

Form 34.02 Resolution of township zoning commission to submit proposed zoning resolution to county or regional planning commission RC 519.07

Be it resolved by the Township Zoning Commission, a public hearing having been held as provided for in RC 519.06, that the Secretary of the Commission be directed to submit the proposed zoning resolution, including text and maps, to the Lorain County Planning Commission (planning Commission of this county) for approval, disapproval or suggestions.

Sharon Pahl moved the adoption of the resolution, which motion was seconded by Engene S. Pleban voted as follows:

William C. Gellke
Don DeWitt
Engene S. Pleban
John C. Whelan
Sharon Pahl

Dated June 29, 2004

**ZONING RESOLUTION AS SET FORTH BY THE GRAFTON TOWNSHIP
TRUSTEES - LORAIN COUNTY, OHIO**

A Resolution providing for the zoning of the unincorporated area of Grafton township by regulating the location, the size and use of buildings and structures, the area and dimensions of lots and yards and the use of land and for such purposes dividing the unincorporated area of the Township into zones or districts of such numbers, sizes, and shapes as are deemed best suited to carry out said purposes, providing a method of administration, and prescribing penalties and proceedings for the administration and enforcement of this Resolution.

WHEREAS, the Trustees of Grafton Township deem it in the interest of the public health, safety, and economic stabilization of said Township and its residents to establish a general plan of zoning for the unincorporated area of said Township.

NOW THEREFORE, BE IT RESOLVED, by the Trustees of Grafton Township, Lorain County, Ohio.

**GRAFTON TOWNSHIP
LAND USE GOALS AND OBJECTIVES**

TOWNSHIP GOALS

1. Goal: To encourage the protection of existing development as well as the potential for suitable development of the area through good design and planning.

Objective: Develop a land use policy plan which is reflective of the Township needs and desires.

2. Goal: To encourage the maximum number of development opportunities which are consistent with sound planning, good design and free enterprise.

Objective: Establish a zoning plan which relates to the future land use policy plan and provides adequate land areas capable of meeting the short range needs of the Township.

3. Goal: To emphasize the historical significance of the Township.

Objective: Preserve identified historic structures and land sites through the careful institution of land use plans and regulatory measures.

4. Goal: To encourage the wise and efficient utilization of available resources including the diminishing land supply.

Objectives:
 - a. Develop those areas served by public facilities or in those areas which can be economically served by public facilities in the future.
 - b. Maintain controlled growth in those areas identified as prime agricultural lands.
 - c. Minimize the conflict of land uses.
 - d. Establish growth districts which correlate similar land uses in

order to maintain economic integrity.

- e. All growth districts shall be related to those land areas containing the soils having the necessary attributes to support the proposed land use types.

HOUSING

- 1. Goal: To attract and maintain a variety of housing arrangements and a high quality of the housing stock.

- Objectives:
- a. Establish residential districts of varying densities and housing types.
 - b. Relate the variety of residential growth districts to those areas either presently served or planned for future public facility services.
 - c. The different residential districts shall be related to those land areas containing the soil types necessary to support such uses.
 - d. Protect and preserve existing property values.
 - e. Discourage residential development in Business and Light industrial areas.

BUSINESS

- 1. Goal: To encourage development and availability of the supply of goods and services in the most convenient locations to serve all the residents of the Township with a minimum conflict between these and other land uses.

- Objectives: a. Consolidate strip business areas.

- b. Limit the land area for business development to a ratio proportionate to that which the population and the existing market needs can economically support.
- c. Minimize the conflict of other land use types and other business types.
- d. Identify the business needs of the Township and develop specific growth areas to meet these needs.
- e. Business growth areas shall be located adjacent to major transportation routes and systems in a manner which permits ease of access for the people and goods.

LIGHT INDUSTRIAL

1. Goal: To encourage light industrial expansion and development in the Township in order to broaden and strengthen the economic base and provide employment.

- Objectives:
- a. Provide suitable land in appropriate locations accessible to adequate transportation systems.*
 - b. Minimize the conflict with other land uses.
 - c. Develop adequate zoning legislation to encourage development and create an environment of harmony with residential uses.

ENVIRONMENT

1. Goal: To encourage the improvement and protection of the physical and aesthetic environment and land values within the Township.

- Objectives:
- a. Encourage the proper care and maintenance of the Township's environment.
 - b. Wetlands, woodlands, and scenic areas should be preserved.
 - c. Flood plain zoning should be established to protect those areas subject to frequent flooding from the encroachment of urban development.
 - d. Growth areas based on soil suitability should be identified and zoned accordingly.
 - e. Conflict of land uses shall be minimized and/or eliminated.
 - f. To control the dumping, burning and storage of industrial waste.

**ARTICLE I
TITLE AND PURPOSE**

101 TITLE

This resolution shall be known and may be cited as the Zoning Resolution of Grafton Township.

102 PURPOSE

For the purpose of promoting public health, safety, comfort and general welfare; to conserve and protect property and property values; to secure the most appropriate use of land, and to facilitate adequate but economic provisions of public improvements, all in accordance with a comprehensive plan, the Township Trustees find it necessary and advisable to regulate the location, bulk, and size of buildings and other structures and the uses of land for trade, agriculture, light industry, residence, recreation or other purposes, and for such purposes divide the unincorporated area of the Township into districts or zones.

ARTICLE II
INTERPRETATIONS AND DEFINITIONS

201 INTERPRETATION OF TERMS OR WORDS

For the purposes of these regulations, certain terms or words used herein shall be interpreted as follows:

a. The word "person" includes a firm, association, organization, partnership, trust, company, or corporation as well as an individual.

b. The word "building" includes the word "structure".

c. The word "shall" is a mandatory requirement, the word "may" is a permissive requirement, and the word "should" is a preferred requirement.

d. The word "lot" includes the words "plot" or "parcel".

e. The words "used" or "occupied" include the words "intended, designed, or arranged to be used or occupied".

202 DEFINITIONS

ACCESSORY BUILDING - See BUILDING, ACCESSORY

ACCESSORY USE - See USE, ACCESSORY

AGRICULTURE

The use of land for farming, dairying, pasturage, agriculture, horticulture, floriculture, viticulture, forestry, animal and poultry husbandry, and the necessary accessory uses for packing, treating or storing the produce; provided that the operation of such accessory use shall be secondary to that of the normal agricultural activities, and provided that the above uses shall not include the commercial feeding of garbage or offal to swine and other animals. A use shall be classified as agricultural only if agriculture is the principal use of the land.

ALTERATIONS

As applied to a building, a change or rearrangement in the structural parts or in the exit facilities, or an enlargement whether by extending on a side or by increasing in height, or the moving from one location or position to another.

ALTERATIONS, STRUCTURAL

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

APARTMENT HOUSE

A building arranged, intended or designed to be occupied by three or more families living independently of each other.

AREA, BUILDING

The total of areas taken on a horizontal plane at the main grade level of the principal building and all accessory buildings exclusive of uncovered porches, terraces and steps. All dimensions shall be measured between the exterior faces of walls.

AREA, NET SITE

The total area within the property lines excluding external streets.

AREA, SIGN - See SIGN AREA

AUTO COURT - See MOTEL

BASEMENT - See Exhibit C page 28

A story partly underground but having at least one half of its height below the average level of the adjoining ground. A basement shall be counted as a story for the purposes of height measurement if the vertical distance between the ceiling and the average level of the adjoining ground is more than five feet or if used for business or dwelling purposes.

BOARD - The Board of Zoning Appeals of Grafton Township, in Lorain County, Ohio.

BOARDING HOUSE, ROOMING HOUSE, LODGING HOUSE, OR DORMITORY

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

BUILDING

Any structure having a roof supported by columns or by walls and intended for the shelter, housing or enclosure of persons, animals or chattel.

BUILDING, ACCESSORY*

A building located on a lot with or without a principal building, to be used for storage and cannot be used for living purposes. The use of this building would be governed by the zoned district (AR,B,LI&FP) in which this building is located. The use of an accessory structure must be subordinate to a principal use typically permitted in that zoning district. No vehicle, trailer (box, soft sided or mobile home) or shipping container may be used as an accessory building in any zoned district in Grafton Township.

BUILDING, FRONT LINE OF

The line of that face of the building nearest the front line of the lot. This face includes sun parlors and covered porches whether enclosed or unenclosed but does not include steps.

BUILDING HEIGHT

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

BUILDING, PRINCIPLE

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

BURIAL BUILDING

Any building used for the interment of bodies or other remains of persons who have died, including mausoleums and vaults.

CAMP

Any one or more of the following, other than a hospital, place of detention or school offering general instruction:

Type 1. Any area of land or water on which are located two or more cabins, tents, trailers, shelters, houseboats or other accommodations of a design or character suitable for seasonal or other more or less temporary living purposes, regardless of whether such structures or other accommodations actually are occupied seasonally or otherwise; or

Type 2. Any land, including any building thereon, used for any assembly of persons for what is commonly known as "day camp" purposes; and any of the foregoing establishments whether or not conducted for profit and whether or not occupied by adults or by children, either as individuals, families or groups.

CAMPING-GROUND

A parcel of land used or intended to be used, let or rented for occupancy by campers or for occupancy by or of travel trailers, tents or movable temporary dwellings, rooms or sleeping quarters.

COMMISSION - The Zoning Commission of Grafton Township, in Lorain County, Ohio

CHURCH

A building designed for the purpose of assembly and worship.

CLUB

A building or portion thereof or premises owned or operated by an organization catering exclusively to members and their guests for social, literary, political, educational or recreational purposes which are not conducted primarily for gain, providing that vending stands, merchandising, or commercial activities are not conducted except as required generally for the membership and purposes of such club.

CONDITIONAL USE - See USE, CONDITIONAL

COURT

An unoccupied open space, other than a yard, on the same lot with a building, which is bounded on two or more sides by the walls of such building.

COURT, INNER

A court enclosed on all sides by exterior walls of a building or by exterior walls and lot lines on which walls are allowable.

COURT, OUTER

A court enclosed on not more than three sides by exterior walls and lot lines on which walls are allowable, with one side or end open to a street, driveway, alley or yard.

COVERAGE

That percentage of the plot or lot area covered by the building area.

DENSITY

A unit of measurement; the number of dwelling units per acre of land.

DISABLED VEHICLES

Disabled Vehicle: Any vehicle meeting any of the following conditions:

a. Extensively damaged, such damage including, but not limited to, any of the following: a broken window or windshield, missing wheels, tires, motor or transmission.

b. Apparently inoperable as defined by the Ohio Revised Code as amended.

c. Refer to Section 1911.

DITCH ENCLOSURE PIPE*

A pipe designed to carry water through an enclosed ditch.

DRIVEWAY PIPE*

A pipe designed to carry water beneath the driveway from one side of the driveway to the other.

DUMP

A lot of land or part thereof used primarily for the disposal by abandonment, dumping, burial, burning or any other means and for whatever purpose, of garbage, sewage, trash, refuse, junk, discarded machinery, vehicles or parts thereof, or waste material of any kind.

DUPLEX - 2 dwelling units attached side by side.

DWELLING

A building designed or used as the living quarters for one or more families. The terms "dwelling", "single-family dwelling", "two-family dwelling", or "dwelling group" shall not be deemed to include motel, rooming house or tourist home.

DWELLING, SINGLE-FAMILY

A building designed for or occupied exclusively by one family and separated from other dwelling units by open space.

DWELLING, TWO-FAMILY

A building consisting of two dwelling units that are attached one above the other.

DWELLING UNIT

A building or portion thereof providing complete housekeeping facilities for one family.

DWELLING UNIT, ACCESSORY - An addition of living quarters to a single family dwelling sharing a common wall and providing complete housekeeping facilities for a family member or caregiver.*

EDGE OF ROAD RIGHT-OF-WAY

The line where private property, as determined by recorded survey, abuts a publicly dedicated or privately reserved strip of land intended for public passage of vehicles and/or pedestrians. Also see EXHIBIT A on page 27 & EXHIBIT F on page 48a.

FAMILY

One or more persons living, sleeping, cooking and eating on the same premises as a single housekeeping unit.

FARM Includes:

a. Tracts, lots and/or parcels totaling not less than ten (10) acres which are devoted exclusively to commercial agricultural production; or

b. Tracts, lots and/or parcels totaling less than ten (10) acres that are devoted exclusively to commercial agricultural production and produce a yearly gross income as determined annually by the County Auditor, on a yearly basis to a new three (3) year average. These averages are then compared to the expected yields and/or current livestock market prices that would be expected during at least three (3) of the last five (5) years on the individual farm. The submission of a 1040F Federal Income Tax Form or sales receipts will be accepted as evidence in place of the above method.

FILLING STATION - See GASOLINE STATION

FLOOD - See Exhibit D page 28

A general and temporary condition of partial or complete inundation of normally dry land areas.

a. Base Flood: The flood having a one (1) percent chance of being equaled or exceeded in any given year.

b. Flood Plain: Any land area susceptible to being inundated from any source.

c. Floodway Fringe: That portion of the base flood plain located outside the regulatory floodway.

d. Regional Flood Plain: The area inundated by the base flood. This is the flood plain area that shall be regulated by the standards and criteria of this resolution.

e. Regulatory Floodway: The channel of a river or the watercourse and the adjacent land areas that must be reserved

in order to discharge the base flood without cumulatively increasing the water surface elevation more than 5 feet.*

FLOOD STAGE

The highest point at which flood waters have risen in the specific area in question.

FLOOR AREA OF A RESIDENTIAL BUILDING

The sum of the gross horizontal area of the several floors of a residential building, excluding basement floor areas not devoted to residential use, but including the area of roofed porches and roofed terraces. All dimensions shall be measured between interior faces of walls.

FLOOR AREA OF A NONRESIDENTIAL BUILDING

The floor area of the specified use excluding stairs, wash rooms, elevator shafts, maintenance shafts and rooms, storage spaces, display windows, and fitting rooms, and similar areas.

FLOOR AREA, USABLE

Measurement of usable floor area shall be the sum of the horizontal areas of the several floors of the building, measured from the interior faces of the exterior walls.

GARAGE, PRIVATE

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

- a. Not more than one space is rented for parking to persons not resident on the premises;
- b. No more than one commercial vehicle per dwelling unit is parked or stored and
- c. The commercial vehicle permitted does not exceed two tons capacity.

GARAGE, PUBLIC

Any garage other than a private garage, available to the public, operated for gain, and which is used for storage, repair, rental, greasing, washing, servicing, adjusting or equipping of automobiles or other motor vehicles.

GARAGE, STORAGE

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

GARBAGE

Rejected food wastes including waste accumulation of animal, fruit or vegetable matter used or intended for food or that attended the preparation, use, cooking, dealing in or storing of meat, fish, fowl, fruit or vegetable.

GASOLINE STATION

Any area of land, including structures thereon, that is used for the sale of gasoline or any other motor vehicle fuel and oil and other lubricating substances, including any sale of motor vehicle accessories, and which may or may not include facilities for lubricating, washing or otherwise servicing motor vehicles, but not including the painting thereof by any means.

HAZARDOUS WASTE

Hazardous wastes are toxic and made up of the following categories:

a. Radioactive: Radioactive materials are unstable in that they release part of their matter and energy in order to become stable. These radioactive materials are known as gamma, alpha or beta emitters.

b. Flammables: Flammables include waste oil, paint by products and other solvents that could and have sparked fires and explosions.

c. Corrosives: Corrosives include acids and can be highly toxic.

d. Explosives: Explosives cause a threat of explosion and fires.

e. Gases: Gases can be flammable or non-flammable and cause toxic release, explosion or fire.

f. Organic Compounds: Organic compounds come directly from living plants and animals but can be generated from chemical, medical, plastic, oil and pesticides industries.

g. Poisons: Poisons bring forth toxic release and can cause cancer, birth defects, nausea and cramping and severe headaches.

HOME OCCUPATION

An occupation or a profession customarily carried on in a dwelling unit or in a building or other structure accessory to a dwelling unit which is carried on by a member of the family residing in the dwelling unit, and is clearly incidental and secondary to the use of the dwelling unit for residential purposes, by conditional use permit.

HOSPITAL

Unless otherwise specified, the term "hospital" shall be deemed to include sanitarium, sanatorium, preventorium, clinic, rest home, nursing home and any other place for the diagnosis, treatment or other care of human ailments.

HOSPITAL, ANIMAL

An establishment for the medical and/or surgical care of sick or injured animals.

INDOOR SELF SERVICE MINI STORAGE FACILITY

A building or a group of buildings consisting of individual, small, self contained units that are leased or owned for storage of customer's goods and wares.

INSTITUTION

A building occupied by a nonprofit corporation or a nonprofit establishment for public use.

JUNK

Any worn-out, cast off, or discarded article, material, or farm machinery that is or may be salvaged for reuse, resale, reduction or similar disposition, or which is possessed, transported, owned, collected, accumulated, dismantled or assorted for the aforementioned purposes. Any article or material which unaltered or unchanged and without further reconditioning can be used for its original purpose as readily as when new, shall not be considered junk.

JUNK YARD

The use of more than one hundred (100) square feet of any land, building or structure, whether for private and/or commercial purposes, where waste, discarded or salvaged materials such as scrap metals, tires, used building materials, used appliances, used lumber, used glass, discarded motor vehicles, paper, rags, rubber, barrels, etc., are sold, bought, exchanged, baled, packed, sorted, disassembled, dismantled or handled. Two (2) or more disabled

motor vehicles or deteriorated and/or inoperable equipment constitutes a junk yard, or as amended by the State of Ohio.

KENNEL

A structure used for the harboring, grooming, breeding, boarding, training or selling of more than three domestic animals that are more than six months old.

LAUNDERETTE

A business premise equipped with individual clothes-washing machines for the use of retail customers, exclusive of laundry facilities provided as an accessory use in an apartment house or an apartment motel.

LIFT - A series of cells arranged in a linear pattern layer.

LIVING AREA

The total square footage of usable living floor space within the defined areas created by the walls of a dwelling. Such area does not include basements, attics, open patios, open terraces or courts, open breeze ways, outside steps, garages and/or carports.

LOT

A parcel of land occupied or to be occupied by a principal structure or group of structures and accessory structures together with such yards, open spaces, lot width and lot area as are required by this Zoning Resolution and having not less than the minimum required frontage upon an improved public street or an approved private street, either shown and identified by lot number of a plat of record, or considered as a unit of property and described by metes and bounds.

LOT, CORNER*

A lot that has an interior angle of less than 135 degrees at the intersection of two edge of road right-of-ways. A lot abutting upon a curved street shall be considered a corner lot if the tangents to the curve at the points of intersection of the side lot lines intersect at an interior angle of less than 135 degrees.

LOT COVERAGE

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

LOT, DEPTH OF*

The horizontal distance between the front lot line and the rear lot line, measured in a general direction parallel with its side lot lines. Unless otherwise specified, length shall be measured from the edge of road right of way. Lot length and lot depth have the same meaning.

LOT FRONTAGE

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

LOT, INTERIOR

A lot other than a corner lot with only one frontage on a street.

LOT OF RECORD

A lot that is part of a subdivision recorded in the office of the county recorder, or a lot or parcel described by metes and bounds, the description of which has been so recorded.

LOT, THROUGH

A lot having frontage on two parallel or approximately parallel streets.

LOT, WIDTH OF

The width measured at right angles to its depth.

LOT LINES- Any line dividing one lot from another.

MOBILE HOMES AND TRAILERS

Trailers and/or mobile homes- a transportable, dwelling unit suitable for year-round occupancy and containing the same water supply, waste disposal and electrical conveniences as in immobile housing. The removal of wheels, frames, and/or other equipment used in transporting said mobile homes and placement on a permanent foundation such as concrete blocks, poured concrete or other materials used in permanent foundations shall not be cause for reclassification to that of a permanent or immobile home.

In no event shall a mobile home, often referred to as a trailer, trailer couch, travel trailer, motor home or trailer house be considered as a permanent, immobile home nor shall said use be permitted in any zoned district except on a temporary basis requiring a temporary permit.

MODULAR HOME

A detached dwelling unit designed to be transported on highways, and when arriving at the site for placement involving only minor and incidental unpacking, assembling, and connection operation, but which involves no substantial reconstruction that would render the unit unfit as a conveyance on the highway. The unit shall be considered as real property if such reconstruction is undertaken.

MOTEL, HOTEL, AND APARTMENT HOTEL

A building in which lodging or boarding and lodging are provided and offered to the public for compensation. As such it is open to the public in contradistinction to a boarding house, rooming house, lodging house, or dormitory that is herein separately defined.

MOTOR VEHICLE REPAIR, BODY AND PAINT SHOP

A building, or portion of a building, arranged, intended or designed to be used for making repairs and the painting of motor vehicles.

NONCONFORMING USE

A building, structure or use of land existing at the time of enactment of this Resolution, and which does not conform to the regulations of the district or zone in which it is situated.

NUISANCE

The following uses shall be deemed to constitute a nuisance and shall not be permitted in Grafton Township:

a. Manufacturing, storage for the purpose of sale, whether wholesale or retail, of fireworks. "Fireworks" means any combustible or explosive composition or any substance or combination of substances or articles prepared for the purpose of producing a visible or an audible effect by combustion, explosion, deflagration, or detonation.

b. Dumping, storing, disposing of or burning garbage, refuse, scrap metal, tires, rubbish, offal or demolition materials. "Demolition materials" means materials from construction operations and from demolition operations and including, but not limited to, those items that are affixed to a structure, including driveways and highways, being constructed or demolished such as brick, concrete, stone, glass, wallboard, framing and finishing lumber, roofing materials, plumbing fixtures, wiring, and insulation materials. The term shall not include flyash of any kind or

any items categorized as solid wastes or as substances inimical to public health by the Ohio or Federal EPA. Demolition items such as brick, concrete, asphalt, and stone may be utilized for fill for driveways or to elevate land depressions provided that the plans for such fill are first submitted to and approved by the township trustees and provided further, that the dumping, storing, or disposing of such materials is not in conjunction with a commercial business.

c. Junkyards, automobile graveyards, or places for the collection of scrap vehicles, scrap machinery, scrap metals, paper, rags, glass, whitegoods, or junk for salvage or storage purposes, or for dismantling used vehicles.

d. Sanitary landfill.

NURSERY SCHOOL

A school designed to provide daytime care or instruction for two or more children from two to five years of age inclusive, and operated on a regular basis.

NURSING HOME

A home or facility for the care or treatment of the aged.

OPEN SPACE

An unoccupied space open to the sky on the same lot with the building.

PARKING SPACE

An off-street space available for the parking of one motor vehicle with room for opening the doors on both sides together with properly related access to a public street or alley and maneuvering room.

PORTABLE BUILDING

Any building not having a permanent footer or foundation, ie. skid building.

PRINCIPLE BUILDING -- See BUILDING, PRINCIPLE

PUBLIC USES

Public parks, schools, administrative and cultural buildings and structures, not including public land or buildings devoted solely to the storage and maintenance of equipment and materials and public service facilities.

QUASIPUBLIC USES

Churches, Sunday schools, parochial schools, colleges, hospitals and other facilities of an educational, religious, charitable, philanthropic, or nonprofit nature.

RECREATIONAL VEHICLE*

A vehicle such as a camper or motorhome used on a temporary basis for traveling, camping and recreational activities..

REFUSE

Putrescible and nonputrescible solid wastes, except body wastes, and including garbage, rubbish, ashes, incinerator ash, incinerator residue, street cleanings and solid market and industrial wastes.

RESIDENTIAL HOTEL

A dwelling occupied by permanent guests only and not by transients. It may include restaurants, newsstands and other accessory services primarily for serving its occupants and only incidentally for the public.

SALVAGE YARD

A place where junk, waste, discarded or salvaged materials are bought, sold, exchanged, stored, baled, packaged, disassembled or handled, including automobile wrecking yards, house wrecking and structural steel materials and equipment but not including the purchase or storage of used furniture and household equipment, used cars in operable condition, used or salvage materials as a part of a manufacturing operation.

SANITARY LANDFILL

A method of disposing of refuse on land by using the principles of engineering to confine the refuse to the smallest practical area, to reduce it to the smallest practical volume, and to cover it with a layer of earth at the conclusion of each day's operation or at such more frequent intervals as may be necessary.

SATELLITE DISH

Satellite ground stations or other antennas designed to transmit or receive radio or television signals.

SCAVENGING - The picking of materials from disposed refuse.

SERVICE STATION -- See GASOLINE STATION

SETBACK -- See Exhibit A page 27*

The minimum distance from the edge of road right-of-way to the building line measured along a line perpendicular to the edge of road right-of-way or front property line or, in the case of an arc street, measured along the radius of such arc.

For lots abutting on a thoroughfare as shown on the [Major Thoroughfare Plan for Lorain County], the setback shall be measured from the proposed edge of road right-of-way line specified for that thoroughfare on the Major Thoroughfare Plan for Lorain County.*

SIGN

Any letters, pictorial representation, symbol, flag, emblem, illuminated or animated device, displayed in any manner whatsoever, which directs attention of persons to any object, subject, place, person, activity, product, service, institution, organization or business.

SIGN AREA

The surface area of any sign is the entire area within a single continuous perimeter enclosing the extreme limits of lettering, representations, emblems, or other figures, together with any material or color forming an integral part of the display or used to differentiate the sign from the background against which it is placed. Structural members bearing a sign copy shall not be included. Only one side of a free standing or projecting double faced sign shall be included in calculating surface area, providing that the two display surfaces are joined at an angle no greater than 60 degrees. All sides of multifaced signs, visible from any one street, shall be included in the calculation of surface area.

STORY

That portion of a building included between the surface of any floor and the surface of the floor next above it, or if there be no floor above it, then the space between any floor and the ceiling next above it. (See Exhibit C on page 28)

STORY, HALF

A story under a gable, hip or gambrel roof, the wall plates of which on at least two opposite exterior walls are not more than two feet above the floor of such story.

STORY, HEIGHT OF

The vertical distance from the top surface of the floor to the top surface of the floor next above. The height of the topmost story is the distance from the top surface of the floor to the top surface of the ceiling joists.

STREET See Thoroughfare.

STRUCTURE

Anything constructed or erected, the use of which requires location on the ground, or attachment to something having fixed location on the ground.

SURFACE WATER

A body of water whose top surface is exposed to the atmosphere including a flowing body as well as a pond or lake.

SWIMMING POOL

A pool or open tank containing at least 1.5 feet of water at any point.

a. Private: Exclusively used without paying an additional charge for admission by the residents and guests of a single household, a multi-family development, or a community, the members and guests of a club, or the patrons of a motel or hotel, and accessory use.

b. Community: Operated with a charge for primary use.

THEATER, OUTDOOR

An open lot or part thereof, with its appurtenant facilities, devoted primarily to the showing of moving pictures or theatrical productions, on a paid admission basis, to patrons seated in automobiles or on outdoor seats.

THOROUGHFARE, Street or Road

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

a. Alley: A minor street used primarily for vehicular service access to the back or side of properties abutting on another street.

b. Arterial Street: A general term denoting a highway primarily for through traffic, carrying heavy loads and large volume of traffic, usually on a continuous route.

c. Collector Street: A thoroughfare, whether within a residential, light industrial, business or other type of development, which primarily carries traffic from local streets to arterial streets, including the principal entrance and circulation routes within residential subdivisions.

d. Cul-de-Sac: A local street of relatively short length with one end open to traffic and the other end terminating in a vehicular turn-around.

e. Dead-end Street: A street having only (1) outlet for vehicular traffic.

f. Local Street: A street primarily for providing access to residential or abutting property.

g. Loop Street: A type of local street, each end of which terminate at an intersection with the same arterial or collector street, and whose principal radius points of the one hundred and eighty (180) degrees system of turns are not more than one thousand (1000) feet from said arterial or collector street, nor normally more than six hundred (600) feet from each other.

TOURIST CABINS

A group of buildings, including either separate cabins or a row of cabins that contain living and sleeping accommodations for transient occupancy, and which have individual entrances.

TOURIST HOME

A dwelling in which overnight accommodations are provided or offered for transient guests for compensation.

TRAILER, TRAVEL

A vehicle used for living, sleeping or storage purposes and standing on wheels or on rigid supports.

USE

The specific purpose for which land or a building is designed, arranged, intended, or for which it is or may be occupied or maintained. The term "permitted use" or its equivalent shall not be deemed to include any nonconforming use.

USE, ACCESSORY

A use incidental to the principal use of a building. In buildings restricted to residential use, the office of a professional person, customary home occupations and workshops shall be deemed accessory uses.

USE, CONDITIONAL

A use of land that is of such nature that its unlimited operation could be detrimental to the health, safety, morals and general welfare of residents in the surrounding area or to property or property values, and on which the public has reserved the right to permit the use, subject to certain general and specific conditions stated in the Resolution that are deemed necessary to protect the permitted uses of other affected properties.

VARIANCE

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

WASTE

Useless, unwanted or discarded materials resulting from normal community activities. Wastes include solids, liquids and gases.

WAY

A street, alley or other thoroughfare or easement permanently established for passage of persons or vehicles.

YARD

An unoccupied space open to the sky, on the same lot with a building or structure.

YARD, FRONT

An open unoccupied space on the same lot with a main building, extending the full width of the lot and situated between the edge road right-of-way and the front line of the building projected to the side lines of the lot. Covered porches whether enclosed or unenclosed, shall be considered as part of the main building and shall not project into a required front yard.

YARD, REAR

An open unoccupied space on the same lot with a main building, extending the full width of the lot and situated between the rear lot line and the rear line of the building projected to the side lines of the lot. The depth of the rear yard shall be measured between the rear line of the lot or the centerline of the alley, if there be an alley, and the rear line of the building.

YARD, SIDE

An open unoccupied space on the same lot with a main or accessory building situated between that building and the side line of the lot and extending from the front yard to the rear yard.

ZONING INSPECTOR

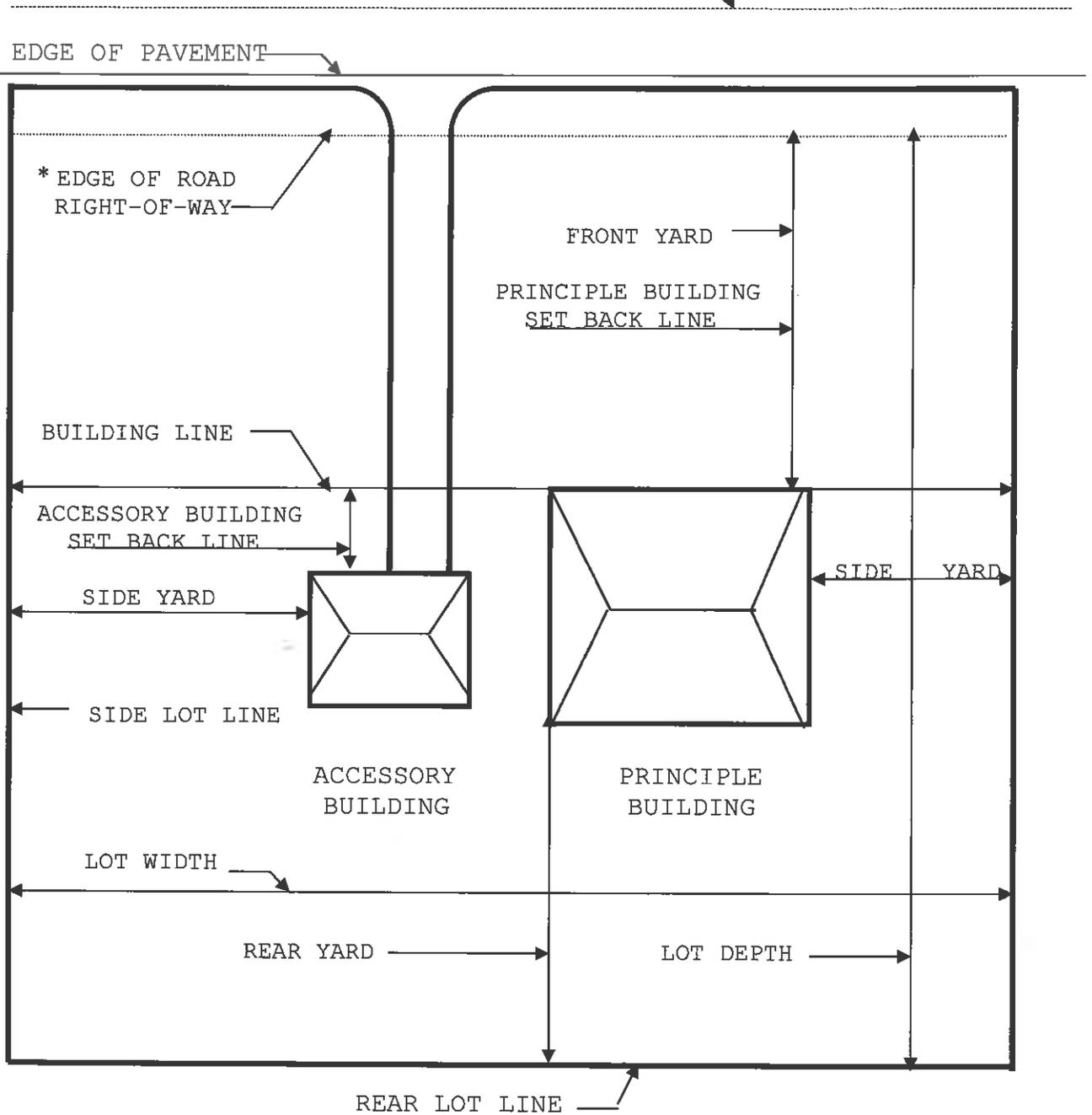
The Zoning Inspector of Grafton Township, Lorain County, Ohio.

ZONING RESOLUTION

The officially adopted zoning regulations as contained in the Zoning Resolution of Grafton Township.

LOT TERMS -- EXHIBIT A

CENTER OF RIGHT-OF-WAY



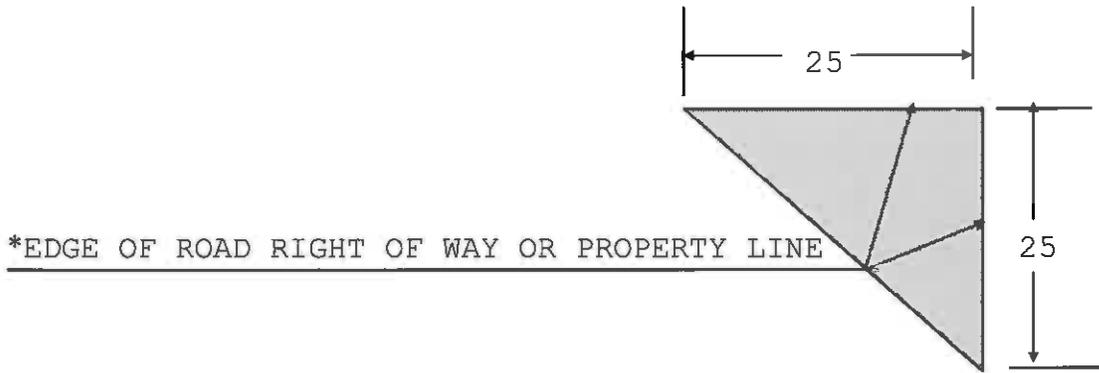
LOT AREA - TOTAL HORIZONTAL AREA

LOT COVERAGE - PERCENT OF LOT OCCUPIED BY BUILDING

INDICATE - NORTH

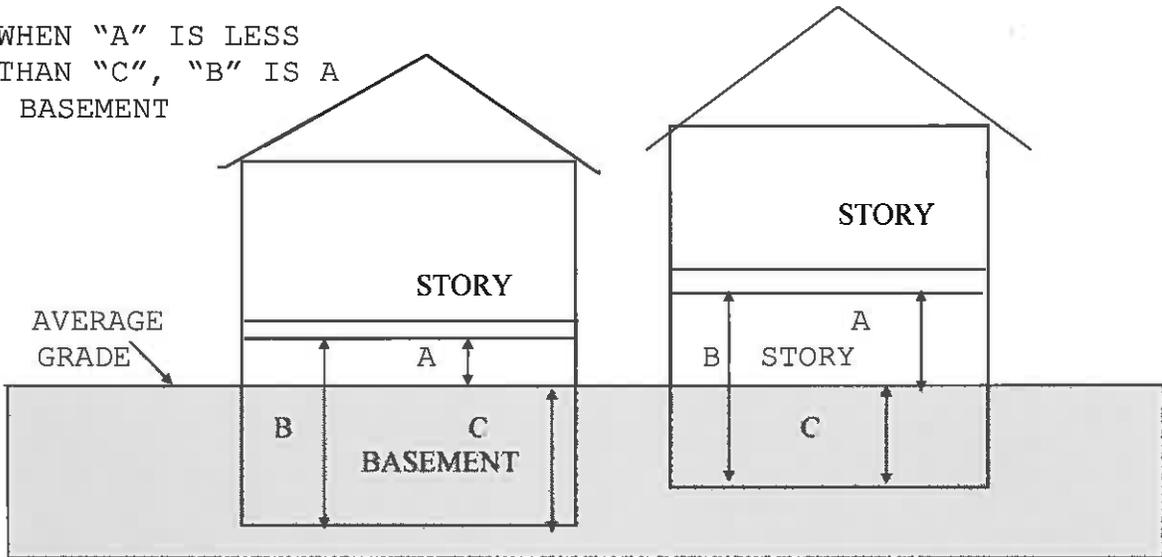
LOT TERMS

EXHIBIT B



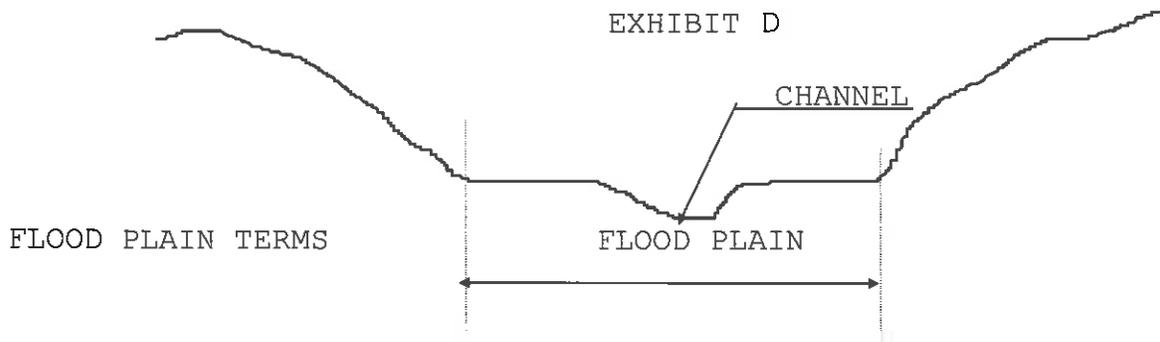
Section 304.02 CLEAR VIEW OF STREETS - Nothing greater than three (3) ft. in height shall be located in the triangular area as shown in the above diagram.

WHEN "A" IS LESS THAN "C", "B" IS A BASEMENT



WHEN "A" IS EQUAL TO GREATER THAN "C", "B" IS A STORY

BASEMENT & STORY EXHIBIT C



**ARTICLE III
GENERAL REGULATIONS**

301 PURPOSE

The general regulations as set forth herein shall apply to all districts. Our zoning resolution shall be considered pyramidal zoning and fall within pyramidal use in that no greater restricted zoning use is permitted in a lesser restricted zone; but a lesser restricted use is permitted in a greater restricted zone.

302 CONFORMANCE REQUIRED*

No building shall be erected, converted, enlarged, reconstructed, or structurally altered, nor shall any building or land be used, designed or arranged for any purpose other than that specifically permitted in the district in which said building or land is located. Any use not specifically listed as permitted shall be considered prohibited unless it is determined by the Zoning Inspector or Board of Zoning Appeals to be of like or similar nature. The Board of Zoning Appeals may issue conditional zoning certificates for any of the conditionally permitted uses listed under the conditionally permitted use section of any district.

303 GENERAL LOT AREA REGULATIONS

No parcel of land shall hereafter be so reduced or divided so as to provide less than the minimum lot size required in the district in which such land is situated.

303.01 LOT AREA EXCEPTION FOR EXISTING CERTAIN SUBSTANDARD LOTS

Any lot or parcel of land under one ownership and of record at the time of adoption of this Resolution, and where no adjoining land was under the same ownership on said date, may be used as a building site even when of less area or width than that required by the regulations for the district in which located.

303.02 CORNER LOTS

The setback building line on a corner lot shall be in accordance with the provisions governing the road or street on which the building faces. The side yard clearance on the side street shall be not less than fifty (50) feet from the edge of road right-of-way line.*

303.03 STREET CONSTRUCTION

No new streets or roads shall be permitted to be constructed, neither shall the same be accepted as public roads, in a residential district that will permit any already existing structure to remain in noncompliance with the setback building requirements outlined in this or any other section of the Zoning Resolution.

303.04 DUPLEX MINIMUM LOT AREA

The minimum lot area for a duplex shall be 1 1/2 times the minimum lot area in any district.

304 GENERAL YARD REQUIREMENTS

Except as herein provided, every required yard shall be open and unobstructed and shall not be reduced or diminished in area so as to be smaller than prescribed by this Resolution.

304.01 YARD FOR SINGLE BUILDING

No required yard or other open space around a building shall be considered as a yard or open space for any other building. No required yard or other required open space on an adjoining lot shall be considered as providing the yard or open space on this lot whereon a building is to be erected or established.

304.02 CLEAR VIEW OF INTERSECTING STREETS*

In all zones which require a front yard, no obstruction in excess of three (3) feet in height shall be placed on any corner lot within a triangular area formed by the edge of road right-of-way lines and a line connecting points twenty-five (25) feet from the intersection of the edge of road right-of-way lines of the projected point. See Exhibit B on page 28.

305 YARD EXCEPTIONS

305.01 FENCES, HEDGES AND WALLS

In all districts, except industrial districts, fences, hedges and walls may be constructed to a maximum height of six (6) feet in any required side or rear yard beginning at the building lot line and to a height of three (3) feet in

any required yard abutting a street. All living fences and hedges shall be set back a minimum of five (5) feet from all lot lines.

305.02 DETACHED GARAGES AND OTHER ACCESSORY BUILDINGS*

In residential districts detached garages or other accessory buildings may not be located closer than fifteen (15) feet from side and rear property lines.

306 EXCEPTION TO HEIGHT

Heights in excess of the permitted limitations to all structures, including, but not limited to, church spires, belfries, cupolas, domes, monuments, water towers, transmission towers, chimneys, smoke stacks, derricks, conveyers, flagpoles, radio and/or TV towers, masts, satellite dishes and aerials, shall be approved by the Board of Zoning Appeals. Variances of height limitations may be obtained only through action of the Board of Zoning Appeals.

307 BUILDING REGULATIONS

307.01 GENERAL

a. All construction of 1 & 2 family residences is subject to County Building Codes and all other construction is governed by the State.

b. No building or other structure shall hereafter be erected or structurally altered:

1. To exceed the height required.
2. To accommodate or house a greater number of families than that permitted by the provisions of this Resolution.
3. To occupy a greater percentage of lot area than permitted.
4. To have narrower or smaller rear yards, side yards, front yards or lot width than permitted at the building.

307.02 PRINCIPLE BUILDING*

No more than one principle building or use shall be permitted on any residentially zoned lot. Any legal non-conforming residential use in a Business or Light Industrial district must be abandoned or seek relief from the Board of Zoning Appeals before addition of a non-residential use on the lot.

307.03 BUILDINGS UNDER CONSTRUCTION PRIOR TO ENACTMENT

Nothing in this Resolution shall be deemed to require any change in plans, construction or designated uses of any building upon which actual construction has lawfully begun prior to the adoption of this Resolution, provided construction is prosecuted diligently and provided further that such building shall be completed within one (1) year from the date of passage of this Resolution.

307.04 TEMPORARY BUILDINGS

a. DURING CONSTRUCTION - One trailer or mobile home may be temporarily used as a residence on a lot while a permanent dwelling is being constructed. Said trailer or mobile home must be removed from premises at the end of said period. Such excluded use shall not be continued for more than six (6) months. A separate zoning permit shall be required for the use of temporary dwelling quarters. Such permit shall not be renewed or extended for more than six (6) months. A certificate of deposit in no event less than one thousand (\$1,000) dollars endorsed to the township (see Appendix A) shall be filed with the application for such permit. Such certificate of deposit shall be forfeited if use of a temporary dwelling exceeds the period of the permit.

b. LIMITED USE - A cabin or summer cottage may be used for a temporary residence for a period not to exceed seven (7) months in any calendar year. Visitor's trailers or mobile homes shall be permitted for a period not to exceed two (2) weeks in any calendar year. Approved sanitary facilities must be provided.

c. EMERGENCY USE - When a dwelling on any lot is destroyed or rendered uninhabitable by fire, explosion, act of God or act of the public enemy, a trailer or mobile home may be used as a temporary residence while the permanent dwelling is being repaired or reconstructed. A separate zoning permit shall be required for such emergency use. A certificate of deposit in no event less than one thousand (\$1,000) dollars endorsed to the township (see Appendix A) shall be filed with the application for such permit. Such use shall not be

continued for more than six (6) months. Permit may be renewed for an additional six (6) months.

307.05 HEALTH DISTRICT APPROVAL*

No zoning permit shall be issued without evidence that the applicable County or State agencies have approved the proposed sanitary sewage disposal and water facilities for the use for which the zoning permit has been requested.

307.06 FLOOD PLAIN ZONES

A permit may be issued with evidence that the Lorain County Soil Conservation Department or other applicable agency has certified that the site is not subject to predicable flooding. Areas subject to predicable flooding shall conform to the requirements of Article XV.

307.07 MUNICIPAL PLANNING COMMISSION AUTHORITY

The authority of village or city planning commissions shall be observed where applicable.

307.08 BUREAU OF INSPECTION

The provisions required by the State of Ohio Bureau of Inspection are in full effect where applicable.

307.09 SUBMISSION TO STATE HIGHWAY DIRECTOR (see 2001.04)

The provisions of Section 2001.04 are in full effect where applicable.

307.10 FRONTAGE REQUIRED FOR BUILDING

No principal building shall be erected on a lot that does not abut on a street of record. The frontage requirement shall be the same as the required lot width, except for cul-de-sac developments that shall maintain a minimum frontage of 80 feet.

307.11 EROSION AND SEDIMENTATION CONTROL DURING CONSTRUCTION

A plan for erosion and sedimentation control during and after construction shall be included with other plans upon

application for a zoning permit for subdivisions of five (5) acres or more or twenty (20) dwelling units or more and all commercial and industrial development of five (5) acres or more. The following principles shall be followed in developing and carrying out the plan.

a. The smallest practical area of land should be exposed at any one time during development.

b. When land is exposed during development, the exposure should be kept to the shortest practical period of time.

c. Temporary vegetation and/or mulching shall be used to protect critical areas exposed during development.

d. Sediment basins (debris basins, distilling basins, or silt traps) shall be installed and maintained to remove sediment from runoff waters from land undergoing development.

e. Provisions shall be made to effectively accommodate the increased runoff caused by changed soil and surface conditions during and after development.

f. The permanent final vegetation and structures shall be installed when practical in the development.

g. The development plan shall be fitted to the topography and soils so as to create the least erosion potential.

h. Wherever feasible, natural vegetation should be retained and protected.

i. Existing drainage courses (surface ditches and subsurface drain) shall be conserved so as not to cause a restriction or acceleration of flow in areas adjacent to the development.

308 NONCONFORMITY

308.01 CONTINUANCE

The lawful use of a building or parcel of land existing at the time of the adoption of this Resolution may be

continued, although such use of a building or parcel of land does not conform to the provisions hereof, provided no structural alterations are made other than those ordered by an authorized public officer to assure the safety of the building or structure and provided further, that such extension does not displace any residence use in a residential district.

308.02 NONCONFORMING LOTS OF RECORD

In any "AR" District, notwithstanding limitations imposed by other provisions of this Resolution, a single family dwelling may be erected on any single lot of record existing at the effective date of the adoption or amendment of this Resolution, provided that yard requirements of the lot shall conform to the regulations for the district in which such lot is located. Variance of area, width and yard requirements may be obtained only through action of the Zoning Board of Appeals.

308.03 DISCONTINUANCE

If any nonconforming use of land is discontinued or abandoned for any reason for a period of two years, said use of such land shall conform to the regulations specified by this Resolution for the district in which such land is located. Whenever a nonconforming use of a building or portion thereof has been discontinued for a period of at least two (2) years, such nonconforming use shall not thereafter be reestablished and the future use shall be in conformity with the provisions of this Resolution.

308.04 CHANGE

Whenever a nonconforming use of a building or land has been changed to a more restricted use or to a conforming use, such use shall not thereafter be changed to a less restricted use.

308.05 EXTENSION, ENLARGEMENT, REMOVAL

No nonconforming use shall be enlarged, increased or extended to occupy a greater area of building or land than was occupied at the effective date of the adoption or

subsequent amendment of this Resolution. No nonconforming use shall be moved in whole or in part to any other portion of the lot or parcel of land occupied at the effective date of adoption or amendment of this Resolution.

308.06 DESTRUCTION, DAMAGE AND RECONSTRUCTION

Any nonconforming building or structure damaged by fire, explosion, act of God or act of the public enemy, may be reconstructed and used as before such calamity, provided such building or structure is not damaged to the extent of more than fifty percent of its replacement cost at the time of destruction. A zoning permit for such reconstruction must be obtained. Nonconforming buildings or structures damaged to the extent of more than fifty percent of replacement cost shall not be reconstructed except in conformity with the provisions of this Resolution.

308.07 MAINTENANCE

On any building or structure devoted in whole or in part to a nonconforming use, work may be done in any period of twelve (12) consecutive months on ordinary repairs, or on repair or replacement of non-bearing walls, fixtures, wiring or plumbing to an extent not exceeding ten percent (10%) of the current replacement value of the building or structure, provided that the cubic content of such building or structure as it existed at the time of passage or amendment of this Resolution shall not be increased.

309 SPECIAL REQUIREMENTS

309.01 CHURCHES

a. BUILDING SETBACK - All buildings, structures, accessory buildings including parking areas or garages shall be set back 50 feet from the side and rear lot lines.

b. LIGHTING - Lights shall be shielded and directed away from adjacent property.

c. LANDSCAPING - Screening of the parking area shall be provided utilizing a dense hedge, tree row, or other suitable landscape device, adequate to visually screen off this area from the residential district.

d. ACCESS - Ingress and egress shall be provided from a secondary street where possible with a minimum of two access points 70 feet center to center. All points of entrance or exit shall be located no closer than 200 feet from two intersecting major streets or 100 feet from the intersection of a major and a minor street, or two minor streets.

e. LOT AREA - 1 acre per 100 seats with a minimum development of three acres shall be provided.

f. Proper health permits are required for all churches.

309.02 PRIVATE SWIMMING POOLS

a. DEFINITION - For the purpose of these regulations, any pool or open tank, not located within a completely enclosed building, and containing, or normally capable of containing, water to a depth of one and one-half feet at any point shall be considered a private swimming pool. No such swimming pool shall be allowed in any "R" District except as an accessory use to a residence or as a private club facility and unless it complies with the following conditions and requirements.

b. EXCLUSIVE PRIVATE USE - The pool is intended and is to be used solely for the enjoyment of the occupants of the principal building of the property on which it is located and their guests.

c. DISTANCE REQUIREMENTS - The pool may be located anywhere on the premises except in required front yards, provided it shall not be located closer than fifteen (15) feet to any property line of the property on which located; provided further that pump and filter installations shall be located not closer than twenty (20) feet to any property line.

d. FENCING - The swimming pool, or the entire property on which it is located, shall be so walled or fenced as to prevent uncontrolled access by children from the street or from adjacent properties.

e. DRAINAGE - Adequate provision for drainage shall be made subject to approval by the County Engineer.

f. LIGHTING - Any lighting used to illuminate the pool area shall be so arranged as to deflect the light away from the adjoining properties.

g. PERMIT REQUIRED - No person, firm or corporation shall construct or install a swimming pool or make any alteration therein or in the appurtenances thereof without having first submitted an application and plans therefor to the Zoning Inspector.

309.03 PONDS (New or Reconstructed)

DEFINITION

Traditional: A man-made water impoundment made by construction of a dam or embankment, or by excavating a pit or dugout, greater than one fourth ($\frac{1}{4}$) acre in surface area. (Source: NRCS Standard and Specification #378).
Primary Purpose: Recreational and fire protection.

ZONING REGULATIONS TRADITIONAL PONDS ONLY

a. A pond must be designed by a registered civil engineer or by the Lorain Soil and Water Conservation District to meet the Standards and Specifications of the USDA Natural Resources Conservation Service.

b. The Lorain SWCD will provide technical assistance for pond design to residential and agricultural landowners. Industrial and commercial sites will need to obtain engineering service from private engineers.

c. Ponds designed by registered civil engineers can be reviewed by the Lorain SWCD for technical adequacy. (At the request of the township).

d. **Minimum Size.** Will be one-fourth of an acre in surface area (approximately 100 feet by 110 feet).
Minimum depth: 8 feet in 25-50% of the pond with 3 to 1 side slopes (3 feet horizontal to 1-foot vertical rise).

e. **Set Back Requirements.** Will be minimum of 50 feet from all property lines and edge of road rights-of-ways. This is measured from the high water mark of the pond, the outside toe (edge) of the embankment (dam) and the outside edge of the spoil disposal area. None of these points can be closer than 50 feet to the property line or edge of road right-of-way line. (See Exhibit E on pages 40a and 40b).*

f. Flood Plain. The Lorain SWCD will not design a pond located in a flood plain area, as designated by the FEMA Flood Plain map or local zoning.

g. Drainage. On-site and off-site drainage patterns (surface and subsurface) will not be obstructed by pond construction, in compliance with Ohio Drainage Laws. Drainage (ditches, swales, tile etc.) will be rerouted around the pond and outletted into the original watercourse. All waters from any and all man made earthen structures shall not flow onto adjacent properties.

h. Erosion. The construction and use of a pond will not result in additional erosion and sedimentation problems either off-site or on-site.

i. Mounding of Spoil Material. Maximum height is eight (8) feet. Minimum top width is four feet and minimum side slopes are 3:1.

j. Spillway. All ponds will have a spillway system capable of handling storm water overflow from the pond. Overflow storm water will be discharged into the natural watercourse.

k. Proximity to Sanitary systems. Ponds used, as primary water supply will be minimum of 50 feet from the septic system leach field. Otherwise ponds will be a minimum of 25 feet from the nearest point of the sanitary system.

l. Ponds will not be discharged so as to affect the leach field of adjacent sanitary systems or raise the ground water so as to render ineffective any sanitary system.

m. Ponds will be managed and maintained so as not to create nuisance and health hazards. The location of a pond shall not cause a hazard to nearby residents.

n. The area surrounding the pond shall be appropriately landscaped with grass and trees to aid in surface drainage and minimize erosions.

o. Liability for the pond is the responsibility of the landowner.

p. Fines and enforcement for the pond violations is the responsibility of the township. The Lorain SWCD does not issue permits nor is it responsible for enforcement action.

q. The Lorain SWCD requires a minimum of 60 days prior to construction to conduct investigation, perform surveys and prepare final drawing of pond.

r. The landowner is responsible for payment of fees to Lorain SWCD or other engineers for pond design/layout services.

s. Public utility requirements must be adhered to regarding both underground and overhead utilities.

t. Larger ponds and/or dams may be subject to review, approval and annual inspection by the Ohio Department of Natural Resources, Division of Water, under the Ohio Dam Safety Law.

OTHER TYPES OF PONDS DEFINITIONS;

***Aquaculture/Agriculture Pond:** A pond constructed on-farm for watering livestock or other agriculture purpose.

***Decorative Pond, Landscape Pools, Water Gardens:** A man-made water impoundment generally less than $\frac{1}{4}$ acre and eight feet deep. Will have a liner and pumps. Generally planted with plant materials for landscape enhancement purposes.

***Golf Course/Commercial Ponds:** A man-made body of water generally greater than $\frac{1}{4}$ acre and eight feet deep. Used for recreation and/or landscaping purposes and in areas of commercial/industrial development and public/private golf courses.

***Retention/Detention Ponds:** A pond or wet basin constructed for flood control purposes. Usually in subdivisions or other on commercial/industrial property. No size/depth restrictions.

***Wetland:** A natural or constructed body of water generally less than six feet in depth with no minimum/maximum size. Made by constructing a dam, excavating a pit or by destroying a drainage system. Constructed wetlands shall be placed in areas that are conducive to wildlife. (A minimum of 500 feet from a residence).

p. Fines and enforcement for the pond violations is the responsibility of the township. The Lorain SWCD does not issue permits nor is it responsible for enforcement action.

q. The Lorain SWCD requires a minimum of 60 days prior to construction to conduct investigation, perform surveys and prepare final drawing of pond.

r. The landowner is responsible for payment of fees to Lorain SWCD or other engineers for pond design/layout services.

s. Public utility requirements must be adhered to regarding both underground and overhead utilities.

t. Larger ponds and/or dams may be subject to review, approval and annual inspection by the Ohio Department of Natural Resources, Division of Water, under the Ohio Dam Safety Law.

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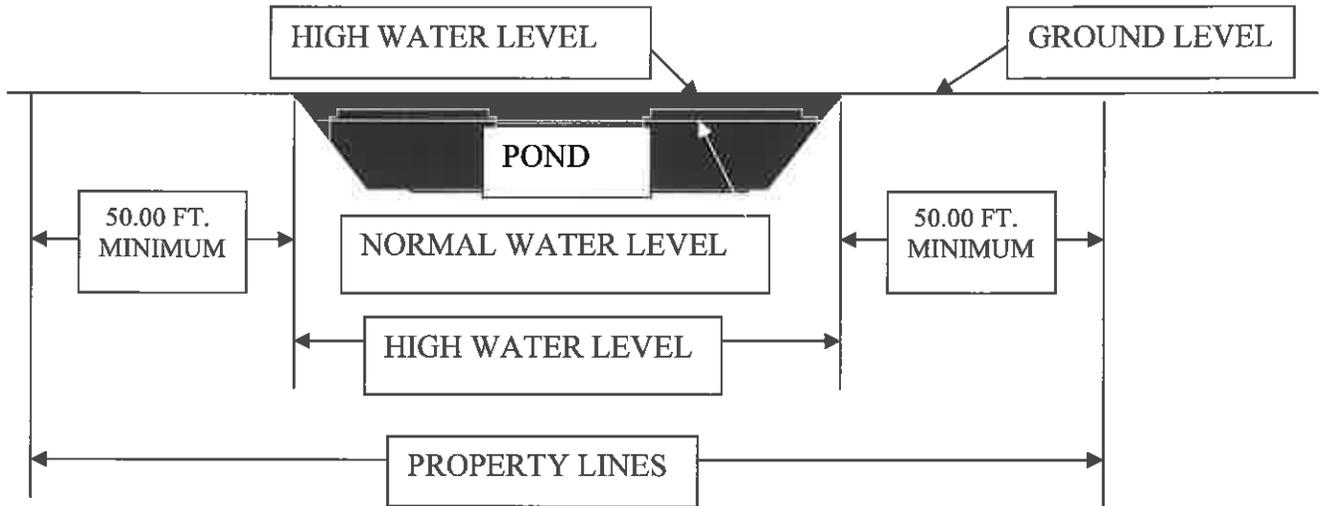
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EXHIBIT E

POND SETBACK REQUIREMENTS

A 50 FOOT SET BACK IS REQUIRED AS SHOWN BELOW FOR ALL TRADITIONAL PONDS
ALL SITUATIONS MUST APPLY

(1) 50 FEET FROM POND EDGE (HIGH WATER MARK)



(2) 50 FEET FROM EDGE OF DAM (EARTH FILL)

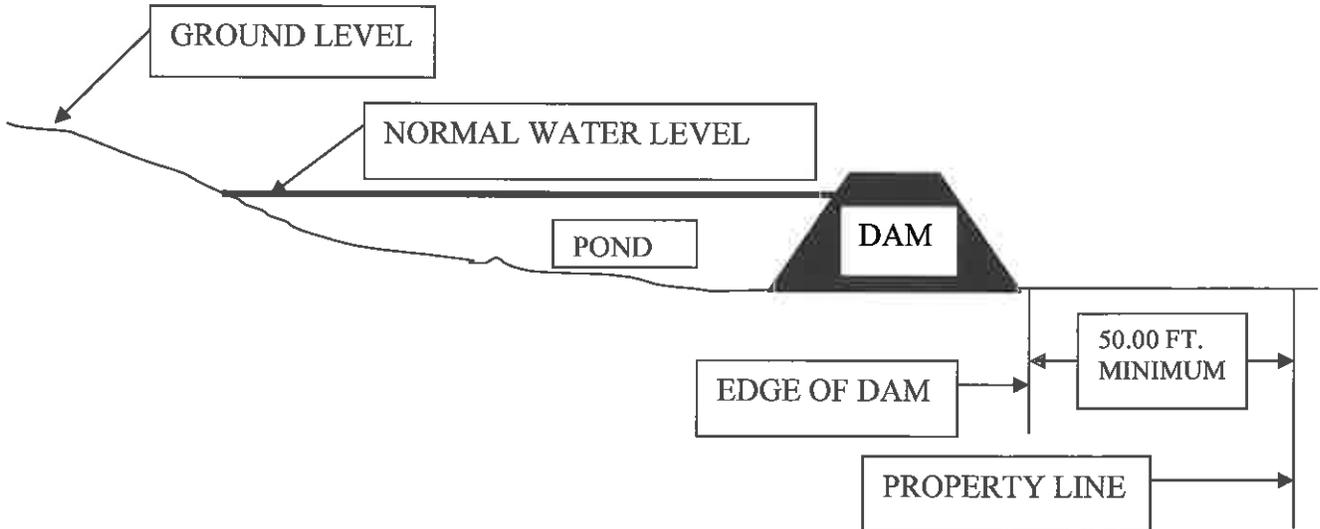
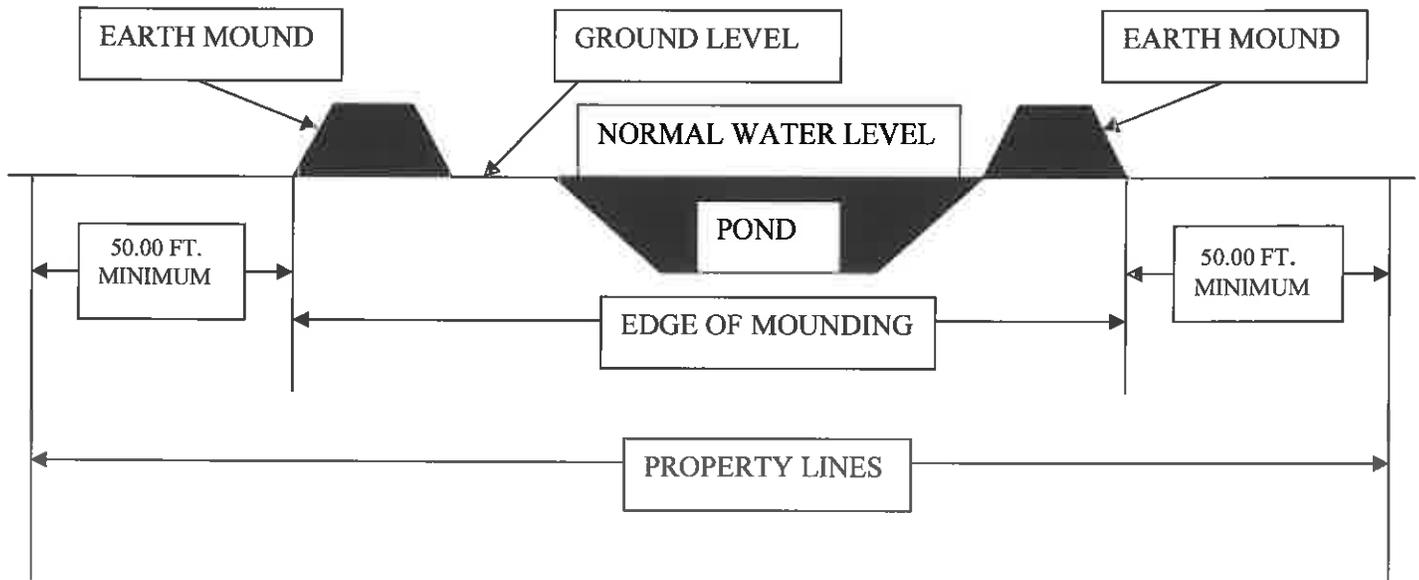


EXHIBIT E

POND SETBACK REQUIREMENTS con't

(3) 50 FEET FROM EDGE OF MOUNDING



Type of Water Body	Setback(ft) (ft)	Designed By	Review By	Permit Needed
Decorative Ponds* Landscape Pool* Water Garden*	25	Landscape Architect Landscape Designer	Township	Yes (ponds more than 100sq.ft.)
Golf Course Pond Commercial Pond	50	Registered Civil Engineer	Township Zoning Board	Yes
Retention and Detention Basin	50	Registered Civil Engineer	Township Lorain County Planning	No
Aquaculture Pond Agricultural Ponds	50	SWCD, Biologist Consultant	SWCD	No
Wetland	50	SWCD, Division of Wildlife, Biologist	SWCD	Yes
Traditional or Residential	50	Registered Civil Engineer or SWCD	SWCD	Yes

*(Only applies to areas greater then 100 Square Feet, Approx. 10'x10'

Construction Notes For -Other Bodies Of Water-

*The Lorain SWCD can assist the township with these reviews, if requested.

*All constructed water bodies (except Decorative ponds, Landscape pools and Water Gardens) shall be a minimum of 50 feet from all property boundaries. In addition earthfill and or excess spoil will be no closer then 50 feet to any property line. (See Exhibit E pages 40a & 40b)

*On-site and off-site drainage patterns(surface and subsurface) will not be obstructed by construction of any water body. Drainage will be routed around the pond and outletted into the original watercourse.

*Wetlands will be a minimum of 500 feet from any home and constructed in an area that is compatible with wildlife.

309.04 WIND TURBINE ENERGY SYSTEMS FOR GENERATING ELECTRICITY
(ALL DISTRICTS)

a. Purpose:

It is the purpose of this regulation to promote the safe, effective and efficient use of wind turbine energy systems installed to reduce the on-site consumption of utility supplied electricity.

b. Definitions:

Wind Turbine Energy System: A wind energy conversion system consisting of a wind energy turbine, a tower and associated control or conversion electronics, which is intended to primarily reduce on-site consumption of utility power.

1. System Height: Height shall be considered the total height of the turbine system from ground level at the base to the blade extended at its highest point or to the top of the tower, whichever is the highest.

2. Clear Fall Zone: An area surrounding the wind turbine system into which the turbine and/or its components might fall.

3. Monopole: A wind turbine tower that is a free standing design without guy wires or lattice supports.

4. Shadow flicker: The intermittent shadow produced by the moving wind turbine blade(s) in front of a light source.

5. Strobging: The intermittent light reflected from the moving blade(s) of a wind turbine system.

c. Permitted Use:

Wind turbine energy systems shall be a permitted use in all zoning districts where structures of any sort are allowed; subject to certain requirements as set forth below.

1. Minimum Lot Size: 2 acres

2. Maximum Turbine System Height: The maximum system height of a wind energy system shall not exceed (80) eighty feet.

3. Set Back: The minimum set back from any property line, other wind turbine or dwelling shall not be less than 150% of the wind turbine energy system height as measured from the edge of the base. The turbine system shall not be located any closer than (20) twenty feet to

any non-dwelling structure on the parcel intended for the turbine.

4. Shadow/Flicker: Wind turbine energy systems shall be sited in a manner that does not result in significant shadowing or flicker effect. The applicant has the burden of proving that these effects do not have a significant adverse impact on neighboring or adjacent uses either through siting or mitigation.

5. Strobing: Strobing from a wind turbine energy system is not permitted.

6. Noise: Wind turbine energy systems shall not exceed 60 dBA, as measured at the property boundaries of the installation site. The level, however, may be exceeded during short term events such as utility outages and/or severe wind storms.

7. Required Certification: All wind turbine energy systems must be approved by any wind certification program recognized by the American Wind Energy Association, in compliance with the Ohio Building Code and certified by a licensed professional engineer.

8. Zoning Permit Requirements: A zoning permit must be issued prior to any construction. Zoning permit applications for wind turbine energy systems shall be accompanied by:

- (a) Standard site plan showing the wind turbine structure and locations of the tower, base, footings, property lines and structures. Evidence of a "clear fall zone" must be provided on the site plan.
- (b) Engineered drawings showing the size, height and construction of the structure, as well as the size and depth of the unit's mounting pad.
- (c) An engineering report or documentation from the manufacturer of the average and maximum decibel rating of the model.
- (d) A list or depiction of all safety measures that will be on the unit including anti-climb devices and lightning protection.
- (e) Data specifying the rated kilowatt output and the maximum power output.

- (f) A maintenance schedule, as well as a dismantling plan, for the removal of an inoperable unit.
- (g) A line drawing of the electrical components providing proof that the installation conforms to the National Electrical Code.
- (h) Evidence that the utility company has been informed of the customer's intent to install an interconnected customer-owned generator. Off-grid systems shall be exempt from this requirement.

9. Compliance with FAA Regulations: Wind turbine energy systems must comply with applicable FAA regulations, including any necessary approvals for installations close to airports.

10. Electrical Wires: All electrical wires associated with a wind turbine energy system, other than wires necessary to connect the wind generator to the tower wiring, the tower wiring to the disconnect junction box, and the grounding wires shall be located underground.

11. Lighting: A wind tower and generator shall not be artificially lighted unless such lighting is required by the Federal Aviation Administration.

12. Appearance, Color and Finish: The wind generator, and tower shall remain painted or finished the color or finish that was originally applied by the manufacturer. The paint or finish shall be kept in good repair for the life of the wind turbine energy system.

13. Signs: All signs, other than the manufacturers' identification, installers identification and appropriate warning signs, on a wind generator, tower, building or other structure associated with a wind turbine energy system shall be prohibited.

14. Maintenance: Wind turbines must be maintained in good working order. Wind Turbine Energy Systems that become inoperable for more than 6 months must be removed from the property at the owner's expense or other body identified in the dismantling plan.

15. Multiple Wind Turbine Energy Systems:
Each Wind Turbine Energy System will:

- (a) Obtain a separate zoning permit.
- (b) Have it's own 2 acre minimum requirement.
- (c) Comply with all other permitted use requirements.

16. Access: No step bolts, rungs, or ladders are permitted on the tower within 12 feet of the ground.

17. Monopole Design: The wind turbine energy system shall be of a monopole design.

18. Electromagnetic or signal interference: No wind turbine energy system shall cause interference with television or other communication systems.

19. Rotor Safety: Each wind turbine shall be equipped with automatic controls to limit the rotational speed of the blades within the design limits of the rotor. A manual shut-off switch to stop and lock the rotor shall be included in the installation. This shut-off switch shall be located outside of the clear fall zone, accessible to emergency and safety personnel and be prominently and clearly labeled. The minimum distance between the ground and any rotating assembly utilized on the wind turbine shall be 15 feet as measured from the lowest point.

310 SUBMISSION OF PLANS ON 5 ACRES OR MORE

310.01 APPLICABILITY

This procedure is to be applied when specified in the District Regulations and on developments of five (5) acres or more.

310.02 ACTION BY ZONING COMMISSION AND APPLICANT

Application for developments in all districts shall be reviewed by the Zoning Commission in four stages:

a. Application submission of general plan including sketches;

b. Submission of preliminary development plans and preliminary architectural drawings and site plans;

c. Submission of final development plans and final architectural drawings and site plans;

d. Decision of Zoning Commission given in writing to Zoning Inspector.

310.03 REZONING

Rezoning from another district to the proposed classification shall be considered during the submission of the preliminary site development plans. No zoning permits shall be issued and no building shall be permitted within the designated districts until the final site development plans and the final architectural drawings and plans have been submitted to and approved by the Zoning Commission. Prior to the granting of the permit, the Zoning Inspector shall receive from the Zoning Commission and the State Building Inspector an advisory report approving the proposed development plans as presented in final form as required herein.

310.04 CONSTRUCTION AND USE TO BE AS PROVIDED IN APPLICATIONS

Zoning permits and health permits issued on the basis of applications and plans including site development plans and architectural drawings and plans approved by the Zoning

Commission and the building inspector of the State, or other applicable agencies as designated by the Zoning Commission, authorize only the use and arrangement set forth in such approved plans and applications and amendments thereto, and no other use, arrangements, or construction. Use, arrangement or construction at variance with that authorized shall be deemed a violation of this Resolution and punishable as provided herein.

310.05 APPLICATION PROCEDURE

a. The developer shall meet with the Zoning Commission prior to the submission of the preliminary plans of the development. The purpose of the meeting is to discuss early and informally the purposes and effect of the regulations and the criteria and standards contained in the applicable district regulations; and to familiarize the developer with all plans and regulations of the community. The general plans should indicate the types of units to be used; approximately the location of all buildings; type and location of parking facilities; access points and location of public and private streets; location, type and approximate acreage of all required open spaces. Three copies of the general plan shall be submitted. Specific plans are not required. The intent here is for both the developer and Zoning Commission to clarify their general intentions in regard to the applicable zoning district regulations and requirements before a considerable amount of time and expense has been invested. A formal application and an application fee are required.

b. The Zoning Commission shall discuss with the developer the changes if any, that will be required and the procedure for submitting the preliminary development plans. The Zoning Commission's approval at this stage shall not be binding, but should indicate a general willingness to approve the final plan if the developer meets the necessary requirements.

c. All application submissions shall be submitted at the Zoning Commission not less than two weeks prior to the regularly scheduled meeting.

310.06 PRELIMINARY SUBMITTAL PROCEDURE AND REQUIREMENTS

After the application stage, the developer shall submit preliminary development plans to the Zoning Commission. These plans shall include site development and architectural

plans and drawings in preliminary form that shall conform with the requirements set forth in this Resolution.

310.07 SUBMITTAL OF PRELIMINARY ARCHITECTURAL DRAWINGS

The preliminary drawings for each type of structure shall be submitted for the purpose of portraying conceptually the intended uses within the development. The submittal shall contain the height of the structures, number of units, number of square feet and elevations.

310.08 PRELIMINARY SUBMITTAL TO THE ZONING COMMISSION*

a. The Zoning Commission shall submit in writing to the petitioner the necessary revisions to be shown prior to approval of the preliminary plan, whereupon, the petitioner will submit the revised site plan and drawings to the Zoning Commission 30 days prior to the next regular meeting.

b. Upon approval of the preliminary plans by the Zoning Commission, the final plans may be prepared and submitted for review.

c. Approval of the preliminary plans shall be conditional upon compliance with all other applicable statutes, ordinances, and regulations of Grafton Township, County and State.

310.09 FINAL SUBMITTAL PROCEDURES AND REQUIREMENTS

If the final site plans and drawings are to be reviewed the following month by the Zoning Commission, they shall be submitted on or before the last day of the preceding month. The final site plans and architectural drawings, if not submitted in consecutive months, shall be submitted fifteen (15) days prior to any regular meeting of the Zoning Commission. All final plans must be filed in triplicate.

311 SATELLITE DISH REGULATIONS (All Districts)

a. Satellite dishes exceeding 30 inches in diameter are subject to zoning permits and fees and the following provisions shall apply.

1. Such ground stations or antennas shall be for the personal use of residents and their guests.

2. Such ground stations or antennas shall contain no graphic messages or advertising.

3. Ground-mounted stations or antennas shall be considered accessory structures and shall comply with the following conditions and requirements:

- (a) Such stations or antennas not mounted on the roof of a primary or accessory structure shall be located to the rear of the principal building or structure and shall not exceed an above grade height of twelve feet.
- (b) Such stations or antennas shall maintain minimum rear and side lot line requirements for the district in which said accessory structure is located.
- (c) Such station or antennas shall be mounted in a concrete base in line with grade and only metal supports of galvanized construction shall be utilized.
- (d) Wiring between such station and any other structure shall be placed underground.
- (e) Such stations or antennas shall be designed to withstand a wind force of up to seventy (70) miles per hour without the use of supporting guy wires.

4. Roof-mounted stations or antennas shall be considered accessory structures and shall comply with the following conditions and requirements:

- (a) Such stations or antennas shall be mounted directly on the roof of a primary or accessory structure and shall not be mounted on appurtenances such as chimneys, towers or spires, and shall not be mounted on a pitched roof facing the front yard.
- (b) Such station or antennas mounted on the roof of a primary or accessory structure shall not exceed the height above the roof on which it is mounted at the roof's highest point.

- c) The diameter of any dish antenna mounted upon the roof of a primary or accessory building shall not exceed four (4) feet.
- (d) Such stations or antennas shall be designed to withstand a wind force of up to seventy (70) miles per hour without the use of supporting guy wires.

b. In or on other than dwellings, the following provisions shall apply to satellite ground stations or other antennas designed to transmit or receive radio or television signals to or from earth satellites.

1. Such ground station or antennas shall contain no graphic message or advertising.

2. Ground-mounted stations or antennas shall be considered accessory structures and shall comply with the following conditions and requirements:

- (a) Such stations or antennas not mounted on the roof of a primary or accessory structure shall be located to the rear of the principal building or structure and shall not exceed an above grade height of twelve feet.
- (b) Such stations or antennas shall maintain minimum rear and side lot line requirements for the district in which said accessory structure is located.
- (c) Such station or antennas shall be mounted in a concrete base in line with grade and only metal supports of galvanized construction shall be utilized.
- (d) Wiring between such station and any other structure shall be placed underground.
- (e) Such stations or antennas shall be designed to withstand a wind force of up to seventy (70) miles per hour without the use of supporting guy wires.

3. Roof-mounted stations or antennas shall be considered accessory structures and shall comply with the following conditions and requirements:

(a) Such stations or antennas shall be mounted directly on the roof of a primary or accessory structure and shall not be mounted on appurtenances such as chimneys, towers or spires, and shall not be mounted on a pitched roof facing the front yard.

(b) Such station or antennas mounted on the roof of a primary or accessory structure shall not exceed the height above the roof on which it is mounted at the roof's highest point.

312 NUISANCE See definition

It is the intent of this Resolution that all questions of interpretations and enforcement shall first be presented to the Zoning Inspector for the determination of abatement, control or removal according to Ohio Revised Code section 505.87.

313 HAZARDOUS WASTE DISPOSAL SITES

There is great potential for destruction and death inherent in the threat of hazardous waste. Therefore hazardous waste disposal sites are prohibited in Grafton Township.

314 WASTE STORAGE*

No structure or pond shall be constructed, installed, or operated to store treated or untreated human waste, animal waste, or industrial waste in any zoning district in Grafton Township; the sole exception shall be the storage of either human or animal waste generated on premises.

315 MOBILE HOMES AND TRAILERS (See Section 307.04)

Mobile homes and trailers shall not be permitted in any zoned district except for use as a temporary residence on a lot while a permanent dwelling is being constructed.

316 SUBDIVISIONS

a. Residential Subdivisions

1. Lot requirements shall conform to Article VI Section 604 in the AR District. See 1, 2, 3, & 4 for description and minimum lot size. (Also see Exhibit F on page 48a).

- (a) Minimum single family building lot or accessory building lots - 200 feet continuous frontage x 350 feet depth.
- (b) Minimum front yard depth - seventy (70) feet for all federal or state highways; fifty (50) feet for all other roads.
- (c) Minimum rear yard - fifty (50) feet.
- (d) Minimum side yard width - fifteen (15) feet with total side yard not less than thirty (30) feet.

2. FARM ANIMALS - In platted subdivisions or in any area consisting of 15 or more lots approved under Section 711.131 of the Ohio 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, the set backs for structures housing farm animals and/or storage or use of manure or odor or dust producing substance shall be eighty (80) feet from side lot lines and eighty (80) feet from rear lot line. See Section 519.21 of the Ohio revised code.

b. General Regulations

1. PAVEMENT TYPE - The Township Trustees encourage the use of asphalt or motor paved roads. These surfaces lend themselves to be the most compatible to the township normal maintenance procedures. Reinforced concrete pavement may be required by the Township Trustees based on the type of development. All pavement shall be subject to the Lorain County Engineer's construction standards and inspection.

2. SUBBASE - Shall be compacted clay material.

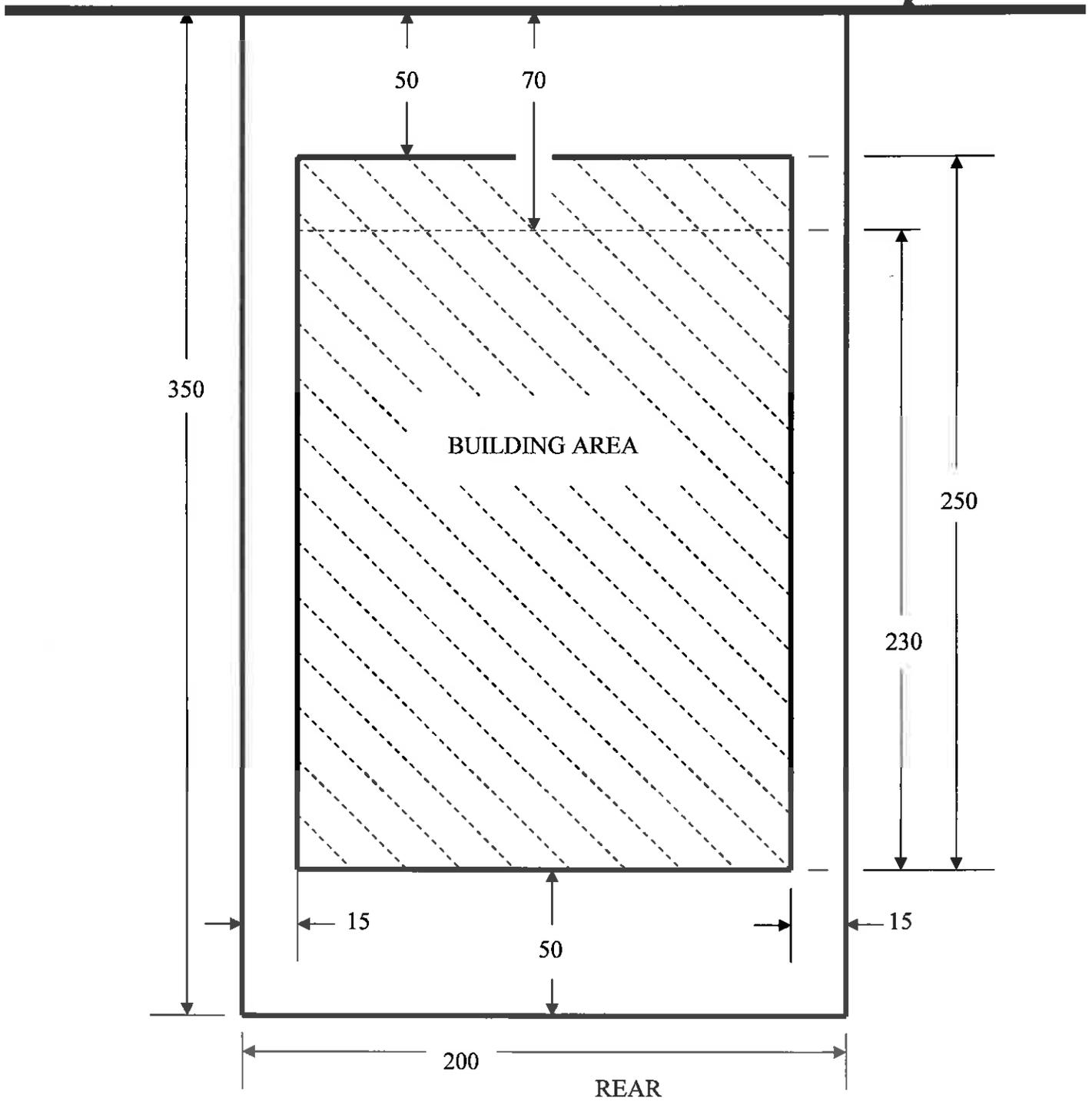
3. BASE - All road bases shall have: a properly installed layer of woven geotextile fabric that has been approved by the Township Trustees; six inches of number 1 and 2 limestone followed by five inches of number 304 limestone.

MINIMUM LOT AND YARD REQUIREMENTS IN A SUBDIVISION

EXHIBIT F

FRONT

* EDGE OF ROAD RIGHT-OF-WAY



4. TOP LAYER - The top layer shall have two inches motorpave leveling course followed by two inches asphalt or two inches motorpave surface layer.

5. BERMS - shall be constructed on both sides of the pavement, two feet wide, and the full depth of the pavement. Six inches of #304 limestone shall be placed and properly compacted. A final layer of #411 limestone shall be added and compacted, so that the berm is flush with the road, and has a one inch per foot taper away from the road edge.

6. ROAD DITCHES - All road ditches shall have six inch drainage tile installed so as to handle low flow water drainage. All ditches shall be constructed to allow for proper drainage of right of way and ease of mowing.

7. LATERAL DRAINS - All roads shall have lateral drains every fifty feet draining to the storm drains or the six inch road ditch tile.

8. RIGHT OF WAYS - No islands shall be constructed in the road right-of-way at intersections, cul-de-sacs or any other place. No trees, fences, or other items will be permitted in the right-of-way without the Township Trustees' permission.

9. SIDEWALKS - Sidewalks may be required by the Township Trustees where special conditions exist.

10. DRAINAGE PIPES - All road culverts passing under streets or roads shall be constructed of concrete or smooth lined corrugated polyethylene HD conduit.

11. CURVES - Streets shall be designed with as few curves as possible, for the greater safety of the driving public, as well as for easier maintenance.

12. SANITARY SEWERS - The design of the subdivision and improvements shall allow room for the future installation of sanitary sewers.

13. STREET LIGHTING - Street lighting shall be installed at all intersections as required by the Township Trustees.

14. ISSUANCE OF ZONING PERMITS - Zoning permits will not be issued for any subplot where the means of ingress or egress is along a newly proposed road until the following items have been completed:

- (a) When all roads are in and the intermediate course of asphalt is completed.
- (b) When all water lines with hydrants are installed.
- (c) All utilities must be installed underground, unless in the event that the service provider, i.e. Ohio Edison or LMRE, is requiring overhead wires.
- (d) When all road right-of-ways have been final graded.
- (e) All road right-of-ways must be grassed as soon as possible as conditions permit.

15. INSPECTION - All work will be subject to approval by the Township Trustees. Inspection will be required by Township Trustees to assure compliance and the cost of the inspection will be paid by the developer.

317 DRIVEWAY REQUIREMENTS*

- a. Each lot will have its own separate driveway from accepted highways.
- b. A permit is required for a new driveway, new driveway pipe, replacement driveway pipe, and modification or addition to existing driveway pipe.
- c. All driveway and driveway pipe specifications (e.g., pipe diameters, length, inlets, profile, construction material, burial depth) shall be determined by the permit issued by the state, county, or Grafton Township.
- d. The Grafton Township Road Department recommends that the driveway pipe shall be dual-walled corrugated plastic whenever it can be installed to the manufacture's specified installation.
- e. No point of the driveway shall be closed than 6 feet from any side property line. (Excludes approach in the road right-of-way).

f. Minimum width of driveway shall be 10 feet. Minimum approach width shall be 24 feet measured at the edge of road pavement.

g. Setback of driveway pipe to be determined by the Grafton Township Road Department.

h. Driveway pipe installation:

1. All sod shall be removed in the approach area.

2. Pipe shall be placed on firm undisturbed soil or on compacted 304/411 stone at the proper elevation.

3. Material around sides and to a level of one foot above pipe shall be compacted 304/411 stone.

i. Profile grade: On uncurbed roadways the profile grade shall slope down and away from the pavement edge for a minimum of 6 feet at the rate of 1 inch per foot.

j. Elevation at roadway: If the approach is paved, the paving material must not exceed the height of the roadway.

k. Driveway pipe replacement along a township road:

1. Replacing or resetting a driveway pipe can be done by the Grafton Township Road Department, by the property owner or their contractor.

2. If the Grafton Township Road Department sets the pipe, it will supply the stone required up to 6 tons. The property owner or their contractor shall pay for the pipe and other materials.

3. The Township will not replace any driveway surface disturbed/damaged during the replacement or resetting of the driveway pipe.

1. It is the responsibility of the person doing the excavation to contact all appropriate locator services (e.g., Ohio Utilities Protection Service [OUPS] and others).

m. The property owner shall be responsible for maintaining the proper working condition of the installed driveway pipe.

a. A permit is required for a new ditch enclosure pipe, replacement ditch enclosure pipe, and modification or addition to existing ditch enclosure pipe.

b. The feasibility of completing a ditch enclosure shall be assessed by the Grafton Township Road Department prior to issuance of a permit.

c. All ditch enclosure specifications (e.g., pipe diameters, length, inlets, profile, construction material, burial depth) shall be determined by the Grafton Township Road Department.

d. Profile grade: On uncurbed roadways the profile grade shall slope down and away from the pavement edge for a minimum of 6 feet at the minimum rate of 1 inch per foot.

e. Final grading, top soil, seeding, and mulch to be done by property owner or their contractor.

f. Installing, replacing, or resetting ditch enclosure pipe can be done by the Grafton Township Road Department, by the property owner or their contractor.

g. The property owner or their contractor shall pay for the pipe and any other materials.

h. It is the responsibility of the person doing the excavating to contact all appropriate locator services (e.g., Ohio Utilities Protection Service [OUPS] and others).

i. Prior to commencement of work, owner must mark all pipe and tile entering roadside ditch with wooden stakes.

j. The property owner shall be responsible for maintaining the proper working condition of the installed ditch enclosure structures.

ARTICLE IV
CONDITIONALLY PERMITTED USES

401 GENERAL REQUIREMENTS

a. PERMITS - All conditionally permitted uses shall come before the Zoning Board of Appeals in the general conditions as set forth in Article XXI.

b. INSPECTION - The Zoning Inspector may inspect the premises at any time. Failure to comply with the regulations as established herein and such others as the Board of Appeals may add will be considered reason for revocation of the conditional permit.

c. VIOLATIONS - Conditional use permits shall be revoked after 30 days from date of written notice of violation unless violation has been corrected.

402 AUTOMOBILE AUTOMATIC WASH STATIONS [B]

a. OFF-STREET RESERVE SPACE - Reserve space for not less than ten automobiles per washing lane shall be provided.

b. REQUIRED OFF-STREET PARKING - One space for each two employees plus one space for the owner or manager.

c. LIGHTING - All outside lighting shall be shielded from adjacent properties.

d. FRONTAGE AND DEPTH - A minimum frontage of 200 feet and a depth of 350 feet are required.

e. SAND TRAP - A sand trap for waste water with a minimum capacity of 120 cubic feet shall be provided within the building for protection against ground water pollution. Said waste water shall be handled according to accepted County Health Board practices. Said use shall be located one hundred feet from any lot in a residential district.

f. RETAIL SALES - Retail sales of related commercial products shall be permitted.

g. REPAIR WORK - Repair work shall not be permitted.

h. SERVICES - Services shall be performed wholly within a totally enclosed building, with the exception that finishing of vehicles may be conducted outside the building.

i. HOURS OF OPERATION - Facilities located adjacent to a residential area shall be used only during the hours of 7 a.m. to 12 midnight.

j. DISTANCE FROM SIDE LOT LINE - The building shall be a minimum of 40 feet from the side lot line.

k. FENCING - A permanent screening fence or wall not less than six feet in height shall be constructed along any property line that abuts property zoned for residential use.

l. SIGNS - The provisions of Article XVIII shall apply.

403 AUTOMOBILE REPAIR, BODY AND PAINT SHOPS [B]

a. FENCING - When such use abuts a lot in any residential district, a three foot solid wall, chain link fence, or painted board fence shall be maintained from the edge of road right-of-way to the building line. Whereupon a six foot solid wall, chain link fence, or painted board fence from the building lot line along the remainder of the property lines shall be maintained. In addition, a row of shrubs or hedges shall be incorporated which will attain a maximum height of not more than three feet from the edge of road right-of-way to the building line and a minimum of six feet along the remainder of the property lines.*

b. DISTANCE FROM RESIDENTIAL AREAS - Buildings used for such purposes shall not be nearer than 75 feet from any residential district.

c. REPAIRS - Automobile, truck and trailer repairs shall be conducted completely within an enclosed building.

d. ACCESS - No more than two driveway openings shall be permitted directly from any major thoroughfare nor more than one driveway opening from any minor street, each of which shall not exceed thirty feet in width at its intersection with the property line. No part of any access way shall be nearer than 100 feet to the intersection of any two street right-of-way lines, nor shall any such part be nearer than 50 feet to any side or rear property line.

e. OFF-STREET PARKING - One space for each employee shall be provided in addition to one space for each 250 square feet of floor space to accommodate loading and unloading of materials, customer parking and storage of vehicles repaired and to be repaired.

f. STORAGE - No overnight or weekend outside storage of trucks or trailers shall be permitted on the premises and no partially dismantled or junked vehicles shall be stored outside the building on the premises.

g. SIGNS - The area of all permanent advertising signs on a building or parcel may have a maximum area of 100 square feet or an area equivalent to one and one-half square feet of sign area for each lineal foot of width of a building. The provisions of Article XVIII shall apply.

404 CEMETERIES [AR]

a. ACCESS - The site shall not interfere with the development of a locally adopted street system and shall maintain direct access onto a public thoroughfare with a minimum of two points of entry set at 200 feet between center lines.

b. MINIMUM SITE SIZE - 10 acres.

c. BUILDING SETBACK - All burial buildings or accessory buildings shall be set back at least one hundred (100) feet from any edge of road right-of-way bounding the cemetery. The site shall provide two side yards and a rear yard at least 40 feet each.*

d. EXISTING CEMETERIES - Existing cemeteries may continue to operate as a nonconforming use. Any future expansion of an existing cemetery not covered by a conditional use permit must comply with the requirements as set forth above.

e. SIGNS - The provisions of Article XVIII shall apply.

405 DAY CARE CENTER [AR]

a. MINIMUM SITE SIZE - One-half acre up to 10 children plus an additional 200 square feet for each additional child.

b. INTERIOR FLOOR SPACE - No less than 100 square feet per child.

c. YARDS REQUIRED - Side and rear yards shall be a minimum of 50 feet.

d. LOT WIDTH AND DEPTH - A 3 1/2 to 1 ratio of depth to width should be maintained.

e. PLAY AREA - There shall be provided on the site a usable outdoor play area of 75 square feet per child enrolled exclusive of front yard, required side yards, driveways and parking areas.

f. FENCING - The play area shall be fenced for safety and shall be screened from any adjoining residential land by suitable plant material.

g. DEVELOPMENT PLAN - A development plan must be submitted at the time of application for a conditional use permit.

h. SIGNS - The provisions of Article XVIII shall apply.

406 EXTRACTION OF MINERALS AND TOP SOIL [AR]

a. GENERAL REQUIREMENTS - Any owner, lessee or other person having an interest in mineral lands may file with the Board an application for authorization to mine minerals therefrom, provided, however, that he shall comply with all requirements of the District in which said property is located, and with the following additional requirements.

b. DISTANCE FROM PROPERTY LINES - No quarrying operation shall be carried on or any stock pile placed closer than 50 feet to any property line, unless a greater distance is specified by the Board where such is deemed necessary for the protection of adjacent property, provided that this distance requirement may be reduced to 25 feet by written consent of the owner or owners of the abutting property.

c. DISTANCE FROM PUBLIC RIGHT-OF-WAY - In the event that the site of the mining, quarrying or extraction operation is adjacent to the right-of-way of any public street or road, no part of such operation shall take place closer than 25 feet to the nearest of any such right-of-way.

d. FENCING - Fencing shall be erected and maintained around the entire site or portions thereof where in the opinion of the Board such fencing is necessary for the protection of the public safety, and shall be of a type specified by the Board.

e. EQUIPMENT - All equipment and machinery shall be operated and maintained in such manner as to minimize dust, noise and vibration. Access roads shall be maintained in dust-free condition by surfacing or other treatment as may be specified by the County Engineer.

f. PROCESSING - Crushing, washing and refining or other similar processing may be authorized by the Board as an accessory use, provided, however, that such accessory processing shall not be in conflict with the use regulations of the District in which the operation is located.

g. PERFORMANCE BOND - All persons or groups of persons, corporations, or private contractors wishing to extract minerals or top soil from land within Grafton Township shall submit to the Township Trustees a bond for a sum to be determined by the Trustees which shall be held during the operation of the extraction process and for a period not to exceed 365 days after removal of equipment from the site. The condition of this bond shall be that the persons or groups of persons, corporations or private contractors responsible for the extraction process shall faithfully perform all conditions of the zoning regulations as set forth and shall pay anyone who may perform or cause to be performed any work or labor or furnish or cause to be furnished any skill, labor, equipment or material in the execution of such contract and such bond shall be forfeited upon the failure of the persons, groups of persons, corporations or private contractors to comply herewith.

h. APPLICATION--CONTENTS, PROCEDURE - An application for such operation shall set forth the following information:

1. Name of the owner or owners of land from which removal is to be made.

2. Name of the applicant making request for such permit.

3. Name of the person or corporation conducting the actual removal operations.

4. Location, description and size of the area from which the removal is to be made.

5. Location of processing plant to be used.

6. Type of resources or materials to be removed.

7. Proposed method of removal and whether or not blasting or other use of explosives will be required.

8. Description of equipment to be used.

9. Method of rehabilitation and reclamation of the mined area.

i. PUBLIC HEARING - Upon receipt of such application, the Board shall set the matter for a public hearing.

j. SIGNS - The provisions of Article XVIII shall apply.

407 FUNERAL HOME [AR - B]

a. SITE SIZE - Minimum site size shall be a lot with a minimum frontage of 200 feet and a minimum depth of 350 feet.

b. ACCESS - The proposed site shall front upon a major thoroughfare. All ingress and egress to the site shall be directly from said thoroughfare.

c. YARDS REQUIRED - Minimum front yard depth shall be one hundred (100) feet. Side yards shall be at least fifty feet in width and the rear yard shall have a minimum depth of fifty (50) feet. All yards to be appropriately landscaped in trees, shrubs and grass. No structures or parking areas shall be permitted in said yards, except that rear yards may be used for parking purposes under the requirements specified in Article XIX and except for required entrance drives and those walls and/or fences used to obscure the use from abutting residential districts.

d. AREA COVERAGE - No more than thirty percent of the gross site area shall be covered by buildings, including accessory buildings.

e. APPEARANCE OF BUILDING - All buildings shall be harmonious in appearance with any abutting surrounding residential area and shall be similar in design and appearance to any other buildings within the immediate vicinity of the proposed site.

f. OFF-STREET PARKING - Off-street parking shall be provided in conformance with the schedule outline in Article XIX. Adequate off-street assembly area for vehicles used in funeral processions area. Parking and assembly areas shall be screened from surrounding residential areas by a fence at least four feet in height. Shrubs or trees may be used in combination with said structural screens or walls.

g. SIGNS - The provisions of Article XVIII shall apply.

a. SITE SIZE AND FRONTAGE - The site shall contain a minimum 35 acres for a par 3 - 9 hole golf course, a minimum of sixty five (65) acres for a nine-hole golf course and one hundred ten (110) acres for an eighteen-hole course.

b. DISTANCE FROM EDGE OF ROAD RIGHT-OF-WAY - All principal and accessory buildings shall be located not less than one hundred feet from the edge of road right-of-way.*

c. ACCESS - Access to and from the site shall be located so as to minimize traffic hazards and congestion. All access drives shall be a minimum of twenty feet in width and constructed of a hard-surfaced material.

d. HEIGHT - No structure shall be erected in excess of thirty-five feet in height.

e. COURSE LAYOUT - Course layout shall be directed away from all surrounding residential areas and roads. All detailed plans for the layout of golf courses, structures and accessory buildings shall be submitted to the Board. The Board may request a review by the Lorain County Planning Commission, if desired, prior to the issuance of a conditional zoning permit. Such review by the Planning Commission shall be advisory to the Board.

f. DISTANCE FROM RESIDENTIAL AREAS - Buildings and parking areas shall be not less than two hundred feet from any property line of abutting residentially zoned land.

g. SIGNS - All signs shall be located a least twenty feet from all edge of road right-of-ways and seventy-five feet from any abutting residential property lines. No signs shall be greater than three feet in height, and all signs shall be subject to the requirements of Article XVIII.*

h. LIGHTING - Lighting of any type shall be directed away from or shielded from any abutting properties so that said lighting will not cast light on adjoining properties.

i. PARKING - Ten parking spaces per hole shall be provided in addition to one space per thirty-five square feet of floor area for public assembly. All parking spaces shall be located not less than seventy-five feet from any residential district and fifty feet from the edge of road right-of-way.*

j. FENCING - A minimum of six feet in height shall be provided around all recreation areas (tennis courts, swimming pools and shuffle board courts), thereby permitting access only to members or users of the golf course.

k. RETAIL SALES - Pro-shops and sale of goods incidental to the principal use shall be permitted. The sale of food and beverages shall be permitted if contained within the principal building or structure.

409 HOME OCCUPATION [AR]

An occupation conducted in a dwelling unit or pertinent structure provided that:

a. No more than one person other than members of the family residing on the premises shall be engaged in such occupation.

b. The use of the dwelling unit for the home occupation shall be clearly incidental and subordinate to its use for residential purposes by its occupants, and not more than twenty-five (25) percent of floor area of the dwelling unit shall be used in the conduct of the home occupation.

c. There shall be no change in the outside appearance of the building or premises, or other visible evidence of the conduct of such home occupation other than one sign, not exceeding six (6) square feet in area, non-illuminated, mounted flat against the wall of the principal building, and be subject to the requirements of Article XVIII.

d. No traffic shall be generated by such home occupation in greater volume than would normally be expected in a residential neighborhood, and any need for parking generated by the conduct of such home occupation shall meet the off-street parking requirements as specified in this resolution, and shall not be located in a required front yard.

e. 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 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.

410 MINIATURE GOLF COURSE [AR]

a. MINIMUM SETBACK - 100 feet from edge of road right-of-way, with minimum side and rear yards of at least 15 feet each. The course shall be located no closer than 200 feet from any structure used for human occupancy.*

b. LANDSCAPING - The lot shall be so landscaped as to screen the use from adjoining properties.

c. NOISE - Loud speakers which cause a hazard or annoyance shall not be permitted.

d. ACCESS - All points of entrance or exit should be located no closer than two hundred (200) feet from the intersection of two arterial streets, or no closer than one hundred (100) feet from the intersection of an arterial street and a local or collector street.

e. SIGNS - There shall be no more than one advertisement oriented to each abutting street identifying the activity, and be subject to the requirements of Article XVIII.

f. LIGHTING - No lighting shall constitute a nuisance and in no way shall impair safe movement of traffic on any street or highway. No lighting shall shine directly on adjacent properties.

g. HOURS OF OPERATION - Under no condition shall activities continue past 11 p.m.

h. RETAIL SALES - The sale of prepackaged food and beverages and commercial products clearly incidental to the use shall be permitted.

i. PROHIBITED ACTIVITIES - No intoxicating beverages may be sold or permitted. No mechanical amusement devices or games of chance shall be allowed.

j. PARKING - No parking shall be permitted on the public right-of-way. All parking shall be in accordance with Article XIX.

411 MODEL AIRPLANE CLUB [AR]

a. HOURS OF OPERATION - No flying shall be allowed before noon on Sundays.

b. HEIGHT AND AREA RESTRICTIONS - Flying height shall be limited to comply with Lorain County Regional Airport regulations. Planes shall not be flown over adjoining properties.

c. LIABILITY INSURANCE - \$300,000 liability insurance is required.

d. MUFFLERS - Mufflers shall be used on all flying airplanes.

e. NUMBER OF PLANES - No more than two airplanes shall be allowed to fly at the same time.

f. SIGNS - The provisions of Article XVIII shall apply.

412 PARKS AND PLAYGROUNDS [AR]

a. PERMITTED USES - Uses permitted shall be softball or baseball fields, multiple-use paved areas, landscaped areas, picnic areas, playground apparatus areas, and field house.

b. SITE SIZE - The minimum total site size shall be five acres and the minimum total width shall be not less than three hundred feet.

c. ACCESS - A minimum of two access points to the site shall be provided maintaining a distance of 200 feet, center line to center line.

d. PARKING - Ten parking spaces shall be provided for each acre of playground area.

e. SETBACK REQUIREMENTS - Setback requirements for all buildings and accessory structures shall be seventy-five feet from side and rear lot lines and one hundred feet from all edge of road right-of-ways. Setback areas on the site shall be appropriately landscaped to maintain a park-like atmosphere. Playground apparatus must be set back fifty feet from any edge of road right-of-way or side lot line.*

f. LIGHTING - When lighting is provided it shall be shielded from adjacent properties.

g. NOISE - No amplification equipment shall be permitted.

h. RETAIL SALES - The sale of food and carbonated beverages shall be permitted provided that it is contained wholly within a field house or enclosed building.

i. DEVELOPMENT PLAN - A development plan must be submitted at the time of application for a conditional use permit.

j. SIGNS - The provisions of Article XVIII shall apply.

413 PLANT NURSERY AND GREENHOUSES [AR FP]

a. MINIMAL SITE SIZE - five acres.

b. PARKING - A minimum of five off-street parking spaces shall be provided or 3.5 square feet of parking space for each square foot of floor space devoted to retailing, whichever is greater.

c. SETBACK - Any building or accessory structure shall be set back one hundred feet from any edge of road right-of-way and seventy-five feet from all other property lines.*

d. DEAD PLANT MATERIAL - No burning or storage of dead plant material is allowed.

e. LIGHTING - All outside lighting shall be directed away and shielded from adjacent properties.

f. SPRAYING - When spraying of plant material is required, only those sprays accepted by the Department of Agriculture shall be utilized. Said spraying operation shall be directed so as to not affect adjacent properties in any way.

g. IRRIGATION - When irrigation is utilized, adequate drainage shall be provided to direct surface water away from adjacent properties.

h. SIGNS - The provisions of Article XVIII shall apply.

414. OIL & GAS WELLS [AR]

Oil and gas wells must comply with all State requirements.

415 RECREATIONAL CAMPGROUNDS [AR FP]

a. AREA - No campground shall be developed on a lot of less than ten acres. The minimum campsite shall contain 1500 square feet. No campsite shall be located on land having a slope in excess of 20 per cent. Each recreational vehicle or portable camping unit in a recreational vehicle park, recreational camp, combined park-camp or temporary park-camp shall be placed upon the site so as to provide not less than 15 feet distance between the side of any recreational vehicle and the side of any other recreational vehicle or portable camping units located on an adjacent site. There shall be ten feet distance between the end of any recreational vehicle and any other recreational vehicle or portable camping units located on an adjacent site, and ten feet distance between portable camping units located on adjacent sites. All weather parking areas shall be provided.

b. SETBACK - Recreational halls, stores, public gathering places shall be located no closer than 300 feet from the edge of road right of way and 200 feet to the side or rear lot line. Cabins shall be located no closer than 300 feet from the edge of road right-of-way and a minimum of 100 feet from the side or rear lot lines.*

c. SANITATION - All current State and County regulations shall apply.*

d. SOLID WASTE STORAGE AND COLLECTION - All current State and County regulations shall apply.*

e. WATER SUPPLY REQUIREMENTS - All current State and County regulations shall apply.*

f. FIRE PROTECTION - The campground shall be equipped at all times with adequate fire extinguishing equipment as determined by the fire department that serves this area.

g. PROHIBITED ACTIVITIES - No intoxicating beverages may be sold. No gambling permitted.

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h. HOURS OF OPERATION - Under no conditions shall activities continue past 12 p.m. at which time all lights in halls, building, outside areas and all other lights accessory to the operation shall be extinguished, except necessary protection lights.

i. NOISE - Amplification equipment shall be permitted. Radios, televisions, and CD's shall be permitted providing that in the judgment of the zoning inspector these are not operating louder than normally operated in a residence.

j. RETAIL SALES - Retail sales customary to campground operations shall be permitted.

k. PARKING - The following parking space must be provided. Auto - 300 square feet. Optimum space for 3 cars must be provided near each restroom.

l. ACCESS ROADS - All access roads shall be maintained in an all-weather, dust-free condition.

m. SIGNS - A sign shall be permitted provided the area of such sign shall not exceed 16 square feet, and shall be subject to the requirements in Article XVIII.

n. LIGHTING - All outdoor lighting shall be shielded to prevent glare to adjoining properties.

o. OCCUPANCY - No campground shall be used for permanent occupancy or as a mobile home park. No person shall be allowed to occupy a camper for a period longer than 7 months per year.*

p. BATHING BEACHES - Operations shall conform to all Lorain County General Health District Bathing Beach Regulations.

q. RECREATIONAL VEHICLES - Recreational vehicles while parked in a recreational campground do not need to have a current registration plate or sticker.*

416 RIDING, BOARDING AND SHOW STABLES INCLUDING A RIDING ARENA [AR]

a. APPLICABILITY - These conditions shall apply where one or more horses are used, kept, or maintained, for commercial leasing or hiring purposes for remuneration.

b. GENERAL - All riding or exercising of horses shall be conducted solely on the premises of said stable, academy or arena. The use of any public road or right-of-way as a part of a stable or riding academy shall be prohibited. All horses

shall be adequately housed and fenced so as to not be a nuisance to adjacent properties.

c. LOT AREA - The lot area required for each horse stabled in a riding stable or academy shall be not less than 1 acre and the minimum lot shall be not less than 5 acres with a lot width of not less than 400 feet.

d. BUILDING LOCATION - All buildings for the riding, showing, housing or keeping of horses shall be located not less than one hundred and fifty (150) feet from the side and rear property lines and two hundred feet from the edge of road right-of-way. Accessory structures such as outside bleachers shall be located no closer than seventy-five (75) feet to any property line.*

e. ACCESS AND PARKING - Adequate off-street parking shall be provided on site to accommodate all vehicles and/or horse trailers. In determining the size of the parking area a minimum design area of 600 square feet shall be used per horse being boarded or kept. All driveways and off-street parking areas shall be maintained in a dust-free, all-weather condition. Parking areas shall be located no less than one hundred fifty (150) feet from the edge of road right-of-way. Entrance to the site shall be on sufficient width (not less than 24 feet) in order to facilitate entering and leaving the property at the same time.*

f. LANDSCAPING - All outdoor areas including exercising and parking areas shall be adequately landscaped to screen and buffer the use from any abutting residentially zoned property.

g. RETAIL SALES - The sale of commercial products clearly incidental to the intended conditional use shall be permitted. The sale of incidental products shall be conducted wholly within an enclosed building.

h. LIGHTING - All outside lighting shall be shielded and directed away from adjacent properties.

i. NOISE - No outdoor amplification system shall be permitted.

j. HEIGHT - No building or structure shall exceed 25 feet in height.

k. SIGNS - One sign that serves to identify the use on the premises shall be permitted with a surface area not to exceed 16 square feet and shall be subject to requirements found in Article XVIII.

l. SANITATION - The premises shall be maintained in a sanitary and orderly manner so as not to be harmful to adjacent properties, or create a hazard to public health, safety or general welfare.

m. HOURS OF OPERATION - All activities shall terminate on or before 11 p.m. each day.

n. SITE PLAN - When boarding or keeping more than 3 horses, a proposed site plan drawn to scale shall be prepared showing the following:

1. Location of buildings;
2. Location of property lines and adjacent buildings; Ingress and egress points;
3. Parking areas and driveways;
4. All activity areas;
5. Landscaped buffer areas and the plant material to be used;
6. Drainage plan which includes the topography of the site at 5 foot intervals;
7. All other requirements as set forth in the administration and enforcement section of the Zoning Resolution.

417 ROADSIDE STANDS [AR]

a. GENERAL - Roadside stands shall be used for the sale of products grown on the property where said stand is located. Said stand shall be portable and shall be moved back to the setback building line during the non-growing season.

b. SETBACK - Said use shall be set back 20 feet from any right-of-way side line.

c. PARKING - Adequate off-street parking shall be provided for a minimum of 4 vehicles or more as determined by the Board of Zoning Appeals depending on the type and size of

operation. Off-street parking areas shall be maintained in an all-weather, dust-free condition.

d. SIGNS - The provisions of Article XVIII shall apply.

418 SALVAGE YARDS [LI]

a. FENCING - All outdoor storage areas shall be screened or fenced with a solid fence at least 8 feet in height. Said fence shall be maintained in sound condition, painted and presenting a neat and inconspicuous appearance. In addition, the use of trees and shrubs shall be encouraged to enhance the outward appearance of said enclosed area. Storage between the street and such fence is strictly prohibited.

b. PARKING - A minimum of two parking spaces plus one parking space per employee in addition to one space for each 100 square feet of retail floor area shall be provided.

c. BUFFER STRIP - All outside salvage or stored material shall be located no closer than 75 feet to the side and rear property lines when located adjacent to a nonresidential district and a 200 foot transition area measured from the fence to any residential district boundary shall be maintained. Such strip shall be planted with trees, grass and shrubs.

d. SITE SIZE - A minimum of two acres shall be provided.

e. FRONT YARD - A front yard of 100 feet from the edge of road right-of-way shall be maintained. Said front yard shall be planted with trees, grass and shrubs.*

f. HEIGHT - No material shall be stocked above the fence height, except the movable equipment used in the operation.

g. OPEN BURNING AND INDUSTRIAL PROCESSES - No open burning shall be permitted and all industrial processes involving the use of equipment for cutting, compressing, or packing shall be conducted within a completely enclosed building.

h. DEVELOPMENT PLAN - A development plan shall be submitted at the time of application showing: building location, location of accessory building, fence location, fence type and specifications, planting plan, parking area and street access point or points, all drawn to scale.

i. SIGNS - The provisions of Article XVIII shall apply.

419 SANITARY LANDFILL

Considered a nuisance and is not permitted in Grafton Township.

420 SERVICE STATIONS [B]

a. FRONTAGE - A minimum frontage on the primary street of two hundred (200) feet is required.

b. BUILDING SETBACK - A minimum setback of 100 feet from all edge of road right-of-ways is required. A 15 foot unobstructed buffer strip shall be provided next to the right-of-way and parking in this strip shall be prohibited.*

c. REAR YARD - A minimum rear yard of 75 feet is required where the use abuts a residential area or 40 feet where the use abuts a nonresidential area.

d. SITE - A minimum of 2 acres is required.

e. LOT COVERAGE - A maximum lot coverage of 20% shall be permitted.

f. ACCESS - Maximum width of curb openings for stations should not be more than 35 feet or less than 20 feet. No driveway or curb cut for a driveway shall be located within 10 feet of any adjoining property line or within 20 feet of an exterior (corner) lot line as extended. Any two driveways giving access to a single street shall be separated by a buffer strip with a minimum depth of 20 feet from the right-of-way line. The angle of the intersection of the center line of the driveway with the center line of the street shall be not less than 60 degrees.

g. FENCING AND LANDSCAPING - Any unpaved areas of the site shall be landscaped or maintained in a dust free condition and separated from the paved areas by a curb or other barrier. When such use abuts a lot in any residential district, a 3 foot solid wall, chain link fence, or painted board fence shall be maintained from the edge of road right-of-way to the building line. Whereupon a six foot solid wall, chain link fence, or painted board fence from the building line along the remainder of the property lines shall be maintained. In addition, a row of shrubs shall be incorporated which will attain a maximum height of three feet from the*

edge of road right-of-way to the building line and a minimum of six feet along the remainder of the property lines.*

h. There shall be one parking space for each two gasoline pumps and two for each service bay plus one for each employee and one for each restroom provided.

i. LIGHTING - Exterior lighting shall be shielded from adjacent properties to prevent possible glare.

j. SERVICE EQUIPMENT - Gasoline pump islands, compressed air connections, and other equipment shall be set back a minimum of 30 feet from any edge of road right-of-way. Hydraulic hoists, pits and all lubrication, washing and repair equipment shall be enclosed entirely within a building.*

k. OUTDOOR STORAGE OF VEHICLES - Under any and all conditions, outdoor storage of vehicles shall be limited to 72 hours.

l. SIGNS - The provisions of Article XVIII shall apply.

421 VETERINARY HOSPITALS OR KENNELS [AR - B]

a. PARKING AND ACCESS - Parking shall be provided for a minimum of four car and trailer combinations. Five hundred square feet shall be the minimum required parking and access area for each car and trailer or van combination. Three hundred square feet shall be required for parking and access space for each vehicle.

b. RUNWAYS, EXERCISE AREAS - All riding or exercising of animals shall be conducted solely on the premises. All outside small animal runways or kennels shall be enclosed by a six foot woven chain link fence, maintained in a clean orderly and sanitary condition and free from any conditions that would menace the health of the animals enclosed therein, the public, or constitute a nuisance.

c. BUILDINGS AND ENCLOSURES - The main building and any buildings housing animals shall be no closer than one hundred feet from any other lot in any district. Enclosed runways and kennels or outside exercise areas shall be no closer than one hundred feet from any property line.

d. MANURE PILES - Manure piles shall be disposed of daily in a sanitary, nonodorous condition. Open manure piles shall not be permitted.

e. LIGHTING - All outside lighting shall be shielded from adjacent properties.

f. RETAIL SALES - The sale of incidental products is permitted.

g. VICIOUS AND/OR DANGEROUS DOGS - The confining of vicious dogs and/or dangerous dogs in a kennel shall meet the following:

1. DEFINITION:

The term "vicious dog" and "dangerous dog" have the same meaning as provided them in section 955.11 of the Ohio Revised Code.

2. BUILDINGS, ENCLOSURES, RUNWAYS, AND EXERCISE AREAS:

The main building and any building housing vicious or dangerous dogs shall be no closer than one hundred feet from any other lot in any district. Runways and kennels or outside exercise areas shall be no closer than one hundred feet from any property line. All enclosures, runways, kennels and outside exercise areas shall have a minimum height of six feet. The sides shall be a minimum of 9 gauge woven chain link fencing with a minimum of 7 gauge lower tension wire around the entire lower structure. The bottom shall be secured to its sides or shall be embedded to at least one foot into the ground. All openings shall include locked gates. All exercising of vicious or dangerous dogs shall be conducted solely within the confines of the specified enclosed runways, kennels, or outside exercise areas. Enclosures, runways, kennels, and outside exercise areas shall be maintained in a clean, orderly, and sanitary condition and free from any condition that would menace the health of the vicious or dangerous dogs enclosed therein.

h. SIGNS - The provisions of Article XVIII shall apply.