to exempt such essential services from the application of these regulations.

10.6 UNSAFE BUILDINGS

Nothing in these regulations shall prevent the strengthening or restoring to a safe condition any part of any building or structure declared unsafe by proper authority.

10.7 VACATED STREET OR ALLEY

Whenever any street, alley or other public way is vacated by official action as provided by law, the zoning district adjoining the side of such public way shall be extended automatically, depending on the side or sides to which such lands revert, to include the right-of-way thus vacated, which shall thenceforth be subject to all regulations of the extended district or districts.

10.8 MOBILE HOMES PROHIBITED - EXCEPT

1. A mobile home, garage, basement or temporary structure may be temporarily used as a residence on a lot while a dwelling is being constructed, remodeled or repaired thereon, but such use shall not be continued for more than eighteen (18) months. A separate zoning certificate shall be required for the use of a temporary dwelling quarters, subject to renewal by the Board.
2. As a construction trailer to be used for temporary office or storage space. A permit, on a six (6) month renewable basis, is required.

10.9 MOBILE HOMES/TRAILERS - VISITORS

Not more than one (1) mobile home or trailer may be temporarily used as a residence by a visitor on occupied property owned, leased, or rented by a resident of the Township for a period of ninety (90) days, subject to renewal by the Board, provided that:

1. Joint application is filed with the Zoning Inspector by the aforesaid property resident and the mobile home/trailer owner within seventy two (72) hours after arrival on the property.
2. All provisions of the Licking County Health Board are complied with.
3. A fee subject to the provision of Article 5.11 has been paid to the Zoning Inspector who may issue a "Temporary Visitor's Zoning Certificate" for a period of ninety (90) days, subject to renewal by the Board.

10.10 TERRITORY NOT INCLUDED - ANNEXATIONS

In every case where territory has not been specifically included within a district or where a territory becomes a part of the unincorporated area of the Township as the result of the disincorporation of any city, town, or portion thereof, or otherwise, such territory shall automatically be classified as a "C-1" District until otherwise classified.

10.11 ACCESSORY BUILDINGS

Accessory buildings shall be distant at least six (6) feet from any dwelling situated on the same lot unless an integrated part thereof; at least six (6) feet from any other accessory building and at least six (6) feet from any lot lines of adjoining lots and meet the same front yard requirements of structures in that district.

10.12 DRAINAGE AND FLOOD PLAIN REGULATIONS

1. Adequate Drainage Required: No principal building shall be erected structurally altered, or relocated on land which is not adequately drained at all times nor which is subject to periodic flooding, nor so that the lowest floor level is less than three (3) feet above the highest anticipated seasonal ground water level.
2. Obstruction to Drainage Prohibited: The damming, filling, relocating or otherwise interfering with the natural flow of surface water along any surface water drainage channel or natural water course shall not be permitted except with approval of the Board and upon recommendation from the Licking County Flood Plain Administrator, and the Licking County Planning Commission (LCPC).
3. Building Restricted Adjacent to Drainage Channels or Watercourses: No building other than a bridge, dam or revetment subject to the aforesaid approval, shall be erected, structurally altered or relocated within twenty (20) feet of the ordinary high water line of such surface water that the lowest floor of said building is less than three (3) feet above the ordinary high ground water line, except with approval of the Board and upon recommendation from the Licking County Flood Plain Administrator.

10.13 AGRICULTURAL EXEMPTIONS

Section 519.02 and 519.25, inclusive, of the Revised Code confer no power on any Board of Township Trustees or Zoning Appeals to prohibit the use of any land for agricultural purposes or the construction or use of buildings or structures incident to the use of agricultural purposes of the land on which such buildings or structures are located, and no zoning certificate shall be required for any such building or structure.

10.14 DOUBLE WIDE/SECTIONAL MOBILE HOMES

A double wide mobile home will be considered to be the same as a permanent site built dwelling provided:

1. It be affixed to a permanent foundation;
2. The undercarriage, tongue and hitch be removed.

10.15 PERMITS REQUIRED

At the time of application for permit for a Temporary Dwelling or Accessory Building, a permit for the principle structure is also required.

10.16 JUNK YARDS

Junk yards are prohibited when they are determined to be a junk yard as defined in Article 3 of this resolution.

10.17 BUFFERING AND SCREENING

1. REQUIREMENTS

A buffer yard shall be required along the boundary of all neighboring properties which facilitates unlike land use and/or has a zoning classification that allows for an unlike land use.

A buffer yard as referred to in this section shall be defined as a strip of land, free from buildings, walls, fences, driveways, or other paved surfaces, which is permanently set aside by the owner. Bare ground is not permitted. A ground cover, such as grass, evergreen ground cover, mulch and/or stone is required. Screenings shall be required in all buffer yards in a density sufficient to provide contiguous properties with sufficient foliage to screen unlike land uses all year. Such foliage shall be at least six (6) feet in height and a maximum plant spacing of ten (10) feet from center of the plant. A landscape berm may also be used in an effort to achieve the goal of adequate screening. Foliage, landscape berms or a combination thereof must have a minimum height of six (6) feet from grade. All screening shall not obscure traffic visibility within fifty (50) feet of any intersection or driveway. No screening shall interfere with the natural drainage of the area.

2. INSTALLATION AND MAINTENANCE

- a. Plant materials must be installed to current nursery industry standards, within one year of the issuance of the occupancy permit. Plant materials must be properly supported to ensure survival. Support devices such as guy wires or stakes must not interfere with vehicular or pedestrian movement.
- b. The owner shall be responsible for the maintenance of all landscaping. All required landscaping shall be maintained in a neat and orderly manner at all times. This shall include, but not limited to, mowing (of grass of six (6) inches or higher), edging, pruning, fertilizing, watering, weeding, and other such activities common to the maintenance of landscaping. Landscaped areas shall be kept free of trash, litter, weeds, and other such material or plants not a part of the

landscaping. All plant material shall be maintained in a healthy and growing condition as is appropriate for the season of the year. Plant materials which die shall be replaced with plant material of similar variety and size within ninety (90) days. Trees with a trunk diameter in excess of six (6) inches measured twenty-four (24) inches above the ground shall be replaced with ones of similar variety having a trunk diameter of no less than three (3) inches measured twenty-four (24) inches above the ground.

- c. Irrigation shall be provided to ensure that plants will survive the critical establishment period when they are most vulnerable due to lack of watering. All landscaped areas shall provide a system which provides sufficient water to ensure that the plant become established. The system is not required to be permanent if the plants chosen can survive adequately on their own once established.
- d. Protection shall be provided for all landscaped areas, particularly trees and shrubs, from potential damage by adjacent development, including parking or storage areas.
- e. If the buffer materials have not been installed or maintained in accordance with the standards herein, the Zoning Inspector may issue a violation notice in accordance with the authority given in Article 4.1 - Duties of the Zoning Inspector. If the violation is not remedied according to the violation notice within the time noted in the violation notice, then fines may be implemented in accordance with Article 5.10 - Penalties for Violation.
- f. The Board of Zoning Appeals may grant a single time extension up to one year after a public meeting if substantial evidence is presented to indicate abnormal circumstances beyond the control of the owner or his agent.