

ZONING REGULATIONS

Granger Township
Last Revised: October 13, 2010

Table of Contents

ARTICLE I: TITLE, AUTHORIZATION, PURPOSE 1

ARTICLE II: GENERAL PROVISIONS 3

 201 Establishment of Zoning Districts 3

 202 Zoning Districts Map 3

 203 Regulations Applicable to All Districts or Zones 4

 204 Wireless Telecommunications Facilities and/or Towers 11

ARTICLE III: DISTRICT REGULATIONS 17

 301 R-1 Residential District..... 17

 302 R-2 Residential District..... 20

 303 C-1 Local Commercial District..... 22

 304 C-2 General Commercial District 31

 305 C-3 Commercial District..... 44

 306 I-1 Industrial Commercial Districts 52

 307 PDD Planned Development District 54

ARTICLE IV: SIGN REGULATIONS..... 63

ARTICLE V: CONDITIONAL ZONING PERMITS..... 70

ARTICLE VI: NONCONFORMING USES 79

ARTICLE VII: ADMINISTRATION AND ENFORCEMENT 80

 701 Administration 80

 702 Enforcement 86

ARTICLE VIII: VALIDITY AND SEPARABILITY 88

ARTICLE IX: REPEALER..... 89

ARTICLE X: EFFECTIVE DATE..... 90

ARTICLE XI: DEFINITIONS 91

GRANGER TOWNSHIP ROADS 98

ARTICLE I: TITLE, AUTHORIZATION, PURPOSE

101 Title

This Resolution shall be known as the Granger Township Revised Zoning Resolution, hereafter referred to as “Resolution”.

102 Authorization

The authority for establishing “The Granger Township Revised Zoning Resolution” is derived from Sections 519.01 to 519.99 inclusive, of the Ohio Revised Code.

103 General Purpose

In order to promote and protect the health, safety, morals, and welfare of the residents of the unincorporated area of Granger Township, Medina County, Ohio, and to conserve and protect property and property values, and to provide for the maintenance of the rural character of Granger Township, and to manage orderly growth and development in said Township, the Board of Trustees has found it necessary and advisable to adopt these zoning regulations as a comprehensive plan of zoning which will regulate the location, height, bulk, number of stories, and size of buildings and other structures, percentages of lot areas which may be occupied, building setback lines, size of yards, and other open spaces and density of population, the uses of buildings and other structures and the uses of the land for trade, industry, residence, recreation, or other purposes; and for such purposes to divide the unincorporated area of Granger Township into zoning districts and to provide for the administration and enforcement of such regulations. All regulations shall be uniform for each class or kind of building or other structure or use throughout any district or zone, but the regulations in one district or zone may differ from those in other districts and zones.

ARTICLE II: GENERAL PROVISIONS

201 Establishment of Zoning Districts

The unincorporated territory of Granger Township, Medina County, Ohio, is hereby divided into zoning districts as follows:

- R-1 Residential District
- R-2 Residential District
- C-1 Local-Commercial District
- C-2 General Commercial District
- C-3 Highway Interchange Commercial District
- I-1 Industrial District
- PDD Planned Development District

202 Zoning Districts Map

The zoning districts and their boundary lines are indicated upon a map entitled “Zoning Districts Map of Granger Township, Medina County, Ohio”, which original map, together with all notations, references, amendments and changes is maintained in the office of the Township Clerk. A copy is attached and made a part of this book for reference.

A. Interpretation of District Boundaries

Where uncertainty exists with respect to the boundaries of any of the aforesaid districts as shown on the zoning map, the following rules shall apply:

1. Where Boundaries Approximately Follow Streets, Alleys, or Highways.

Where district boundaries are indicated as approximately following the center line or right-of-way line of streets, the center line or alley line of alleys, or the centerline or right-of-way lines of highways, such lines shall be construed to be such district boundaries.

2. Where Boundaries Parallel Street Right-of-way Lines, Alley Lines or Highway Right-of-way Line.

Where district boundaries are so indicated that they are approximately parallel to the center lines or right-of-way lines of streets, the center lines or alley lines of alleys, or the center lines or right-of-way lines of highways, such district boundaries shall be construed as being parallel thereto and at such distance therefrom as indicated on the map. If no distance is given, such dimensions shall be determined by the use of the scale shown on said zoning map.

3. Where Boundaries Approximately Follow or Parallel State Route 18 (Akron-Medina Rd.).

Boundaries which follow or parallel State Route 18 shall be measured from the Granger/Sharon Township line.

B. Vacation of Public Ways

Whenever any street or public way is vacated in manner authorized by law, the zoning districts adjoining each side of the street or public way shall be automatically extended to the center of such vacations, and all areas included in the vacation shall thereafter be subject to all regulations of the extended districts.

203 Regulations Applicable to All Districts or Zones

A. All new structures, decks and additions to existing buildings shall require a zoning permit.

B. Prohibited Uses

Prohibited uses shall be deemed to constitute a nuisance and shall not be permitted in any district. Prohibited uses shall include but are not limited to the following:

1. **Metallic powder works.**
2. **Wholesale or retail sales, manufacture or storage of explosives, gunpowder or fireworks in all areas except I-1.**
3. **Above-ground storage and/or distribution of refined petroleum products exceeding 750 gal. in capacity.**
4. **Chemical plant.**
5. **Crematory.**
6. **Distilling of bones, fat, glue or gelatin manufacturing.**
7. **Slaughter houses.**
8. **Manufacture of fertilizer.**
9. **Dumping, storing, burning, reducing, disposing of or burning garbage, refuse, scrap, metal, rubbish, offal or dead animals, except such as results from the normal use of the premises.**
10. **Junk yards, automobile graveyards, used machinery storage lots and used car storage or places for the collection of scrap metal, paper, rags, glass, or junk for sale, salvage or storage purposes.**
11. **Outdoor theaters, commercial amusement parks.**
12. **Gun clubs with purposes of trap shooting, skeet shooting, rifle ranges or trap ranges.**
13. **Automotive speed tracks, go-carts, drag race strips, motorcycle or motorbike raceways.**
14. **Wild animal menagerie.**
15. **Concerts, shows and musical entertainment held out-of-doors for which admission is charged.**

C. General Regulation of Lots

1. Require Lots, Yards, and Open Space Unaffected by Change in Ownership

No space which, for the purpose of a building, has been counted or calculated as part of a side yard, rear yard, front yard, or other open space required by this Resolution, may by reason of change in ownership or otherwise, be counted or calculated to satisfy the yard or other open space requirement of or for any other building.

2. Projects into Yard Areas

Every part of a required yard shall be open to the sky unobstructed, except for accessory buildings in a rear yard, except for parking of automobiles as regulated by Article III herein, except for the ordinary projections of skylight, sills, belt-courses, cornices and ornamental features projecting not to exceed twelve (12) inches, and except for fences constructed in compliance with Section 203.D.4. of this Resolution.

3. Corner Lots

a. Required Yards Facing Streets. Corner lots in all districts are required to have the minimum front yard requirements, as indicated in that district, facing both streets.

b. Driveway access on corner lots must be limited to subdivision streets.

c. Visibility at Corner Lots. No obstruction to view in excess of two (2) feet in height shall be placed on any corner lot within a triangular area formed by the street right-of-way lines and a line connecting them at points thirty (30) feet from the intersection of the street lines, except that shade trees, which are pruned at least eight (8) feet above the established grade of the roadway so as not to obstruct clear view by motor vehicle drivers, are permitted.

4. Outdoor Storage and Business Activities

Storage of materials, equipment, and supplies and displays of merchandise shall take place within a completely enclosed building except as otherwise provided in this Resolution.

5. Lot Area Exceptions for Certain Existing Substandard Lots

Any lot or parcel of land of record at the time of the adoption of amendment No. 18, June 9, 1977, 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 now required by the regulations for the district in which located.

D. General Regulation of Structures and Construction

1. Permitted Height Exemptions

a. Except as specifically stated in other parts of this Resolution

No building shall be erected, converted, enlarged, reconstructed or structurally altered to exceed the height limit hereinafter established for the district in which the building is located, except that penthouse or roof structures for the housing of elevators, stairways, tanks, ventilating fans or similar equipment required to operate and maintain the building, and fire or parapet walls, skylights, towers, steeples, stage lofts and screens, flagpoles, chimneys, smokestacks, radio and television aerials, wireless masts, water tanks, or similar structures may be erected above the height limits herein. No such structure may be erected to exceed by more than fifteen (15) feet the height limits of the district in which it is located; nor shall such structure have a total area greater than twenty-five (25)

percent of the roof area of the building; nor shall such structure be used for any purpose other than a use incidental to the main use of the building except that radio and television aerials may be erected to any height. Free standing private communication aerial/mast (such as CB antennae) or radio towers may be erected provided the aerial is set back a distance from the side or rear property line equal in length to the height of the antennae. The setback of an antennae from any existing buildings of an adjacent property shall be greater than the height of the proposed antennae.

b. Public or semipublic buildings

When permitted in a district, may be erected to a height not to exceed thirty-five (35) feet, except that churches and temples may be erected to a height not to exceed seventy-five (75) feet if the building is set back from each lot line at least one (1) foot for each foot of additional building height above the height limit otherwise provided in the district in which the building is located.

2. Temporary Buildings

Temporary buildings for use incidental to construction work may be erected in any of the zone districts herein established; however, such temporary building or buildings shall be completely removed upon the completion or abandonment of the construction work.

3. Outdoor Advertising Signs

Outdoor advertising signs shall be classified as a business use and shall be permitted in all districts zoned industry, business, trade, or lands used for agricultural purposes. Outdoor advertising signs shall be erected subject to the provisions of Article IV.

4. Fences, Walls, and Hedges

Fences, walls, or hedges may be permitted along all lot lines. Any fence, wall, or hedge shall be well maintained, will be harmonious and appropriate in appearance with the existing character of the immediate area in which it is to be located, and will not be hazardous.

5. Accessory Building

- a. **An accessory building attached to the principal building on a lot** shall be made structurally a part thereof, and shall comply in all respects with the requirements of this Resolution applicable to the principal building. Accessory buildings which are not a part of the main building shall not be located closer than twenty-five (25) feet from the main building and shall be located no less than fifteen (15) feet behind the front line of the main building. Accessory buildings shall not be located closer to lot lines than the minimum requirements of the district in which they are located. An accessory building or buildings which is/are not part of the main building shall not occupy more than thirty (30) percent of the rear yard. Accessory buildings shall be limited to twenty-five (25) feet in height.

- b. **Private tennis courts** shall be located behind the setback line of the principal building on the lot, and shall not be located closer than thirty (30) feet to the rear and fifteen (15) feet to the side lot lines.
- c. **All athletic fields** shall be located behind the setback line of the principal building on the lot and shall meet the minimum rear and side yard requirements. All activities on the athletic field must be for private use only.

6. Ponds and Lakes

- a. **Public or private ponds or lakes containing over one and one-half (1-1/2) feet of water depth** shall be considered as structures for the purpose of permits. No pond/lake shall be constructed such that its surface area or embankments are located on more than one (1) lot. All structures and/or embankments associated with a pond/lake shall be located at least twenty-five (25) feet from all property lines, easements, and any road right-of-way. In no case shall a pond/lake be located closer than twenty-five (25) feet to a principal building. For purposes of setback and yard requirements, the point of measurement for the pond/lake (other than structures) shall be the design high water line, as depicted on the submitted plans, or the base of any embankment where it reaches the normal grade line.
- b. **Ponds/lakes** shall meet standards and specifications of the Medina County Soil and Water Conservation District and Chapter 1521 of the Ohio Revised Code. Lakes/ponds used for domestic water supply shall also meet the requirements of Chapter 2 of the Medina County Sanitary Code.
- c. **Upon making application for a zoning permit**, the applicant is required to submit to the Zoning Inspector, a copy of the proposed pond/lake plans which have been reviewed and stamped by the Medina County Soil and Water Conservation District, and by the Medina County Health Department, if applicable in the case of ponds/lakes for domestic water supply.
- d. **The Zoning Inspector shall inspect ponds and lakes during their construction** and shall require that all construction conforms to the approved plans. A fee shall accompany the application for a zoning permit for a pond/lake. Fees are determined by resolution of the Granger Township Trustees.

7. Fire Ponds

- a. **All major subdivisions shall have fire ponds** with dry hydrant systems and minimum capacity as established by Granger Township Fire Department. Design standards must be obtained from the Granger Township Fire Department in regards to dry hydrant systems. The dry hydrant will be maintained by the Granger Township Fire Department. All fire ponds shall be located on a minimum 3.0 acre lot. All fire ponds shall require a \$20,000 two (2) year cash bond or letter of credit.
- b. **Ownership of said pond shall be established at time of approval of the subdivision.**

- c. **In the event construction of a fire pond is not feasible, an alternate water source must be established, i.e., cistern, city water, etc.**
- d. **The Township has no liability exposure in regard to the pond other than to see that the dry hydrant is properly installed and maintained.**

8. Private Swimming Pools

- a. **Private swimming pools**, exclusive of portable swimming pools with a diameter of less than twelve (12) feet, or with an area of less than one hundred (100) square feet, shall be located behind the setback line of the principal building on the lot. Private pools must comply with the following conditions and requirements.
 - 1) The pool is intended and is to be used for the enjoyment of the occupants of the principal use of the property on which it is located and not for commercial use.
 - 2) It may not be located closer than thirty (30) feet to the rear lot line and fifteen (15) feet to the side lot line.
 - 3) The swimming pool, or the entire property on which it is located, shall be walled or fenced to control access by children or other individuals, from the street or from adjacent properties. Said fence or wall shall not be less than four (4) feet in height and maintained in good condition with a gate and lock.

9. Antenna and Satellite Dish Standards

a. Purpose

It is the purpose of this Section to regulate the location and construction of dish-type satellite signal-receiving antennas within the Township in order to protect the public health, safety, and welfare of the residents, particularly with respect to the maintenance of utility easements and fire safety accesses, the prevention of the accumulation of noxious weeds and debris, the safety, considerations associated with wind loads, and the reasonable accommodation of the aesthetic concerns of neighboring property owners.

b. Zoning Certificate Required

- 1) A description of the type of earth station proposed;
- 2) A plot plan of the lot, premises, or parcel of land showing the location of the proposed earth station and all other buildings thereon;
- 3) Plans depicting the specifications and elevations of the proposed location, to include satisfactory screening and landscaping for ground-mounted structures;
- 4) Details of the method of assembly and construction of the proposed earth station;

5) A fee as required in Section 702.C.6.

c. General Requirements for Large Dishes

1) Dishes Larger than 78 Inches

Satellite dish antennas larger than seventy-eight (78) inches in diameter shall be permitted in all districts provided such dish structures comply with the following criteria:

2) Location in Yards

- a) A Zoning Certificate is required when installing, moving, or substantially constructing or reconstructing such a dish antenna.
- b) Installation shall be in compliance with the manufacturer's specifications at a minimum.
- c) In R-1 and R-2 Districts, dish antennas must be permanently installed on the ground and shall not exceed twelve (12) feet in diameter.
- d) In C-1, C-2 C-3 and I-1 Districts, dish antennas may either be installed on the ground or on the roof of the building. If installed on the roof, the dish shall not be larger than twelve (12) feet in diameter, shall not project higher than ten (10) feet above the maximum building height of the zoning district or more than one-third (1/3) the actual building height above the roof, whichever is less, shall be set back from the front and sides of the building at least eighteen (18) feet and shall not be used for any advertising purposes. A dish antenna may be installed on the top of another part of the building which is lower than the roof, such as a balcony or parking deck, only if such location is at the rear or side of the building and all other requirements are met.
- e) A dish antenna may be attached to an accessory building which is permanently secured to the ground, but may not be attached to the principal building except as provided above.
- f) If a dish antenna is repainted, the only permissible colors are the original color used by the manufacturer, off-white, pastel beige, gray, or pastel gray-green. The paint must have a dull (non-glossy) finish and no patterns, lettering, or numerals shall be permitted on either side of the dish surface.
- g) No dish antenna shall be installed in any public right-of-way or in any drainage or utility easement.
- h) Dishes may not contain advertising or otherwise be used as signs.

3) Yard Requirements

- a) Dish antennas shall comply with the same minimum side yard requirements as the District in which it is located, except on corner lots. On the side abutting the street, the minimum side yard shall be the same as the minimum front yard requirement
 - b) Dish antennas shall comply with the same minimum rear yard requirements for accessory buildings as the district in which it is located.
 - c) In all cases no dish antenna shall be located within fifteen (15) feet of any street right-of-way.
- 4) Maximum Height Requirements
- a) In R-1 and R-2 Districts, the maximum height of dish antennas shall be fifteen (15) feet.
 - b) In C-1, C-2, C-3 and I-1 Districts, the maximum height of dish antennas installed on the ground shall be twenty (20) feet. Dish antennas mounted on the roof of a building shall not project higher than ten (10) feet above the maximum building height of the district or more than one-third (1/3) the actual building height above the roof, whichever is less.
- 5) Buffering Requirements
- a) In R-1 and R-2 Districts dish antennas shall be surrounded on all sides with any one or combination of evergreen vegetation, topography, landscaped earth berm, or architectural features such as fences or buildings, so that view of the lower one-half (1/2) of the dish area is restricted from all public streets and six (6) feet above ground level of abutting residential property. If evergreen vegetation is used, a species and size may be planted which can be expected to screen the required area within two (2) years of normal growth. Any screening vegetation which dies must be replaced.
 - b) In C-1, C-2, C-3 and I-1 Districts, dish antennas must be screened from view from abutting R-1 and R-2 Districts and residential streets. The screening requirements as to materials and height shall be the same as in Section 203.D.9.c.5).a) above.

d. General Requirements for Small Dishes

- 1) Dishes thirty-nine (39) inches in diameter or less, for residential purposes, with fixed mounting at ground level or directly attached to a dwelling shall be exempt from these regulations.
- 2) Dishes less than seventy-eight (78) inches in diameter shall be permitted in R-1 and R-2 Districts provided such dish structures comply with the following criteria which are hereby established to protect the health and safety of residents and motorists, by providing for safe installations of dish structures which do not constitute hazards to persons or properties, which do

not obstruct vehicular sight lines, and which are consistent with and preserve the established aesthetic character of the Township:

- a) All free-standing installations shall be located in compliance with the minimum yard requirements for the district in which such installations are located. Each free-standing installation shall have an adequate base as determined by the Zoning Inspector.
- b) All wiring from a free-standing dish to the buildings which it serves shall be installed underground to minimize the safety hazards associated with exposed wiring.
- c) Any dish mounted on the roof or attached to the wall of any structure shall be designed and constructed so as not to create undue loading or stress on building components and in a manner acceptable to the Zoning Inspector.
- d) In order to minimize wind loading, roof installations shall be accomplished so that the top of the satellite dish does not extend above the ridge line of the roof.
- e) Each dish shall, to the extent possible, be harmonious in color with the building structure to which it is attached.

e. Driveways All Districts Except C-2

A driveway shall serve not more than one (1) principal building and be located on the same property as the principal building that it serves. All driveways shall have a minimum width of twelve (12) feet and shall meet the minimum side yard width of the district in which it is located including turnaround and apron.

f. Boulevard Islands

No boulevard islands shall be permitted.

g. Commercial Industrial Access

No commercial or industrial access may be maintained across R-1 or R-2 zoning.

204 Wireless Telecommunications Facilities and/or Towers

A. Purpose

The purpose of this Section is to provide regulations for the installation, maintenance, and removal of wireless telecommunication facilities within Granger Township, Medina County, Ohio and to provide telecommunications providers with adequate and reasonably equivalent opportunities to provide telecommunications services within the Township and surrounding communities. It is the intent of these regulations to:

- 1. Protect the health and safety of Township residents by minimizing any potentially adverse health and/or safety impacts;**
- 2. Minimize adverse visual impacts on adjacent properties;**

3. **Protect property values within the Township;**
4. **Ensure to the greatest extent possible that wireless telecommunications facilities are compatible with surrounding land uses; and**
5. **Promote co-location as a means of maximizing the use of existing and proposed towers and minimizing the need for separate wireless telecommunication facilities.**

B. Applicability

1. Permit Required

Except in accordance with Ohio Revised Code Section 519.211 and the provisions of Section 2.4 of this Zoning Resolution, no person shall, in an area zoned R-1 Residential District or R-2 Residential District, locate, erect, construct, reconstruct, change, alter, use or enlarge any wireless telecommunication tower. Whenever a notice has been received or an objection has been lodged, in the manner prescribed in Ohio Revised Code Section 519.211, regarding a wireless telecommunication tower in an area zoned R-1 Residential District or R-2 Residential District, the Board of Zoning Appeals, shall, upon proper application and hearing as set forth in Article V of this Zoning Resolution, have the power to issue at its discretion a Conditional Zoning Certificate allowing the construction, location, erection, reconstruction, change, alteration or enlargement of such wireless telecommunication tower if it finds that the applicant has satisfied all of the applicable requirements of Article V and Section 204 hereof.

2. Exceptions

The following are exceptions to the regulations contained herein pertaining to wireless communication towers:

- a. **Wireless telecommunication facilities** located in areas zoned C-1 Local Commercial District, C-2 General Commercial District, C-3 Highway Interchange Commercial District, and I-1 Industrial District are exempt from these provisions to the extent provided in Ohio Revised Code Section 519.211 and no Conditional Zoning Certificate or Zoning Certificate shall be required for such facilities where such exemption applies.
- b. **The addition of a new wireless telecommunication antenna to an existing tower** in any R-1 Residential District or R-2 Residential District where such installation does not involve any increase or extension of the original height of the structure on which it is mounted shall not require a Conditional Zoning Certificate but may directly apply for and obtain a Zoning Certificate for such installation from the Zoning Inspector.
- c. **Wireless telecommunication towers** located in areas zoned R-1 Residential District or R-2 Residential District where, within such time period as is stipulated in Ohio Revised Code Section 519.211(F)(1), neither a contiguous property owner gives written notice to the Township Trustees requesting that the wireless telecommunications facility be subjected to the provisions of this Zoning

Resolution, nor a member of the Township Trustees makes an objection to the proposed location of the wireless telecommunications facility.

C. Application Requirements

Requests for a Conditional Zoning Certificate to install a wireless telecommunication facility in an area zoned R-1 Residential District or R-2 Residential District shall be filed through the Zoning Inspector to the Board of Zoning Appeals in conformance with the provisions of Article V of this Zoning Resolution. In addition to the application requirements set forth in Section 501.A., the following additional requirements shall apply to all applications for wireless telecommunication facilities:

1. Analysis of Co-location Alternatives

- a. **No existing wireless telecommunications towers are located within the above-listed radius of the site;**
- b. **Existing wireless telecommunications towers are not of sufficient height to meet the applicant's engineering requirements;**
- c. **Existing wireless telecommunications towers do not have sufficient structural strength to support applicant's proposed antenna and related equipment;**
- d. **Co-location would result in radio frequency interference with other existing equipment on the wireless telecommunications tower which cannot be reasonably prevented;**
- e. **Evidence that the owner of the existing wireless telecommunications tower will not to enter into a co-location arrangement; or**
- f. **Existing wireless telecommunications towers do not provide an acceptable location or requisite coverage for the applicant's communication network.**

2. Analysis of New Tower Site Alternatives

Unless the application is for co-location, the application shall submit certification, supported by evidence, indicating that the proposed new site for a wireless telecommunications tower is an essential location. The applicant's certification shall include a listing of potential sites, a description of each potential site (including ground elevations) and a discussion of the ability or inability of the site to host a telecommunications tower.

3. Analysis of Visual Impact

The applicant shall submit a pictorial representation, such as a silhouette drawing, photograph, etc. of the proposed wireless telecommunications tower from a point two hundred (200) feet from the facility in each of the four compass directions showing the relationship of the tower against the massing of surrounding structures, trees, and other intervening visual masses.

4. Co-location Agreement

The proposed owner/operator of the tower shall submit an agreement to allow, under commercially reasonable terms, co-location until said tower has reached full antenna

capacity, but in no event fewer than two (2) additional antenna platforms for two (2) additional providers unrelated to the owner/operator. Agreement to this provision must also be included in the applicant's lease with the property owner, if different from the owner/operator of the tower.

5. Abandonment and Removal Agreement

The owner or operator of the wireless telecommunication facility shall submit an agreement to notify the Township Zoning Inspector within thirty (30) days of permanently ceasing operation of a permitted facility and to remove a non-functioning facility within six (6) months of ceasing its use. All costs associated with demolition and/or removal of the tower and associated equipment and buildings shall be borne by the most recent tower operator of record unless such costs are the contractual or legal responsibility of another party. If the owner fails to remove a tower in the time provided in this section, the said agreement shall authorize the Zoning Inspector to cause the demolition and removal of the tower and recover the costs of demolition and removal from the applicant and/or property owner. The owner or operator of the wireless telecommunication facility shall provide for a cash or surety bond at the minimum rate of \$100.00 per vertical foot from the natural grade at assure funds are available for the demolition and the removal of the tower if it should become necessary.

D. Standards for Wireless Telecommunications Facilities

The following criteria shall apply to wireless telecommunications facilities permitted under the terms of this Section:

1. Design

Wireless telecommunications facilities shall be designed in accordance with the following standards:

- a. Where feasible, all towers shall be of a self-supporting monopole design, as opposed to a lattice or guy wire design.**
- b. Except as required by the Federal Aviation Administration (FAA), antennas and towers shall not be illuminated and lighting fixtures or signs shall not be attached to any antenna or tower. Lighting for security purposes shall be permitted only with the prior approval of the Board of Zoning Appeals.**
- c. Security fencing** eight feet (8') in height shall surround the wireless telecommunication tower and equipment. A metal sign of no greater than four square feet (4') shall be posted on the fence showing the names of companies with facilities at the site and their respective twenty-four (24) hour emergency telephone numbers.
- d. In the event a separate access road is necessary, it shall be constructed of suitable width and road materials as determined by the Board of Zoning Appeals to allow Emergency vehicles year round access to the area and to prevent mud deposits on public roads.**
- e. All disturbed areas are to be fine -graded, seeded and mulched upon completion of construction.**

- f. All utility lines servicing the wireless telecommunications equipment shall be run underground.**
- g. Towers and sites shall be so designed so as to permit co-location by at least two (2) additional providers of telecommunications services.**

2. Lot Area and Setbacks

- a. The minimum lot area for installation of a wireless telecommunications facility shall be five (5) acres.**
- b. The minimum distance from any tower and related wireless telecommunications equipment to any property boundary line shall be two hundred feet (200') as measured from the security fence enclosing the wireless telecommunications facilities.**
- c. The maximum height of any wireless telecommunication tower shall not exceed two-hundred feet (200') as measured from the average ground level at the base of the tower. No equipment building, equipment platform, ice bridge, or other associated equipment facilities shall exceed fifteen feet (15') in height from building grade.**
- d. Wireless telecommunications facilities shall be considered a principal permitted building and/or use and shall not be located on the same parcel as another principal permitted building and/or use.**
- e. The minimum separation between wireless telecommunications towers shall be one thousand feet (1,000').**
- f. No wireless telecommunications tower shall be located less than five hundred feet (500') from an existing residential dwelling.**
- g. No residential dwelling shall be located less than three hundred feet (300') from an existing wireless telecommunications tower.**

ARTICLE III: DISTRICT REGULATIONS

301 R-1 Residential District

A. Purpose

The purpose of this district is to manage low-density residential development that will preserve the rural residential character of Granger Township.

B. Uses

Within a R-1 Residential District, no building, structure, or premises shall be used, arranged to be used, or designed to be used, except for one or more of the following uses, and each shall require a zoning certificate:

1. Permitted Uses

- a. **Single Family Dwelling, excluding trailers and manufactured homes** which do not meet the requirements of Section 301.C. and in addition are not: a. Set on a full foundation; b. constructed with a full frame.
- b. **Two-family dwelling (2 dwelling) see Section 301.E.1.**
- c. **Manufactured homes are single family dwelling units which meet the requirements of Section 301.C.**
- d. **Only roadside stands**, where fifty percent or more of the gross income received from the market is derived from produce raised on farms owned or operated by the market operator in a normal crop year shall be permitted.
- e. **Home Occupation**
 - 1) The use shall be secondary in importance to the use of the dwelling for dwelling purposes.
 - 2) The use shall be conducted by the occupant.
 - 3) The use shall be carried on entirely within the dwelling and not in an accessory building.
 - 4) The home occupation shall not occupy more than 25 percent of the floor area of the dwelling unit.
 - 5) An accessory building shall not constitute primary or incidental storage for a home occupation.
 - 6) The use shall not involve any extension or exterior modifications of the dwelling in which the home occupation is located.
 - 7) No outward evidence of materials, goods, or equipment indicative of the home occupation shall be permitted outside the dwelling.

f. **Accessory buildings, structures, and uses incidental to the principal use.**

2. Conditionally Permitted Uses

a. **Public, private and parochial schools subject to the provisions of Section 501.B.2.g.**

b. **Churches and other buildings for the purpose of religious worship.**

c. **Governmentally owned and/or operated parks, golf courses (except miniature), and subject to Section 501.B.1.**

d. **Privately owned and/or operated golf courses (except miniature) and subject to Section 501.B.1.**

e. **Cemeteries.**

f. **Publicly owned and/or operated buildings and facilities other than those listed and subject to Section 501.B.1.**

g. **The provisions of Section 203.C. notwithstanding,** the Board of Zoning Appeals may authorize the issuance of Conditional Zoning Certificates for lots located on the bulb of cul-de-sac streets, provided that the lot width at the set-back line shall be no less than one hundred seventy-five (175) feet.

C. Area, Yard, and Height Regulations

1. Minimum Lot Size

The minimum lot area shall be two (2) acres. Each lot shall have a minimum of one hundred seventy-five (175) feet continuous frontage on a public or approved private street, and a minimum of one hundred seventy-five (175) feet of continuous lot width on and from the street right-of-way to the setback line. At no time shall the minimum lot depth from the right-of-way be less than required by the Health Department.

2. Minimum Front Yard Depth

The distance of set-back from street right-of-way shall not be less than seventy (70) feet.

3. Minimum Side Yard Width on Each Side

Fifteen (15) feet.

4. Minimum Rear Yard Depth

There shall be a rear yard not less than thirty (30) feet deep.

5. Minimum Living Floor Area Per Dwelling Unit

a. **Each single-family dwelling and each dwelling unit in a two-family dwelling shall have the following minimum living floor area:**

- 1) One (1) and two (2) bedroom dwelling units, twelve hundred forty (1240) square feet minimum.
- 2) Three (3) bedroom dwelling unit, fifteen hundred (1500) square feet minimum.
- 3) Four (4) bedroom dwelling unit, eighteen hundred (1800) square feet minimum.
- 4) Five (5) or more bedroom dwelling unit, twenty-one hundred (2100) square feet minimum.
- 5) The area of the dwelling shall be the sum of the gross floor areas above the basement level, and not more than three (3) feet below finished grade, including these rooms (and closets) having a minimum ceiling height of seven (7) feet six (6) inches (7'6"), and having the natural light and ventilation as required by the Medina County Building Code: 1975. Rooms above the first floor may be included which are directly connected by a permanent stairs and hall, and spaces under pitched roofs having a minimum knee wall height of four (4) feet if one-half (1/2) of the room area has a minimum ceiling height of seven feet six inches (7'6").

- b. **Minimum living floor area per family** shall not include porches, steps, terraces, breezeways, attached or built-in garages, basements or other attached structures not intended for human occupancy.

6. Height of Buildings

No Structure shall exceed thirty-five (35) feet in height.

D. Parking Requirements – Minimum Number of Off-Street Parking Spaces Required

All dwellings shall provide parking space off the nearest street or road and outside of the public right-of-way, together with means of ingress and egress thereto, for not less than two (2) motor vehicles per dwelling unit.

E. Supplementary Regulations

1. Principal Building

No more than one dwelling unit shall be permitted on any lot unless otherwise specifically stated in this Resolution, and every dwelling unit shall be located on a lot having required frontage on a public or private street.

302 R-2 Residential District

A. Purpose And Intent

The purpose of this district is to accommodate an existing condominium style residential development which was developed with private central water and sewer facilities and with a private lake orientation. It is the intent of these provisions to allow the continuation of the existing homes within the Granger Lake Condominium development as permitted rather than non-conforming uses, but not to encourage or permit either expansion of the existing condominium development or the establishment of additional developments pursuant to these provisions. To that end, it is further intended that this zoning district apply only to the existing Granger Lake Condominium development and that the boundary of the zoning district be coterminous therewith.

B. Uses

Within an R-2 Residential District, no building, structure or premises shall be used, arranged to be used, or designed to be used except for one or more of the following uses:

1. Permitted Uses

- a. **Single Family Dwellings subject to the minimum floor area requirements of Section 301.C.5**
- b. **Two Family Dwellings subject to the minimum floor area requirements of Section 301.C.5**
- c. **Single Family Attached Dwellings subject to the provisions of Section 302.D.3 and subject to the minimum floor area requirements of Section 301.C.5**
- d. **Home Occupations subject to the provisions of Section 301.B.1.e**

2. Conditionally Permitted Uses

The Board of Zoning Appeals may authorize the issuance of Conditional Zoning Certificates for uses listed herein, subject to the provisions of Article V as listed below:

- a. **Private, public and parochial schools**
- b. **Churches and other buildings for the purpose of religious worship.**
- c. **Privately or governmentally owned and/or operated parks, playgrounds, golf courses (except miniature), riding stables, and swim clubs .**
- d. **Publicly owned and/or operated buildings and facilities.**

C. Building Setbacks, Separations And Height

Dwellings and other buildings shall be located in conformance with the approved development plans for the R-2 District and the condominium development. In no instance shall the building setbacks and separations be less than the following:

1. Minimum Front Setback

The minimum building setback from the edge of the private street or roadway shall be twenty-five (25) feet.

2. Minimum Building Separation

The minimum separation between buildings shall be twenty-five (25) feet measured at the foundation walls.

3. Property Line Setback

No building shall be located closer than thirty (30) feet to any property boundary line of the condominium project.

4. Height Of Buildings

No Structure shall exceed thirty-five (35) feet in height.

D. Development Standards

1. Density Of Dwelling Units

The maximum number of dwelling units shall not exceed a total of One Hundred Ninety-One (191).

2. Condominium Ownership

All dwellings within the district shall be part of a condominium arrangement in conformance with Chapter 5311 of the Ohio Revised Code.

3. Single Family Attached Dwellings

The maximum number of single family dwellings which may be attached or included within a single building or structure shall be six (6).

4. Private Improvements

All streets, water production and distribution facilities, sanitary sewer collection and treatment systems, storm drainage facilities and other common improvements serving the condominium development are intended to be privately owned, operated, and maintained by the condominium association or its designee. Granger Township shall have no responsibility for maintenance or repair of any of the privately owned and operated infrastructure located within the condominium development, nor shall the Township be required to assume ownership or responsibility for such facilities.

5. District Boundary

The boundary of the R-2 District shall be coterminous with the boundary of Granger Lake Condominiums existing as of the effective date of this provision.

303 C-1 Local Commercial District

A. Purpose

The purpose of the C-1 Local Commercial District is to provide for retail and service businesses serving the daily needs of Township residents for goods and services. C-1 Districts are strategically located to provide accessibility to Township residents. Uses in this district shall be compatible with surrounding residential uses in order to minimize impacts on surrounding neighborhoods and are intended to be limited in scale.

B. Uses

Within a C-1 Local Commercial District, no building, structure, or premises shall be used, arranged to be used, or designed to be used, except for the following uses:

1. Permitted Uses

- a. Single family dwellings subject to the minimum floor area requirements of Section 301.C.5.**
- b. Home Occupations subject to the provisions of Section 303.I.**
- c. Personal services, including but not limited to dry cleaners for pick-up and drop-off only, barber shops, beauty parlors, tanning salons, nail salons, tailors, repair shops other than automotive and heavy equipment, travel agents, insurance agents, realtors, upholsterers, and photography studios**
- d. Professional and medical offices not exceeding 3,000 square feet in building area**
- e. Retail stores less than 4,000 square feet in building area**
- f. Banks and financial institutions not exceeding 3,000 square feet in building area**
- g. Bed and breakfasts**
- h. Accessory uses clearly incidental to and located on the same premises as a permitted principal use**
- i. Signs subject to the provisions of Article IV**

2. Conditionally Permitted Uses

- a. Places of worship subject to the provisions of Section 501.B.2.h.**
- b. Private schools and training facilities subject to the provisions of Section 501.B.2.i.**

- c. **Nursing homes and assisted living facilities, subject to the provisions of Section 501.B.2.j.**
- d. **Preparation and processing of food and drink to be retailed on premises, including bakery, delicatessen, meat market, confectionary, restaurant, and soda fountain**
- e. **Funeral homes subject to the provisions of Section 501.B.2.k.**
- f. **Similar uses which are not listed as a permitted or conditionally permitted use in this District, as determined by the Board of Zoning Appeals subject to the following:**
 - 1) be similar in nature and impacts to other uses specifically permitted in the C-1 District;
 - 2) comply with the stated purpose of the C-1 Local Commercial District; and
 - 3) No determination of a similar use shall include the following:
 - a) Sale, service, and repair of vehicles, machinery, and equipment
 - b) Sexually oriented businesses

C. Area, Yard, and Height Regulations

1. Principal Building

No more than one principal building shall be permitted on any one lot.

2. Accessory Buildings

The aggregate building area of all accessory buildings on a lot shall be less than the building area of the principal building.

3. Minimum Lot Size

The minimum lot size shall be two (2) acres.

4. Minimum Lot Width

The minimum lot width at the building line shall be one hundred seventy-five (175) feet.

5. Minimum Lot Frontage

The minimum lot frontage shall be one hundred seventy-five (175) feet.

6. Minimum Front Yard

The minimum front yard shall be seventy-five (75) feet of which twenty (20) feet from the road right-of-way shall be landscaped in accordance with Section 303.G.

7. Minimum Rear Yard

- a. **The minimum rear yard adjacent to R-1 and R-2 Districts shall be forty (40) feet which shall be landscaped in accordance with Section 303.G.**
- b. **The minimum rear yard adjacent to C-1, C-2, C-3, and I-1 Districts shall be twenty (20) feet.**

8. Minimum Side Yard

- a. **The minimum side yard adjacent to R-1 and R-2 Districts shall be twenty-five (25) feet of which fifteen (15) feet from the side property lines shall be landscaped in accordance with Section 303.G.**
- b. **The minimum side yard adjacent to C-1, C-2, C-3, and I-1 Districts shall be ten (10) feet.**

9. Maximum Building Height

No structure shall exceed thirty-five (35) feet in height.

10. Maximum Lot Coverage

The maximum area of any lot covered by buildings, drives, parking areas, and/or other impervious surfaces shall not exceed 70% of the total lot area.

D. Parking and Loading Requirements

1. Parking

a. Required

- 1) Physically challenged (handicapped) spaces shall comply with ADA (American with Disabilities Act).
- 2) Standard parking spaces shall be at least nine (9) feet wide by eighteen (18) feet long, exclusive of access drives or aisles.
- 3) All driveways, customer parking area, and all non-customer parking areas shall be paved.
- 4) Off-street parking areas shall be provided on the premises as follows:
 - a) Single-Family Dwellings. Two (2) parking spaces per dwelling unit
 - b) Personal Services. One (1) parking space for each 250 square feet of building area
 - c) Professional Offices. One (1) space for each 300 square feet of building area
 - d) Medical Offices. One (1) space for each 150 square feet of building area

- e) Retail Stores. One (1) space for each 250 square feet of building area
- f) Banks and Financial Institutions. One (1) space for each 300 square feet of building area
- g) Bed and Breakfasts. One (1) space per guestroom plus two (2) spaces for each permanent dwelling unit
- h) Places of Worship. One (1) space for each five (5) seats
- i) Private Schools and Training Facilities. One (1) space for each 200 square feet of building area
- j) Nursing Homes and Assisted Living Facilities. One (1) space for each bed
- k) Restaurants. One (1) space for each two (2) seats at maximum capacity
- l) Funeral Homes. Four (4) spaces for each chapel room or parlor, of for each 100 square feet of building area of rooms used for services, whichever is greater

b. Setbacks

- 1) The front yard parking setback measured from the road right-of-way shall be twenty (20) feet
- 2) The rear yard parking setback shall be forty (40) feet.
- 3) The side yard parking setback shall be fifteen (15) feet.

2. Access

a. Number

Ingress and egress to all sites shall be limited to not more than two (2) driveways.

b. Width

Ingress and egress driveways shall comply with the following standards:

- 1) Dwellings

Maximum Width	20 feet
Minimum Width	12 feet
- 2) All Other Uses

Maximum Width	30 feet
Minimum Two-Way	24 feet
Minimum One-Way	14 feet

c. Radii

Pavement or curb radius (at the highway edge) shall be in accordance with ODOT standards.

d. Location and Alignment

Driveways, travel lanes, and parking areas shall be designed and related to public thoroughfares to provide for both pedestrian and vehicular safety both in the right-of-way and on site. On-site circulation shall provide for adequate access by emergency vehicles. Access driveways shall be located a minimum of twenty-five (25) feet from the side lot lines.

3. Loading

Loading areas shall be provided according to need. No loading dock, ramp, or other loading facility shall face or be oriented toward the public right-of-way. No loading dock, ramp, or other loading facility shall be located on the front of the building or project into any required yard.

E. Display and Storage

1. Outdoor Display Areas

Merchandise to be sold at retail on the premises may be displayed outdoors, except that no such display area shall be within fifty (50) feet of R-1 and R-2 Districts nor within twenty (20) feet of any street right-of-way. Outdoor displays shall be maintained in a neat and orderly fashion.

2. Outdoor Storage

No outdoor storage of materials or equipment shall be permitted in a C-1 District

F. Building Design Guidelines

Buildings shall be designed in accordance with the following:

1. Architectural Style

Buildings shall be designed to reflect the nature and purpose of the district, the rural character of the Township, and to be in harmony with adjacent and surrounding residential uses.

2. Finished Facades

Each elevation of a building which is visible from the public right-of-way shall have a finished façade treatment using materials which conform to these guidelines

3. Approved Materials

Materials approved for finished architectural façade treatments are split-face block, brick and brick veneer, stone and stone veneer, storefront glazing, E.I.F.S, wood lap siding, vinyl lap siding, pre-cast architectural panels, and architectural metal wall panels.

4. Material Limitations

Not more than ten percent (10%) of any building elevation which is required to have a finished façade treatment shall consist of or be covered with standard concrete masonry units, metal siding, T1-11 wood siding, or other non-approved material.

5. Non-Finished Facades

Building elevations which are not visible from the public right-of-way may be constructed or covered in any material provided said material is compatible in color and design with the remainder of the building.

6. Roof Lines

Changes in roof elevation shall be accompanied with a corresponding change in offset of the building face.

7. Illumination

Building facades may be illuminated as an architectural feature.

8. Accessory Buildings

Accessory buildings shall be constructed to match and/or compliment the principal building in architectural style, finish treatment, materials, and colors.

9. Solid Waste Enclosures

Dumpsters and other solid waste receptacles shall be screened from view with an enclosure constructed of materials which match the principal building. Such enclosures shall be a minimum of six (6) feet in height and have a gated opening.

G. Landscaping Standard (Figures 1 and 2)

1. Purpose

To enhance the architectural features of a structure and improve the appearance of off-street vehicle parking and of outdoor sales and service areas along State Route 94 (Ridge Road) corridor so as to protect and preserve the appearance, character and value of adjacent properties, and hereby promote the general welfare by providing the installation and maintenance of landscaping for screening effects and aesthetic qualities.

2. Building Foundation Landscaping

A minimum of ten (10) feet wide, the length of the building width and within twenty five (25) feet of the façade. Area may be broken by entrance walks, but the walk area shall not exceed fifty percent (50%) of the building front area.

3. Landscape Material Quality Standards

a. All plants shall conform to the American Association of Nurserymen standards “American Standard for Nursery Stock,” latest edition (ANSI Z60.1).

b. The following tree species may be used in any landscape plan but shall not be acceptable for allowance against the required quality standards:

- 1) Miniature tree species
- 2) Poplars
- 3) Cottonwood
- 4) American Elm
- 5) Ailanthus (Tree of Heaven)
- 6) Mountain Ash
- 7) Oregon Maple

- 8) Box Elder
- 9) Sumac
- 10) Catalpa

c. The following tree species shall not be used:

- 1) Thorned Honeylocust
- 2) Osage Orange
- 3) Hawthorne (thorned varieties)
- 4) Willows

4. Landscape Material Size Standards

a. Evergreen Shrubs

Plants shall be no less than twenty-four (24) inches in height, or in the case of spreading varieties of shrubs, no less than twenty-four (24) inches in branch spread.

b. Deciduous Shrubs

Plants shall be no less than thirty (30) inches in height.

c. Conifers (Evergreen Trees)

Evergreen trees shall be no less than five (5) feet in height measured from the top of the soil ball.

d. Deciduous Trees

Deciduous trees shall be no less than one and three-fourths (1-3/4) inch caliper (trunk diameter) as measured at six (6) inches above the crown of the roots (if bare root) or from the top of the soil ball.

e. Turf

Turf shall be either commercially grown sod or lawn quality seed.

5. Landscape Material Quantity Standards

a. Front Yard Requirements

The following minimum plant materials shall be provided and maintained:

- 1) One (1) tree for each fifty (50) linear feet of lot frontage or fraction thereof, not including drive entrances.
- 2) One (1) shrub for each ten (10) linear feet of lot frontage or fraction thereof, not including drive entrances.
- 3) Grass, ground covers or other approved live landscape treatment, excluding paving or gravel.

b. Building Foundation Landscaping Requirements

- 1) At least one-half (1/2) of the building front area (Figure 1) shall be landscaped.
- 2) Landscape material shall include trees, shrubs, live ground covers and/or lawns.
- 3) The minimum number of trees required shall be according to the following schedule based on building width:

Building Width	No. of Trees Required
To 80 feet	2 trees
81 feet – 120 feet	3 trees
Over 120 feet	4 trees

- 4) Each tree shall be planted in an individually landscaped area of not less than 100 square feet.

c. Perimeter Side and Rear Yard Landscaping Relating to Abutting Properties

- 1) Residential Screening. Visual screening (e.g. wall, fences, hedges or combinations) shall be required between all residences and residentially zoned property and all parking or service functions on any business site. Screening shall be at least six (6) feet in height and be the businesses' obligation to construct and maintain.
- 2) The following minimum plant materials shall be provided and maintained:
 - a) One (1) tree for each 100 linear feet of sides and rear lot lines or fraction thereof, with fifty percent (50%) of the requirement to be evergreen trees. Areas will be calculated individually to determine individual requirements.
 - b) One (1) shrub for each 15 linear feet in front of the building setback line, one (1) shrub for each 10 linear feet in all other side and rear yards.
 - c) Grass, ground cover or other live landscape material. No artificial ground cover.

d. Interior Landscaping Parking Lots

- 1) Ten (10) square feet of landscaped area shall be provided for each parking space (Figure 2) excluding spaces abutting a perimeter, or perimeter driveway, for which landscaping has already been provided.
- 2) Total landscaped area shall be separated into smaller specific areas which will be located so as to break up the expanse of pavement.
- 3) Each separate landscaped area shall not be less than one hundred (100) square feet in area and shall contain at least one (1) tree.

- 4) One (1) tree with a clear trunk of at least five (5) feet shall be provided for each individually required landscaped area, or fraction thereof.
- 5) In addition to trees, the landscaped areas shall be adequately planted or otherwise treated with approved landscaping materials not to exceed three (3) feet in height above parking lot grade.

6. Sight Distance Requirements for Plantings (Figure 3)

a. Driveways

At all points of access from a public right-of-way, unobstructed cross visibility shall be maintained between heights of three (3) feet and six (6) feet above the level of the driveway, eight (8) feet above the surface of the driveway where semi-trailers enter or exit, and up to ten (10) feet from the edge of the access drive.

b. Right-of-Way Corners

At the intersection of two or more rights-of-way, unobstructed visibility must be maintained in a triangle formed by an imaginary line with end points on two rights-of-ways, 30 feet from the intersection of two rights-of-way lines.

H. Storm Water Provisions

Storm runoff provisions shall be designed in accordance with the standards contained in the Stormwater Management and Erosion Control Regulations and the policies and requirements established by the Medina County Highway Engineer's Office.

I. Home Occupations

1. Maximum Area

Home Occupations shall occupy not more than fifty percent (50%) of the principal building or shall be contained within an accessory building which shall not exceed the size of the principal building.

2. Exterior Appearance

The external appearance of all buildings shall be consistent with the residential character of the area.

3. Outdoor Display and Storage

Outdoor display and outdoor storage are not permitted as part of Home Occupations.

304 C-2 General Commercial District

A. Purpose

The purpose of the C-2 General Commercial District is to provide an environment for a wide range of business enterprises and promote a mix of commercial uses that provide goods and services for both the Township and surrounding areas. The District is intended to be serviced by public water and sanitary sewer and located along arterial highways.

B. Uses

1. Permitted Uses

Within a C-2 General Commercial District, no building, structure or premises shall be used, arranged to be used, or designed to be used, except for the following uses:

- a. **Personal services**, including but not limited to dry cleaners for pick-up and drop-off only, barber shops, beauty parlors, tanning salons, nail salons, tailors, repair shops other than automotive and heavy equipment, travel agents, insurance agents, realtors, upholsterers, and photography studios
- b. **Retail stores**
- c. **Banks and financial institutions**
- d. **Professional and medical offices**
- e. **Preparation and processing of food and drink to be retailed on premises**, including bakery, delicatessen, meat market, confectionary, restaurant, and soda fountain
- f. **Day Care Centers** for children or adults subject to the provisions of the Ohio Revised Code 5104
- g. **Bed and breakfasts**
- h. **Hotels and motels**
- i. **Accessory uses** clearly incidental to and located on the same premises as a permitted principal use
- j. **Veterinary animal hospitals, clinics, and boarding kennels**
- k. **Signs** subject to the provisions of Article IV

2. Conditionally Permitted Uses

- a. **Places of worship** subject to the provisions of Section 501.B.2.h.
- b. **Private schools and training facilities** subject to the provisions of Section 501.B.2.i.

- c. **Nursing homes and assisted living facilities**, subject to the provisions of Section 501.B.2.j.
- d. **Funeral homes** subject to the provisions of Section 501.B.2.k.
- e. **Sale, service and repair of vehicles, machinery and equipment** subject to the provisions of Section 501.B.2.l.
- f. **Gasoline service station**
- g. **Medical clinics; hospitals**
- h. **Indoor recreational facilities** including motion picture theaters, health spas, bowling alleys, ice skating rinks, and similar entertainment activities excluding sexually oriented businesses.
- i. **Governmentally or privately owned and/or operated parks, playgrounds, golf courses, riding stables and swim clubs** subject to the provisions of Section 501.B.1.
- j. **Publicly owned and/or operated buildings and facilities** subject to the provisions of Section 501.B.1.
- k. **Wholesale business**
- l. **Mini-storage facilities** subject to the provisions of Section 501.B.2.m.
- m. **Similar uses which are not listed as a permitted or conditionally permitted use in this District, as determined by the Board of Zoning Appeals** subject to the following:
 - 1) be similar in nature and impacts to other uses specifically permitted in the C-2 District;
 - 2) comply with the stated purpose of the C-2 General Commercial District; and
 - 3) No determination of a similar use shall include sexually oriented businesses.

C. Area, Yard, and Height Regulations

1. Maximum Lot Coverage

The maximum area of any lot covered by buildings, drives, parking areas, outdoor storage, and/or other impervious surfaces shall not exceed seventy percent (70%) of the total lot area.

2. Minimum Lot Size

The minimum lot size shall be two (2) acres.

3. Minimum Lot Width

The minimum lot width at the building line shall be one hundred seventy five (175) feet.

4. Minimum Lot Frontage

The minimum lot frontage shall be one hundred seventy five (175) feet.

5. Minimum Front Yard

a. The minimum front yard for any lot with frontage on State Route 18 shall be one hundred (100) feet from the S.R. 18 right-of-way of which twenty (20) feet from the S.R. 18 right-of-way shall be landscaped in accordance with Section 304.G.

b. The minimum front yard for lots with frontage on other public streets, private streets, or shared access easements shall be seventy (70) feet from the edge of right-of-way or easement of which twenty (20) feet from the edge of right-of-way or easement shall be landscaped in accordance with Section 304.G.

6. Minimum Rear Yard

a. The minimum rear yard adjacent to R-1 and R-2 Districts shall be forty (40) feet of which thirty (30) feet shall be landscaped in accordance with Section 304.G.

b. The minimum rear yard adjacent to C-1, C-2, C-3, and I-1 Districts shall be twenty (20) feet.

7. Minimum Side Yard

a. The minimum side yard adjacent to R-1 and R-2 Districts shall be thirty (30) feet of which twenty (20) feet from the side property lines shall be landscaped in accordance with Section 304.G.

b. The minimum side yard adjacent to C-1, C-2, C-3, and I-1 Districts shall be twenty (20) feet.

8. Maximum Building Height

No structure shall exceed thirty-five (35) feet in height.

D. Parking and Loading Requirements

1. Parking

a. Required

- 1) Physically challenged (handicapped) spaces shall comply with ADA (American with Disabilities Act).

- 2) Standard parking spaces shall be at least ten (10) feet wide by twenty (20) feet long, exclusive of access drives or aisles.
- 3) All driveways, customer parking area, and all non-customer parking areas shall be paved.
- 4) Parking lot stubs shall be created for those establishments with parking in front of their buildings to adjacent parking lots. The minimum width of a parking lot stub shall be twenty (20) feet.
- 5) Off-street parking areas shall be provided on the premises as follows:
 - a) Personal Services
One (1) parking space for each 250 square feet of building area
 - b) Professional Offices
One (1) space for each 300 square feet of building area
 - c) Medical Offices
One (1) space for each 150 square feet of building area
 - d) Retail Stores
One (1) space for each 250 square feet of building area
 - e) Banks and Financial Institutions
One (1) space for each 300 square feet of building area
 - f) Day Care Facilities for Children and Adults
One (1) space for each two (2) employees plus one (1) space for each eight (8) individuals at maximum capacity. Such facilities shall also provide a designated drop-off and pick-up area equivalent to one (1) space for each four (4) individuals at maximum capacity
 - g) Bed and Breakfasts
One space for each guestroom plus two (2) spaces for each permanent dwelling
 - h) Hotels and Motels
One (1) space per each sleeping room plus one (1) space for each two (2) employees
 - i) Places of Worship
One (1) space for each five (5) seats
 - j) Private Schools and Training Facilities
One (1) space for each 200 square feet of building area
 - k) Nursing Homes and Assisted Living Facilities
One (1) space for each bed
 - l) Restaurants

One (1) space for each two (2) seats at maximum capacity

- m) Funeral Homes
Four (4) spaces for each chapel room or parlor, or for each 100 square feet of building area of rooms used for services, whichever is greater
- n) Gasoline Service Stations
One (1) space for each fueling station
- o) Vehicle, Machinery, and Equipment Service or Repair
One (1) space for each 400 square feet of building area
- p) Medical Clinics
One (1) space for each 150 square feet of building area
- q) Hospitals
One (1) space for each bed
- r) Veterinary Animal Hospitals / Clinics
One (1) space for each 200 square feet of building area
- s) Indoor Recreational Uses
One (1) space for each 200 square feet of building area
- t) Bowling Alleys
Five (5) spaces for each alley
- u) Skating Rinks
One (1) space for each 100 square feet of building area
- v) Golf Courses; Country Clubs
Four (4) spaces for each hole
- w) Outdoor Recreational Uses Including Parks and Playgrounds
One (1) space for each 1,000 square feet for active park areas
- x) Mini-Storage Facilities
One (1) space for each 1,000 square feet of building area
- y) Publicly Owned and/or Operated Buildings and Facilities
One (1) space for each 200 square feet of building area
- z) Wholesale Business
One (1) space for each 300 square feet of building area

b. Setbacks

- 1) The front yard parking setback measured from the edge of right-of-way or easement of any public street, private street, or shared access easement shall be twenty (20) feet.

- 2) The rear yard parking setback adjacent to C-1, C-2, C-3, and I-1 Districts shall be ten (10) feet. The rear yard parking setback adjacent to R-1 and R-2 Districts shall be thirty (30) feet.
- 3) The side yard parking setback adjacent to C-1, C-2, C-3, and I-1 Districts shall be five (5) feet. The side yard parking setback adjacent to R-1 and R-2 Districts shall be twenty (20) feet.

2. Access

a. Number

- 1) Lots existing on the effective date of this amendment shall be permitted one (1) access driveway except as otherwise provided in this Zoning Resolution.
- 2) Lots exceeding 350 feet in width shall be permitted one (1) additional access driveway for every 300 feet or fraction thereof, of lot width greater than 350 feet.
- 3) When two or more substandard lots under the same ownership are adjacent to one another, the lots shall be treated as one lot and only one (1) access driveway shall be permitted.
- 4) An access driveway for a corner lot exceeding 550 feet in width shall be located along State Route 18 no closer than 500 feet to an intersection, measured from the intersection of the right-of-way lines.

b. Width

Ingress and egress driveways shall comply with the following standards:

Maximum Width	36 feet
Minimum Two-Way	24 feet
Minimum One-Way	14 feet

c. Radii

Pavement or curb radius (at the highway edge) shall be in accordance with ODOT standards.

d. Location, Alignment, and Spacing

- 1) Driveways, travel lanes, and parking areas shall be designed and related to public thoroughfares to provide for both pedestrian and vehicular safety both in the right-of-way and on site.
- 2) On-site circulation shall provide for adequate access by emergency vehicles.
- 3) Access driveways shall be located a minimum of twenty-five (25) feet from the side lot lines, except for shared driveways.

- 4) The minimum spacing, except as otherwise set forth herein, between access driveways shall be 300 feet where possible and shall be coordinated, where possible, with driveways on the opposite side of State Route 18.

3. Off-street Waiting Spaces for Drive-Thru or Drive-In Facilities

Drive-thru or drive-in establishments and other establishments which by their nature create lines of customers waiting to be served within automobiles shall provide off-street waiting spaces, on the same lot as the use, in addition to the required number of parking spaces specified in Section 304.D.1.a.5). and as otherwise provided in this Zoning Resolution. For the purpose of this provision, a waiting space shall be defined as that portion of a designated drive-thru lane which is of sufficient length to accommodate one (1) queued vehicle.

a. Waiting Spaces

- 1) Establishments Servicing and/or Selling Food and/or Drinks
Eight (8) waiting spaces
- 2) Facilities with Service Windows or Service Entrances such as Banks, Photo Pick-Up, Pharmacy Pick-Up, Ticket Booths, or Other Similar Facilities
Five (5) waiting spaces for each window or stall
- 3) Drive-Up ATM Machines
Four (4) waiting spaces
- 4) Self-Service Automobile Washing Facilities
Three (3) waiting spaces for each stall
- 5) Automatic Car Wash Facilities
Six (6) waiting spaces for each entrance
- 6) Gasoline
One (1) waiting space for every four (4) filling locations
- 7) Automobile Service Stations that Provide Service to Customers Who Wait in the Vehicle While the Service is Performed
Three (3) waiting spaces for each service bay

4. **Loading** areas shall be provided according to need. No loading dock, ramp, or other loading facility shall face or be oriented toward the public right-of-way. No loading dock, ramp, or other loading facility shall be located on the front of the building or project into any required yard. Loading docks shall be designed and located so that trucks parked at the loading dock shall not extend past the front of the building.

E. Display and Storage

1. Outdoor Display Areas

- a. **Outdoor display of merchandise** shall be limited to the area designated for such use on the approved site plan. In no case shall the area arranged or used for

outdoor display exceed twenty (20) square feet for each one (1) linear foot of lot frontage.

- b. **Outdoor display** shall not be located in the required landscaped portion of the front setback, within required side yards, or on required parking spaces.
- c. **Outdoor display areas** shall be determined at the time of site plan review and approval.

2. **Outdoor Storage**

- a. **Outdoor storage** shall be located in the side or rear yard.
- b. **The total amount of outdoor storage** shall be in accordance with Section 304.C.1. Maximum Lot Coverage.
- c. **Outdoor storage** shall be completely screened from adjoining properties by a solid wall or fence. Such wall or fence shall be a minimum of six (6) feet in height and a maximum of twelve (12) feet in height. The Board of Zoning Appeals may approve an alternative method or technique of screening if it determines that such method provides an equivalent level of screening.
- d. **No material** shall be stored in such a manner as to project above the wall or fence except as specifically authorized by the Board of Zoning Appeals.

F. **Building Design Guidelines**

Buildings shall be designed in accordance with the following:

1. **Architectural Style**

Buildings shall be designed to reflect the nature and purpose of the district, the rural character of the Township, and to be in harmony with adjacent and surrounding residential uses.

2. **Finished Facades**

Each elevation of a building which is visible from the public right-of-way shall have a finished façade treatment

3. **Non-Finished Facades**

Building elevations which are not visible from the public right-of-way may be constructed or covered in any material provided said material is compatible in color and design with the remainder of the building.

4. **Roof Lines**

Changes in roof elevation shall be accompanied with a corresponding change in offset of the building face.

5. **Illumination**

Building facades may be illuminated as an architectural feature. Sources of light for illumination of buildings or grounds shall be shielded so that the light source is not directly visible from residential property and light spillage at the property line shall

not be greater than 0.1 lumens and shall be installed in accordance with an approved site lighting plan.

6. **Accessory Buildings** shall be constructed to match and/or compliment the principal building in architectural style, finish treatment, materials, and colors.
7. **Solid Waste Enclosures**
Dumpsters and other solid waste receptacles shall be screened from view with an enclosure constructed of materials which match the principal building. Such enclosures shall be a minimum of six (6) feet in height and have a gated opening.

G. Landscaping Standard

1. Purpose

To enhance the architectural features of a structure and improve the appearance of off-street vehicle parking and of outdoor sales and service areas along State Route 18 (Medina Road) corridor so as to protect and preserve the appearance, character and value of adjacent properties, and thereby promote the general welfare by providing the installation and maintenance of landscaping for screening effects and aesthetic qualities.

2. Building Foundation Landscaping

Plantings shall be provided in a landscape bed which shall be a minimum of ten (10) feet wide and shall extend across the entire front façade of each building. The foundation landscaping area may be broken by entrance walks, but such walk areas shall not exceed fifty percent (50%) of the building front area.

3. Landscape Material Quality Standards

The following minimum standards shall apply to the installation of all plant material:

- a. **All plants shall conform to the American Association of Nurserymen standards “American Standard for Nursery Stock,” latest edition (ANSI Z60.1).**
- b. **The following tree species may be used in any landscape plan** but shall not be acceptable for allowance against the required quality standards:
 - 1) Miniature tree species
 - 2) Poplars
 - 3) Cottonwood
 - 4) American Elm
 - 5) Ailanthus (Tree of Heaven)
 - 6) Mountain Ash
 - 7) Oregon Maple
 - 8) Box Elder
 - 9) Sumac
 - 10) Catalpa
- c. **The following tree species shall not be used:**

- 1) Thorned Honeylocust
- 2) Osage Orange
- 3) Hawthorne (thorned varieties)
- 4) Willows

4. Landscape Material Size Standards

a. Evergreen Shrubs

Plants shall be no less than twenty-four (24) inches in height, or in the case of spreading varieties of shrubs, no less than twenty-four (24) inches in branch spread.

b. Deciduous Shrubs

Plants shall be no less than thirty (30) inches in height.

c. Conifers (Evergreen Trees)

Evergreen trees shall be no less than five (5) feet in height measured from the top of the soil ball.

d. Deciduous Trees

Deciduous trees shall be no less than one and three-fourths (1-3/4) inch caliper (trunk diameter) as measured at six (6) inches above the crown of the roots (if bare root) or from the top of the soil ball.

e. Turf

Turf shall be either commercially grown sod or lawn quality seed.

5. Landscape Material Quantity Standards

a. Front Yard Requirements

The following minimum plant materials shall be provided and maintained:

- 1) One (1) tree for each fifty (50) linear feet of lot frontage or fraction thereof, not including drive entrances.
- 2) One (1) shrub for each ten (10) linear feet of lot frontage or fraction thereof, not including drive entrances.
- 3) Grass, ground covers or other approved live landscape treatment, excluding paving or gravel.

b. Building Foundation Landscaping Requirements

- 1) At least one-half (1/2) of the building front area shall be landscaped.
- 2) Landscape material shall include trees, shrubs, live ground covers and/or lawns.
- 3) The minimum number of trees required shall be according to the following schedule based on building width:

Building Width	No. of Trees Required
To 80 feet	2 trees
81 feet – 120 feet	3 trees
Over 120 feet	4 trees

- 4) Each tree shall be planted in an individually landscaped area of not less than 100 square feet.

c. Perimeter Side and Rear Yard Landscaping Relating to Abutting Properties

- 1) Residential Screening. Visual screening (e.g. wall, fences, hedges or combinations) shall be required between all residences and residentially zoned property and all buildings, parking, or service functions on any business site. Screening shall be at least six (6) feet in height and be the businesses' obligation to construct and maintain.
- 2) The following minimum plant materials shall be provided and maintained:
 - a) One (1) tree for each 100 linear feet of sides and rear lot lines or fraction thereof, with fifty percent (50%) of the requirement to be evergreen trees. Areas will be calculated individually to determine individual requirements.
 - b) One (1) shrub for each 15 linear feet in front of the building setback line, one (1) shrub for each 10 linear feet in all other side and rear yards.
 - c) Grass, ground cover or other live landscape material. No artificial ground cover.

d. Interior Landscaping Parking Lots

- 1) Ten (10) square feet of landscaped area shall be provided for each parking space excluding spaces abutting a perimeter, or perimeter driveway, for which landscaping has already been provided.
- 2) Total landscaped area shall be separated into smaller specific areas which will be located so as to break up the expanse of pavement.
- 3) Each separate landscaped area shall not be less than one hundred (100) square feet in area and shall contain at least one (1) tree.
- 4) One (1) tree with a clear trunk of at least five (5) feet shall be provided for each individually required landscaped area, or fraction thereof.
- 5) In addition to trees, the landscaped areas shall be adequately planted or otherwise treated with approved landscaping materials not to exceed three (3) feet in height above parking lot grade.

6. Sight Distance Requirements for Plantings

a. Driveways

At all points of access from a public right-of-way, unobstructed cross visibility shall be maintained between heights of three (3) feet and six (6) feet above the level of the driveway, eight (8) feet above the surface of the driveway where semi-trailers enter or exit, and up to ten (10) feet from the edge of the access drive.

b. Right-of-Way Corners

At the intersection of two or more rights-of-way, unobstructed visibility must be maintained in a triangle formed by an imaginary line with end points on two rights-of-ways, 30 feet from the intersection of two rights-of-way lines.

H. Storm Water Provisions

Storm runoff provisions shall be designed in accordance with the standards contained in the Stormwater Management and Erosion Control Regulations and the policies and requirements established by the Medina County Highway Engineer's Office.

I. Performance Standards

No land or building in the C-2 General Commercial District shall be used or occupied in any manner so as to create any dangerous, injurious, noxious or otherwise objectionable element or condition which may adversely affect the surrounding area or adjoining properties. However, any use permitted by this Zoning Resolution may be undertaken and maintained if acceptable measures and safeguards are employed to limit dangerous and objectionable elements to acceptable limits as established by the following performance requirements:

1. Fire Hazards

Any activity involving the use or storage of flammable or explosive materials shall be protected by adequate fire-fighting and fire-suppression equipment as required by safety codes enforced in the Township.

2. Radioactivity or Electrical Disturbance

No activity shall emit dangerous radioactivity at any point or any electrical disturbance adversely affecting the operation at any point of any equipment other than that of the creator of such disturbance.

3. No vibration shall be permitted which is discernible without instruments on any adjoining lot or property.

4. Smoke emissions shall comply with the standards and regulations enforced by the Ohio Environmental Protection Agency.

5. Noise

Microphone or other audible signals shall be designed to minimize sound impacts upon abutting uses. Noise which is objectionable as determined by the Board of Zoning Appeals due to volume, frequency or beat shall be muffled or otherwise controlled. Emergency warning sirens and related apparatus used solely for public purposes are exempt from this requirement.

6. Odors

No malodorous gas or matter shall be permitted which is offensive or which causes a public nuisance or hazard on any adjoining lot or property.

7. Air Pollution

No pollution of air by fly ash, dust, vapors, or other substances shall be permitted which is harmful to health, animals, vegetation or other property, or which can cause excessive soiling.

8. Glare

No direct or reflected glare shall be permitted which is visible from any property or from any public street, road, or highway.

9. Erosion

No erosion, by either wind or water, shall be permitted which will carry objectionable substances onto neighboring properties.

10. Water Pollution

Pollution of water shall be subject to the requirements and regulations established by the State Water Pollution Control Board.

11. Hazardous or Toxic Chemicals or Gases

No chemicals or gases which are a hazard to public health or safety shall be allowed except in compliance with local, state, and federal standards and regulations.

305 C-3 Commercial District

A. Purpose

The purpose of the C-3 Commercial District is to provide locations for the development of office, service, limited manufacturing, and other light industrial uses which do not create negative impacts on adjacent properties, the environment, or on public health, safety, and the general welfare within Granger Township. Uses within C-3 Commercial Districts are intended to be compatible with adjacent residential areas, to manage vehicular access so as to minimize negative impacts, to provide employment opportunities, and to contribute to the economic and tax base of the Township. It is the further intent of this District that all uses be located on attractive, well designed sites that enhance the visual quality and character of the Township.

B. Uses

Within a C-3 Commercial District, no building, structure or premises shall be used, arranged to be used, or designed to be used, except for the following uses:

1. Permitted Uses

a. Offices – Corporate, professional, administrative, and medical

b. Manufacture of the following products providing such manufacturing is performed in a clean, quiet, and free of hazardous or objectionable elements such as noise, odor, dust, smoke, or glare and operate entirely within enclosed structures:

- 1. Electric products and equipment.**
- 2. Metal products including business machines, instruments, fabrication of cabinets and furniture, stamping and extrusion of small parts.**
- 3. Tools and hardware including hand tools, cutlery, die and pattern making and other small machine shops.**
- 4. Wood products including furniture, boxes, and crates.**

c. Light Manufacturing, Fabrication, and Assembly

d. Research and laboratory facilities for basic and applied research, experiments, and testing.

e. Wholesale business, service, and storage establishments such as:

- 1. Repair establishments including automobile motors, body painting, tires, and electrical and household appliances.**
- 2. Other shops including contractors, plumbing, heating, painting, ornamental iron, upholstery, monument works, and welding shops .**
- 3. Warehouses including storage and wholesale establishments and distribution facilities.**
- 4. Yards for storage of lumber and other building materials.**

f. Signs subject to the provisions of Article IV

- g. Similar Main Uses – Any office, service, storage, or manufacturing establishment not listed above but of a character and extent similar to the above as determined by the majority opinion of the Zoning Commission.**

2. Conditionally Permitted Uses

The Board of Zoning Appeals may authorize the issuance of Conditional Zoning Certificates for uses listed herein, subject to the provisions of Article 5 of this Zoning Resolution:

- a. Gasoline stations, excluding automobile service stations, subject to the provisions of Section 501.B.2.m**

- b. Mini-Storage Facilities subject to the provisions of Section 501.B.2.l**

C. Area, Yard and Height Regulations

1. Maximum Lot Coverage

The maximum area of any lot covered by buildings, drives, parking areas, outdoor storage, and/or other impervious surfaces shall not exceed seventy percent (70%) of the total lot area.

2. Minimum Lot Size

The minimum lot size shall be two (2) acres.

3. Minimum Lot Width

The minimum lot width at the building line shall be one hundred seventy five (175) feet.

4. Minimum Lot Frontage

The minimum lot frontage shall be one hundred seventy five (175) feet.

5. Minimum Front Yard

- a.** The minimum setback from State Route 94 shall be seventy-five (75) feet from the right-of-way of which twenty (20) feet shall be landscaped in accordance with Section 305.G.
- b.** The minimum front yard for lots with frontage on other public streets, private streets, or shared access easements shall be fifty (50) feet from the edge of right-of-way or easement of which twenty (20) feet from the edge of right-of-way or easement shall be landscaped in accordance with Section 305.G.

6. Minimum Rear Yard

- a.** The minimum rear yard adjacent to R-1 Districts shall be forty (40) feet of which thirty (30) feet shall be landscaped in accordance with Section 305.G.
- b.** The minimum rear yard adjacent to C-1 or C-3 Districts shall be twenty (20) feet.

7. Minimum Side Yard

- a. The minimum side yard adjacent to R-1 Districts shall be seventy-five (75) feet of which twenty (20) feet from the side property lines shall be landscaped in accordance with Section 305.G.
- b. The minimum side yard adjacent to C-1 or C-3 Districts shall be twenty (20) feet.

8. Maximum Building Height

No structure shall exceed thirty-five (35) feet in height.

D. Parking, Access and Loading Requirements

1. Parking

a. Standards

- 1) Physically challenged (handicapped) spaces shall comply with ADA (American with Disabilities Act).
- 2) Standard parking spaces shall be at least nine (9) feet wide by eighteen (18) feet long, exclusive of access drives or aisles.
- 3) All driveways, customer parking areas, and all noncustomer parking areas shall be paved.

b. Required

Off-street parking areas shall be provided on the premises as follows:

- 1) Professional Offices-
One (1) space for each 300 square feet of building area.
- 2) Medical Offices-
One (1) space for each 150 square feet of building area.
- 3) Gasoline Stations-
One (1) space for each fueling station.
- 4) Sale, Service and Repair of Vehicles, Machinery and Equipment-
One (1) space for each 400 square feet of building area.
- 5) Light Manufacturing, Fabrication, and Assembly-
One and one half (1-1/2) space for each employee and reserving, in the form of landbanking, an equal amount of land for future parking.
- 6) Building Supply and Lumber Yards-
One (1) space for each 400 square feet of building area.
- 7) Mini-Storage Facilities-
One (1) space for each 1,000 square feet of building area.
- 8) Warehouse and Distribution Facilities-
One and one half (1-1/2) space for each employee and reserving, in the form of landbanking, an equal amount of land for future parking.

c. Setbacks

- 1) The front yard parking setback measured from the edge of right-of-way or easement of any public street, private street, or shared access easement shall be twenty (20) feet.

- 2) The rear yard parking setback adjacent to C-1, C-2, C-3, and I-1 Districts shall be ten (10) feet. The rear yard parking setback adjacent to R-1 District shall be thirty (30) feet.
 - 3) The side yard parking setback adjacent to C-1, C-2, C-3, and I-1 Districts shall be five (5) feet. The side yard parking setback adjacent to R-1 District shall be twenty (20) feet.
- d. Land Banking
- An applicant for a Zoning Certificate may submit information which projects the parking demand for a proposed use and may request approval for construction of parking which is less than required by this Zoning Resolution. The request shall include a detailed drawing of a complete parking layout identifying those areas proposed for immediate construction and those to be temporarily retained in landscaped open space. Such land banked parking plans shall be referred to the Zoning Commission, which may permit a portion of the required parking spaces to be reserved and temporarily retained in landscaped open space in those instances where the Zoning Commission determines such arrangement to be appropriate. Prior to approval of the plan, the applicant shall make a written commitment to construct the additional parking at such time as the Zoning Inspector determines that installation of the land banked parking is necessary for the operation of the use.

2. Access

- a. Number
 - 1) Each lot shall be permitted one (1) access driveway except as otherwise provided in this Zoning Resolution.
 - 2) Lots exceeding 350 feet in width shall be permitted one (1) additional access driveway for every 300 feet or fraction thereof, of lot width greater than 350 feet.
- b. Width

Ingress and egress driveways shall comply with the following standards:

 - Maximum Width 36 feet
 - Minimum Two-Way 24 feet
 - Minimum One-Way 14 feet
- c. Location, Alignment, and Spacing
 - 1) Driveways, travel lanes, and parking areas shall be designed and related to public thoroughfares to provide for both pedestrian and vehicular safety both in the right-of-way and on site.
 - 2) On-site circulation shall provide for adequate access by emergency vehicles.
 - 3) Access driveways shall be located a minimum of twenty-five (25) feet from the side lot lines, excluding apron width.

3. Loading

Loading areas shall be provided according to need. No loading dock, ramp, or other loading facility shall be located on the front of the building or project into any required yard. Loading docks shall be designed and located so that trucks parked at the loading dock shall not extend past the front of the building.

E. Outdoor Storage

1. Outdoor storage shall be located in the side or rear yard.
2. The total amount of outdoor storage shall be in accordance with Section 305.C.1 Maximum Lot Coverage.
3. Outdoor storage shall be screened from view from all public right-of-ways and from all adjoining residential properties by a solid wall or fence. Such wall or fence shall be a minimum of six (6) feet in height and a maximum of twelve (12) feet in height. The Zoning Inspector may approve an alternative method or technique of screening if it determines that such method provides an equivalent level of screening.
4. No material shall be stored in such a manner as to project above the wall, fence, or alternative method with the exception of two (2) currently licensed vehicles per acre lot size and mechanical equipment or as specifically authorized by the Zoning Inspector.

F. Building Design Guidelines

Buildings shall be designed in accordance with the following:

1. Architectural Style

Buildings shall be designed to reflect the nature and purpose of the district, the rural character of the Township, and to be in harmony with adjacent and surrounding residential uses.

2. Finished Facades

Each elevation of a building which is visible from the public right-of-way shall have a finished façade treatment.

3. Illumination

Building facades may be illuminated as an architectural feature. Sources of light for illumination of buildings or grounds shall be shielded so that the light source is not directly visible from residential property with no light spillage on the adjoining residential property line. All exterior site lighting shall be down lighting with full-cutoff fixtures. The maximum height of light poles shall be twenty-five (25) feet. Site lighting shall be installed in accordance with an approved site lighting plan.

4. Accessory Buildings

Accessory buildings shall be constructed to match and/or compliment the principal building in architectural style, finish treatment, materials, and colors.

5. Solid Waste Enclosures

Dumpsters and other solid waste receptacles shall be screened from view with an enclosure constructed of materials which complements the principal building. Such enclosures shall be a minimum of six (6) feet in height and have a gated opening.

G. Landscaping Standards

To enhance the architectural features of structures, improve the appearance of off-street vehicle parking protect and preserve the appearance, character and value of adjacent properties, and promote the general welfare, all uses within C-3 Commercial Districts shall install and maintain landscaping in accordance with the provisions and standards set forth in Sections 304.G.2 through 304.G.6 of this Zoning Resolution.

H. Storm Water Provisions

Storm runoff provisions shall be designed in accordance with the standards contained in the Storm water Management and Erosion Control Regulations and the policies and requirements established by the Medina County Highway Engineer's Office.

I. Performance Standards

No land or building in the C-3 Commercial District shall be used or occupied in any manner so as to create any dangerous, injurious, noxious or otherwise objectionable element or condition which may adversely affect the surrounding area or adjoining properties. However, any use permitted by this Zoning Resolution may be undertaken and maintained if acceptable measures and safeguards are employed to limit dangerous and objectionable elements to acceptable limits as established by the following performance requirements:

1. Fire Hazards

Storage, utilization, and/or manufacture of materials or products which are flammable, combustible liquids, produce flammable or explosive vapors or gases, or decompose by detonation shall not be permitted, except in conformance with the Ohio Fire Code, Ohio Revised Code, and Ohio Administrative Code.

2. Radioactivity or Electrical Disturbance

No activity shall emit dangerous radioactivity at any point or any electrical disturbance adversely affecting the operation at any point of any equipment other than that of the creator of such disturbance.

3. Vibration

No activity or operation shall cause or create earth borne vibrations outside the property boundary line.

4. Smoke

Smoke emissions shall comply with the standards and regulations enforced by the Ohio Environmental Protection Agency.

5. Noise

No noise shall be heard outside the property boundary line exceeding the average intensity of street traffic noise.

6. Odors

Continuous, frequent, or repetitive noxious odors shall not be detected outside the property boundary line.

7. Air Pollution

All emissions shall comply with the current standards and requirements of the Ohio Environmental Protection Agency.

8. Glare and Light

No direct or reflected glare shall be permitted which is visible from any adjoining residential property or from any public street, road, or highway.

9. Erosion

All sites shall comply with the water quality and erosion standards established by the Ohio Environmental Protection Agency.

10. Water Pollution

All water borne emissions and/or effluents shall subject to the requirements and regulations established by the Ohio Environmental Protection Agency.

11. Hazardous or Toxic Matter

No use, operation or activity shall emit or discharge toxic or noxious matter in any form which may be detrimental to the public health, safety, or general welfare or which may endanger the natural environment. The use or storage of any hazardous or regulated materials shall be reported to the Granger Township Fire Department using the appropriate Material Safety Data Sheets. Provisions for proper storage, use, and disposal of hazardous and/or toxic materials shall conform to the standards and requirements for such materials as established by the Ohio Environmental Protection Agency, the Ohio Fire Code, Ohio Revised Code, and Ohio Administrative Code and shall be implemented in consultation with the Granger Township Fire Chief.

12. Enforcement

The application for any non-residential zoning permit to the Zoning Inspector shall be accompanied by a statement setting forth the proposed use's ability to comply with these performance standards and describing any materials, processes, or activities which constitute potential hazards, as set forth herein, and the proposed methods for mitigating those potential hazards. The Zoning Inspector may, from time to time, monitor a use's performance to determine its continued compliance with these standards. The Zoning Inspector shall have the authority to investigate complaints

relating to alleged non-compliance with the standards set forth herein. The Zoning Inspector may take such appropriate action as may be deemed necessary to protect the public health, safety, and general welfare and to compel compliance with these performance standards.

306 I-1 Industrial Commercial Districts

A. Purpose

The purpose of I-1 District is to provide for:

1. **Certain conditionally permitted uses** engaged in the storage, distribution, and handling of goods, materials, and services important to consumer, commercial and industrial uses.
2. **Conditionally permitted industrial operations** engaged in the manufacturing, assembly, fabrication, repair, or storage of manufactured goods of such a nature that minimizes objectionable pollutants of the activity including but not limited to odors, smoke, dust, light, refuse, electromagnetic interference, vibrations or noise.

B. Uses

1. Conditionally Permitted Uses

- a. **One accessory building may be conditionally permitted for the purpose of storage.**
- b. **Signs - as regulated by Article IV hereof.**
- c. **No outdoor storage is permitted.**
- d. **All dumpster must be completely screened by solid fence or wall or enclosed in a structure.**
- e. **Billboards.**

C. Area, Yard, and Height Regulations

1. Minimum Lot Size

The minimum lot size shall be five (5) acres with a minimum of four hundred (400) feet of road frontage and a minimum lot width of 400 feet measured at the setback line.

2. Minimum Front Yard Depth

One hundred (100) feet from the road right-of-way with fifty (50) feet landscaped.

3. Minimum Side Yard Width on Each Side

Fifty (50) feet with twenty-five (25) feet landscaped.

4. Minimum Rear Yard Depth

One hundred (100) feet with thirty (30) feet landscaped.

5. Requirements for Parking

One and one-half (1-1/2) car spaces per employee.

6. Requirements for Property Adjacent to Residential Districts

The minimum side yard width and rear yard depth abutting a residential district shall not be less than one hundred twenty-five (125) feet which shall be landscaped and maintained.

7. Building Height

Thirty-five (35) feet.

8. Principal Building

No more than one principal building shall be permitted on any one lot.

307 PDD Planned Development District

A. Purpose

- 1. encourage creative, high quality site design practices in the development of commercial, office, and industrial areas;**
- 2. promote harmony and integration with existing developments and protect adjoining properties from adverse impacts;**
- 3. promote safe and efficient pedestrian and vehicular movement;**
- 4. promote efficient use of infrastructure;**
- 5. protect and enhance natural and historic resources;**
- 6. create attractive retail, office, and industrial environments; and**
- 7. provide opportunity for economic development.**

B. Establishment of Planned Developments

- 1. No Planned Development shall be established** except subsequent to petition by the land owner(s).
- 2. No Planned Development shall be created** unless a determination is made that such development is within the areas designated for Planned Development Districts as shown on the Zoning Map of Granger Township.
- 3. Each Planned Development shall be served** by an approved public water supply system and an approved public sanitary sewer system.
- 4. Each Planned Development shall have a minimum area** of not less than fifty (50) contiguous acres, provided however, that after a Planned Development is established, additional contiguous areas of any size may be added as modifications and extensions of the original Planned Development.
- 5. Each Planned Development shall be developed** in conformance with an approved development plan which has been reviewed and approved by the Township in accordance with the provisions set forth herein.
- 6. Until such time as a property owner applies for and receives approval** for development of a Planned Development as provided herein, the provisions of the underlying zoning shall apply.

7. **Upon approval by the Township Trustees of a Planned Development application and plan**, a notation shall be placed on the Zoning Map to reflect such approval and that provisions of the underlying zoning longer apply to land contained within the Planned Development.

C. Uses

Within a Planned Development, no building, structure or premises shall be used, arranged to be used, or designed to be used, except for the following uses:

1. Permitted Uses

- a. **Personal services**, including but not limited to dry cleaners for pick-up and drop-off only, barber shops, beauty parlors, tanning salons, nail salons, tailors, repair shops other than automotive and heavy equipment, travel agents, insurance agents, realtors, upholsterers, and photography studios
- b. **Retail stores**
- c. **Banks and financial institutions**
- d. **Professional and medical offices**
- e. **Restaurants**
- f. **Day Care Centers for children or adults subject to the provisions of the Ohio Revised Code 5104**
- g. **Bed and breakfasts**
- h. **Hotels and motels**
- i. **Medical clinics; hospitals**
- j. **Indoor recreation facilities** including motion picture theaters, health spas, bowling alleys, ice skating rinks, and similar entertainment activities excluding sexually oriented businesses
- k. **Accessory uses** clearly incidental to and located on the same premises as a permitted principal use
- l. **Similar uses** which are not specifically listed as a permitted use in the PDD District as determined by the Zoning Commission and approved by the Township Trustees. No use shall be authorized as a similar use unless the Zoning Commission and Township Trustees make a positive finding that such use is similar, harmonious and compatible in nature and impacts to other uses specifically permitted in the PDD District and that such use complies with the stated purpose of the PDD District. The Zoning Commission and Township Trustees may attach such conditions, stipulations, or requirements to the approval of any use determined to be similar as deemed necessary to insure its compatibility.

D. Development Standards

1. Building and Parking Setbacks

The building and parking setbacks and separations shall be as established as part of the final development plan approval.

2. Maximum Ground Coverage

The maximum area of any Planned Development covered by buildings, drives, parking areas, and/or other impervious surfaces will not exceed seventy percent (70%) of the total Planned Development.

3. Maximum Building Height

No structure shall exceed thirty-five feet in height.

4. Required Parking Spaces

- a. Physically challenged (handicapped) spaces shall comply with ADA (American with Disabilities Act).**
- b. Standard parking spaces shall be at least ten (10) feet wide by twenty (20) feet long, exclusive of access drives or aisles.**
- c. All driveways, customer parking areas, and all non-customer parking areas shall be paved.**
- d. Off-street parking areas for Planned Developments shall be one (1) parking space for each 250 square feet of building area.**
- e. An applicant for a Planned Development** may submit information which projects the parking demand for a proposed use and may request approval for construction of parking which is less than required by the Granger Township Zoning Resolution. The request shall include a detailed drawing of a complete parking layout and identifying those areas proposed for immediate construction and those to be temporarily retained in landscaped open space. Such landbanked parking plans shall be reviewed by the Zoning Commission and Township Trustees as part of the Development Plan approval. The Zoning Commission and Township Trustees may approve a total parking layout which permits a portion of the required parking spaces to be reserved and temporarily retained in landscaped open space where the Zoning Commission and Township Trustees determine such arrangement to be appropriate. Prior to approval of the Development Plan, the applicant shall make written commitment to construct the additional parking at such time as the Zoning Inspector determines that the landbanked parking is necessary for the operation of the use.

5. Access and Street Requirements

All Planned Developments shall be designed to provide common access and parking for proposed uses internally within the development and to minimize access points onto existing public streets. No permitted use which is part of a Planned Development shall have a separate driveway access directly onto an existing public street.

Planned Developments shall be designed to permit adequate access by emergency vehicles, promote the safety of motorists and pedestrians, minimize traffic conflicts and congestion, and promote the safe, efficient flow of vehicular traffic.

Traffic control devices where warranted shall be provided and installed by the developer in accordance with the standards of the Medina County Highway Engineer and the Ohio Department of Transportation for such devices.

6. Landscaping and Buffers

- a. **A detailed landscape plan** including screening and buffering shall be approved as determined by the Zoning Commission and Township Trustees as part of final development plan approval.
- b. **Buffers** shall be required within setbacks from adjoining properties where the Zoning Commission and Township Trustees determine that such screening is necessary to mitigate anticipated visual or auditory impacts.
- c. **Said landscape improvements** may include mounding and/or screen walls or fences if approved as part of the landscape plan.

7. Building Design Guidelines

Building design shall be in accordance with Section 304.F.

8. Site Signage

A coordinated sign package approved as part of final development plan approval and architectural approval.

9. Site Lighting

Building facades may be illuminated as an architectural feature. Sources of light for illumination of buildings or grounds shall be shielded so that the light source is not directly visible from residential property and light spillage at the property line shall not be greater than 0.1 lumens and shall be installed in accordance with an approved site lighting plan.

10. Utilities

All utilities shall be located underground.

11. Drainage

Planned Developments shall provide for storm water management and erosion and sedimentation control in accordance with the provisions of the Medina County Stormwater Management and Erosion Control Regulations. Plans for storm water management and erosion and sedimentation control shall be subject to review and approval of the Medina County Highway Engineer's Office in addition to the Township.

12. Fire Protection

All Planned Developments shall make provisions for fire protection, which shall be in accordance with the applicable State Fire Code regulations and approved by the Granger Township Fire Chief.

13. Solid Waste Enclosures

Dumpsters and other solid waste receptacles shall be screened from view with an enclosure constructed of materials which match the principal building. Such enclosures shall be a minimum of six (6) feet in height and have a gated opening. Solid waste enclosures shall be approved by the Township as part of the development plan approval.

E. Application Requirements and Procedures

Property owners who wish to develop their land as a Planned Development shall make application for approval pursuant to the provisions set forth herein. Applications to subject land to these Planned Development regulations shall be heard and action taken by the Zoning Commission and the Township Trustees in accordance with the procedures and provisions set forth.

1. Pre-Application Meeting

Prior to the submission of an application and development plan for a Planned Development, applicants shall notify the Zoning Inspector of their intent to file an application and request to be scheduled on the next available meeting agenda for the Zoning Commission. The applicant shall appear before the Zoning Commission and may present a preliminary sketch or concept plan of his proposed Planned Development. The purpose of this pre-application meeting is to discuss the criteria and standards contained herein, to familiarize the applicant with the PDD process, and to review the applicant's proposed general approach to development of the site. As part of the pre-application discussion, the Zoning Commission may make comments, suggestions, recommendations, and observations regarding the applicant's sketch plan and development concept, however no action shall be taken by the Zoning Commission, and their comments, suggestions, recommendations, and observations shall not be relied upon by the applicant as indicative of any subsequent approval or denial.

2. Application and Preliminary Development Plan Submission

- a. **A Preliminary Development Plan conforming** to the requirements of Section 307.F.2. of this Zoning Resolution.
- b. **Information regarding the nature, distribution, and volume of vehicular traffic** projected to be generated by the proposed development and the capacity of the existing roadways to accommodate that traffic.
- c. **Evidence** from the appropriate Medina County agency that public water and sanitary sewer facilities are adequate to handle the proposed development.
- d. **Fees and deposits** in conformance with the provisions of Section 307.I.

3. Processing of Preliminary Development Plans

Once the application is determined to be complete and is officially accepted by the Zoning Inspector, the Zoning Inspector shall forward copies to the Zoning Commission and such other officials or advisors as the Township may designate. The Zoning Commission shall schedule the application to be heard at their next general meeting occurring at least ten (10) days subsequent to filing of the complete application at which time the applicant shall be provided an opportunity to present the proposed Planned Development.

4. Review Criteria for Preliminary Development Plans

- a. **The comprehensive nature and design** of the Preliminary Development Plan, including appropriate design of the physical, aesthetic, and economic relationships among its parts;
- b. **The anticipated effects** of the proposed development upon the Township and upon adjoining and proximate neighbors and properties, including the impacts of traffic, storm water, noise, lighting, utilities, aesthetic values and other impacts;
- c. **The adequacy of existing and planned roads, drives, and parking areas** to meet the projected demand for such facilities and to integrate with existing and planned facilities in the Township;
- d. **The relationships of the architectural and site design characteristics** among the areas of the development and with surrounding properties;
- e. **The nature and extent of proposed landscaping, existing vegetation and landform to be retained, and of proposed screening and buffering, particularly perimeter buffer;**
- f. **The suitability of the proposed separations** between buildings, including any proposed setbacks or yards;
- g. **The suitability of the total acreage and total floor area** proposed for each building, and the number and bulk of buildings proposed; and
- h. **The ability of each proposed phase of the development,** or of any group of developed phases, to meet the standards established in this Zoning Resolution

5. Approval of Preliminary Development Plans

The Zoning Commission shall act upon Preliminary Development Plans within sixty (60) days of the date the application was officially accepted by the Zoning Inspector. The Zoning Commission may recommend approval, approval with modifications and/or stipulations, or denial of the Preliminary Development Plan to the Township Trustees. The Township Trustees shall act upon the Preliminary Development Plan within forty-five (45) days of receipt of the recommendation of the Zoning Commission.

6. Submission of Final Development Plans

Final Development Plans conforming to the requirements of Section 3.7.6C submitted to the Zoning Commission for review shall be based on a previously approved Preliminary Development Plan and may be for portion or phases of the entire project. Final Development Plans shall be submitted at least ten (10) working days prior to the meeting at which said plans will be reviewed by the Zoning Commission. A minimum of twelve (12) copies shall be submitted. Submission shall include fees and deposits as established by the Township Trustees.

7. Approval of Final Development Plans

Planned Developments intended to include individual building lots with fee simple ownership, shall make concurrent application for approval of such subdivision by Medina County.

The Zoning Commission shall review each Final Development Plan and shall make a recommendation to the Township Trustees regarding same within forty-five (45) days of the date at which said Final Development Plan is first heard by the Zoning Commission unless such time is extended with the consent of the applicant. The Zoning Commission may suggest, and the Township Trustees may attach, such conditions to the approval of a Final Development Plan as may be reasonably required by the public health, safety and welfare and deemed appropriate to carry out the purposes and intent of this Zoning Resolution. The Township Trustees shall act upon each Final Development Plan referred by the Zoning Commission within forty-five (45) days of receipt of the Zoning Commission's recommendation provided, however, that said time period may be extended by the Township Trustees with the consent of the applicant.

8. Compliance Required

Subsequent to the approval of a Planned Development plan, all site plans, building permits, Zoning Certificates, and other plans for improvements and any development or construction within the PDD shall be in substantial compliance with the approved Final Development Plan and any conditions of such approval adopted by the Township in approving the Planned Development. Any departure from the approved Final Development Plan and any conditions or development agreements attached thereto, shall be deemed to be a violation of this Zoning Resolution. When the Zoning Inspector determines that a proposed plan, request for Zoning Certificate, development or construction may not be in compliance with the Final Development Plan, he shall take appropriate action as authorized by this Zoning Resolution to compel compliance.

9. Amendments to Development Plans

The owner of an approved Planned Development may submit plans for amendment of the approved Development Plan. The Zoning Commission and Township Trustees shall review such amended plan and may approve the amendment if it is determined that the amendment complies with the standards and criteria set forth herein.

F. Development Plan Requirements

1. Development Plans Required

Submission of development plans is required for all Planned Development projects. A Preliminary Development Plan for the entire project shall be submitted. If the Preliminary Development Plan is approved, subsequent development of the property shall be made only in substantial conformance to said approved Preliminary Development Plan. After a Preliminary Development Plan has been approved for the entire project, the applicant shall submit a Final Development Plan for review and approval.

2. Preliminary Development Plan Requirements

- a. The name of the development, the name of the owner or developer, north arrow, date and scale;**
- b. The owners and zoning classification of adjoining parcels;**
- c. A boundary survey;**

- d. Existing topography and proposed finished grade with a maximum two foot (2') contour interval;
- e. Proposed building locations and setbacks;
- f. Vehicular and pedestrian circulation plans;
- g. All off-street parking areas and landbank parking areas indicating the number of parking spaces provided and the number required;
- h. A storm drainage plan; including preliminary arrangements for storm detention facilities.
- i. All existing and proposed water facilities including the location and sizes of water mains, and the location of fire hydrants;
- j. All existing and proposed sanitary sewer facilities;
- k. General concept plans for landscaping and buffering;
- l. Architectural plans of proposed buildings and structures;
- m. Typical sections for all access drives and parking areas;
- n. Proposed phases if the project is to be developed in stages; and
- o. Proposed development standards for building and parking setbacks and separations.

3. Final Development Plan Requirements

Final Development Plans shall be prepared by persons professionally qualified to do such work. Final Development Plans shall be certified by an architect, engineer or land surveyor duly registered by the State of Ohio. Final Development Plans shall be prepared at an appropriate scale, but not less than one inch equals one hundred feet (1" = 100'). Profiles must be submitted on standard plan profile sheets.

Final Development Plans shall include detailed design information for all of the items contained on Preliminary Development Plans but shall also include detailed construction drawings for proposed improvements including such items as:

- a. **Detailed improvement plans** including proposed traffic control provisions such as signage, pavement markings, and signalization;
- b. **Detailed utility improvement plans** including all pipe sizes, types, grades, and invert elevations, and the location of manholes for sanitary and storm sewers, and the location and sizes of water mains, and the location of fire hydrants;
- c. **A detailed landscaping and buffering plan** including a listing of all plant material by type, size, and number;
- d. **Provisions for the adequate control of erosion and sedimentation;**
- e. **The location, type, size and height of all fencing, screening, and retaining walls;**
- f. **The location, width, size and intended purpose** of all easements and rights-of-way and whether they are to be publicly or privately maintained;
- g. **A site lighting plan;**
- h. **A site signage plan; and**

- i. **Detailed site grading and drainage plans** including storm detention calculations and pipe sizing analyses.

G. Professional Assistance

The extent and complexity of certain applications for Planned Developments shall require that the Zoning Commission and/or Township Trustees obtain review assistance, statements of opinion, and reports from qualified professionals such as civil engineers, planners, appraisers, architects, and attorneys. The Zoning Commission and/or Township Trustees shall determine when such studies or expert advice are necessary to evaluate a proposed Planned Development relative to the requirements of this Section. The Zoning Commission and/or Township Trustees shall advise the applicant if such studies are required and provide an estimate of whether the anticipated costs of such studies will exceed the base deposit set forth in Section 307.I. The applicant shall immediately upon such notification deposit with the Township sufficient funds to pay for such studies or review assistance.

H. Construction Inspection or Certification

During construction of a Planned Development, the Township's representatives shall be afforded adequate opportunity to inspect the development to confirm proper installation of improvements and compliance with the provisions of this Zoning Resolution, the approved standards and conditions for the Planned Development, and such other regulations as may be applicable. In lieu of Township inspections, the applicant may choose, or the Township Trustees may require, that inspections be performed under the supervision of an engineer, licensed and registered in the State of Ohio and approved by the Township Trustees, who shall provide a certification to the Township Trustees that all improvements have been properly installed in accordance with applicable Township and County standards and with the approved plans.

I. Fees and Deposits

1. **All applications for development plan review and approval** shall be accompanied by a non-refundable fee in an amount as set forth in the fee schedule as established by the Township Trustees.
2. **All applications for development plan review and approval shall also be** accompanied by a cash deposit for professional consultant services in an amount as set forth in the fee schedule as established from time to time by the Township Trustees. Any balance of unused funds shall be refunded to the applicant within sixty (60) days of the Township's final action on the application.
3. **Prior to commencement of construction**, the developer of a Planned Development shall deposit with the Township Clerk an amount based upon the estimated cost of construction of inspection services as determined by the Township's consultants, which funds shall be used by the Township to pay for project inspections during construction as provided in Section 307.H. Where inspections are to be performed by an independent engineer responsible for certifying proper construction of required improvements as provided in Section 307.H., the developer shall be solely responsible for the cost of such engineering and inspection services.

ARTICLE IV: SIGN REGULATIONS

401 Sign Regulations

A. Purpose

The purpose of this article is to promote and protect the public health, safety and general welfare by providing for the regulation of the use, location, and size of signs. This article is intended to provide for the adequate identification of uses, the protection of property values, the minimizing of confusion, and self-defeating consequences of the use of an excessive number of signs of excessive size. It is further intended to reduce sign or advertising distractions and obstructions that may contribute to traffic accidents.

B. Residential Signs

No sign in a residential district shall exceed eight (8) square feet in size or 4' in height and shall not be non-illuminated.

1. Permitted Uses

- a. **Real Estate Signs** -one per lot, advertising the sale, rental or lease of the property or building, or incidental to the use of the property and to be taken down at the completion or sale of home.
- b. **Roadside Stands**
- c. **Home Occupations**
- d. **One (1) accessory sign** with a surface area not to exceed two hundred eight-eight (288) square inches which denotes the name of the occupant or residence of each lot on which dwelling unit is located.

C. Non-Residential Signs

One (1) non-illuminated sign with a surface area not exceeding twenty (20) square feet with a 6' (six foot) maximum height per side which identifies the use of the premises for:

1. **Cemetery**
2. **Church & other places of religious worship**
3. **Governmentally owned and/or operated building or facility**

D. Limitations

1. Official Signs Excluded from Regulations

All signs erected and maintained pursuant to any governmental function and necessary to the public safety and welfare are exempt from regulation under this Article.

2. ODOT Permits

All signs within 660 feet of the rights-of-way of Interstates 271, Route 94, and Route 18 are also subject to regulation by the Ohio Department of Transportation (ODOT) under Ohio Revised Code Chapter 5516 and the regulations adopted pursuant to Chapter 5516. Zoning certificates or signs within 660 feet of this right-of-way shall not be issued without evidence that a permit has first been issued by ODOT or notice from ODOT that a state permit is not necessary.

3. Outdoor Advertising

Section 519.20 of the Ohio Revised Code states that for the purposes of township zoning, “outdoor advertising shall be classified as a business use and be permitted in all districts zoned for industry, business or trade, or lands used for agricultural purposes.” Such signs are further subject to the regulations established in this article.

4. High Rise Signs

Each business within 660 feet of the Interstate 271 and 94 right-of-way may have one pole type high rise accessory sign that is designed to be seen from Interstate 271. Such sign shall be located within 660 feet of the Interstate right-of-way, and shall be located within 50 feet of the business’s activity area (building or parking area). Such signs shall have a maximum height of 100 feet and maximum area of 160 square feet. No business within the 660 foot distance from the Interstate shall exhibit a sign for any business outside the 660 foot limitation, and no shared signs will be allowed.

5. Off Premise Signs (Billboards)

a. Off premises signs (billboards) shall be conditionally permitted only.

b. Procedure:

- 1) The procedure to be followed upon application for a conditional zoning certificate is set forth in Sections 501.A. through 501.B.1. of this Resolution.
- 2) A Conditional Zoning Certificate for a billboard shall be issued for a three (3) year period only. After a three (3) year period has elapsed, a new conditional zoning certificate shall be required and may be issued provided that the Board of Zoning Appeals and the Zoning Inspector determine adequate maintenance, or adequate renovation completed. If necessary, the Board may make additional requirements for the continued use of the billboard as a prerequisite for reissuance of the zoning certificate.

c. Such signs shall be located so as to maintain front, side and rear yard requirements as for buildings in that district except that no such sign shall be located closer than one thousand (1000) feet to a dwelling. Nor shall any such

sign be permitted closer than 1000 feet to a public park, public or parochial school, library, church, hospital or similar institution. The maximum area of such sign shall be 300 square feet. The maximum height of such sign shall be thirty-five (35) feet. Such signs visible to approaching traffic on either or both sides of a right-of-way shall have a minimum spacing of at least 1000 feet.

6. Districts Not Bordered by State Highway

Only ground signs and billboards are permitted in commercial and industrial districts not bordered by state highways.

E. General Requirements

The regulations in this section shall apply to all signs in all districts excluding residential. For residential signs refer to Section 3.1.2C.

1. Location

Signs shall be erected so as not to obstruct traffic sight lines or traffic control lights at road intersections. No portion of any sign shall be located within any road right-of-way, or located closer than forty (40) feet to any pavement edge, unless otherwise noted. No sign, excluding billboards, advertising a business, use or product on one property, shall be located on another property.

2. Similarity to Traffic Control Devices

Signs visible from a road shall not contain any words or symbols that would cause confusion because of their resemblance to highway traffic control or directional signals.

3. Illumination

Unless otherwise restricted in this Resolution, signs which are illuminated shall henceforth use indirect, internal and/or external indirect lighting only. The source of light shall not be visible from the road and external light sources shall create neither a hazard nor a nuisance to adjacent properties. No flashing, revolving or intermittent illumination shall be employed.

4. Color

Any illuminated business sign (including those illuminated by neon or other gaseous type tubes, or by incandescent lamps) erected within one hundred (100) feet of an intersection where an illuminated device has been provided for the control of traffic, shall not duplicate the colors (e.g., red, amber, green) appearing in the traffic control signal.

5. Required Openings

Signs shall not project over or obstruct the required windows or doors of any building, or attach to or obstruct a fire escape.

6. Public Service Signs

Signs performing a public service function indicating time, temperature or similar information may be conditionally permitted. Such signs shall be allowed to display graphic data through controlled lighting changes. No advertising shall be permitted.

7. Sign, Computation of Area

- a. **For a sign which is framed, outlined, painted and/or otherwise prepared** and intended to provide a background for a sign display, the area shall include the entire portion within the outside dimensions of the background or frame.
- b. **For a sign comprised of individual letters, figures, or elements** on a wall or similar surface, or an irregularly shaped freestanding sign, the area of a sign shall encompass a regular, or a combination of regular geometric shapes which form or approximate, the perimeter of all the elements in the display. When separate elements are organized to form a single sign but the elements are separated by open space, the area shall be calculated by determining the geometric form or combination of forms which comprise all the display area including the space between the elements.
- c. **The sign area shall include the frame**, but shall not include the pole or necessary structural support unless such pole or structural support is illuminated or otherwise so designated to constitute a display surface or device.
- d. **A freestanding sign** shall have no more than two display surfaces. Each display surface shall be considered a sign face.

F. Permitted Sign Types/Sizes

The following types of signs shall be permitted in any commercial or industrial district and shall not require a zoning certificate.

1. Institutional Sign

A church, school, community center or other public or institutional building, for its own use; an announcement sign or bulletin board not over 20 square feet in area and not to be located closer than 40 feet to the edge of the pavement.

2. Real Estate Sign

One unlighted real estate sign not exceeding eight (8) square feet in area pertaining only to the sale, lease, or rent of the particular building, property, or premises upon which displayed, at least 40 feet from the edge of pavement. Such sign shall be removed within 10 days of the completion of said sale (title transfer, lease, or rental).

3. Roadside Stand Sign

One unlighted sign not more than 20 square feet in area in conjunction with a roadside stand which shall be used to advertise agricultural products produced on the premises or other premises controlled by the seller. Such signs shall be located not closer than 10' to the edge of pavement. Such signs shall be removed at the conclusion of the seasonal sales.

4. Directional Signs

Signs shall be located on the premises which they serve. Each sign shall not exceed 4 square feet. No more than 4 directional signs per premises.

G. Accessory Sign Types/Sizes Requiring a Permit

The following types of accessory signs shall be permitted in all commercial and industrial zoning districts bordering state highways, unless otherwise specified, and shall require a zoning certificate.

1. Ground Sign

One freestanding ground sign indicating the business name may be erected on the parcel upon which a business building is located except in the case of a corner lot where one sign may be placed in the front yard facing each thoroughfare. Such sign shall not exceed thirty-two (32) square feet in area per side, and the overall height of the sign shall not be more than ten (10) feet and the bottom edge of all ground signs shall be less than 6 feet above natural grade level at the side of the sign. If a ground sign cannot be located on the lot so as to be visible at a distance of 600 feet along the same side of Route 18 and 300 feet along the opposite side of Route 18, the Board of Zoning Appeals may permit a sign of an adequate height so as to be visible from such distances. No such sign shall be located closer than forty (40) feet from the edge of pavement, but not within the road right-of-way, nor closer than twenty-five (25) feet to any side lot line. The placement of such ground sign may be located in the required landscaped front yard.

2. Identification Sign

One identification sign is permitted and may be located at the primary entrance to an integrated grouping of businesses. Such sign shall identify the name of the grouping of businesses and shall not exceed 75 square feet in area and 25 feet in height. No portion of the sign shall be located within 50 feet of any road pavement edge or within 40 feet of a side lot line.

H. Additional Accessory Sign Types/Sizes – Special Conditions (See Figure A)

In addition to the other accessory signs permitted by this section, each business shall be permitted one accessory wall, window or awning sign provided the following conditions are met and shall require a zoning permit except as otherwise set forth.

1. Wall Sign

Wall signs shall not be larger than 80 square feet in area or 10 percent of the area of the surface of the building wall on which the sign is located, whichever sign area is smaller. In addition, a wall sign shall not project from the face of the wall more than 18 inches and shall not extend above or beyond the building wall. Buildings facing more than one (1) adjacent right-of-way may have one (1) wall sign facing each adjacent right-of-way.

2. Awning Sign

Awning signs shall not be larger than 80 square feet in area, or 10 percent of the area of the surface of the building to which the awning shall be secured, whichever sign area is smaller. No awning shall extend above the building wall. Buildings facing more than one (1) adjacent right-of-way may have one (1) awning sign facing each adjacent right-of-way. Posts or columns beyond the building lines shall not be permitted for awnings. Every awning shall be securely attached to and supported only by the building.

3. Window Sign(s) (No Permit Required)

Such sign(s) shall advertise only those products and services provided on premises and provided such sign does not exceed 20 percent of the window area. Window signs shall not require a zoning permit.

4. Builder's Sign

One unlighted builder's sign not exceeding 8 square feet in area advertising the development of the premises upon which it stands may be located and maintained upon the issuance of a 6 month renewable zoning certificate. Such sign shall not be located closer than 40 feet to the road pavement edge. (No fee required).

5. Subdivision Sign

One permanent sign not to exceed 24 square feet, exclusive of decorative walls, fences or base, identifying a subdivision or neighborhood, may be permitted. Such sign shall not exceed 6 feet in height or be located closer than 55 feet to the edge of pavement.

6. Service Station Signs

In addition to the other signs permitted by this section, gasoline filling stations may have not more than one unlighted, double-faced accessory sign per pump island. Such sign shall have a maximum area of 5 square feet and shall be permanently attached to the pump island.

I. Prohibited Signs

1. Flashing Signs

All animated, flasher-type, blinker-type and racer-type moving signs shall be prohibited. A flashing sign shall be any sign, directly or indirectly illuminated, which exhibits changing natural or artificial light or color effects by any means whatsoever.

2. Signs Exhibiting Mechanical Movement

No sign shall employ any parts or elements which revolve, rotate, whirl, spin or otherwise make use of motion to attract attention. No sign or part thereof shall contain or consist of banners, posters, pennants, ribbons, streamers, spinners, balloons, inflatable caricatures, costumed and/or animated figures or other similar moving devices. Such devices, as well as strings of lights, shall not be used for the purpose of advertising or attracting attention.

3. Temporary and/or Portable Signs

J. Enforcement

1. Maintenance

The Zoning Inspector may order any sign to be painted or refurbished at least once each year if needed to keep the sign in a neat and safe condition. All supports, guys, braces, and anchors for such signs shall be maintained in a safe condition. The Zoning Inspector may order removed any such sign that is not so maintained, and the owner, agent, or person having the beneficial use of said sign shall be in violation of the zoning code.

2. Removal of Unsafe Signs

If the Zoning Inspector shall find that any sign or other advertising structure is unsafe or insecure, or is a menace to the public, or has been constructed or erected, or is being maintained in violation of the provisions of this Resolution, notice shall be given in writing by the Zoning Inspector to the owner, agent or person having the beneficial use of said sign, who shall thereafter immediately correct the condition for which said notice was given.

3. Zoning Permit Required

A zoning permit shall be required for every authorized sign except as otherwise provided herein. All signs shall be erected only upon the submission of a proper plan and its approval by the Zoning Inspector.

ARTICLE V: CONDITIONAL ZONING PERMITS

501 Purpose

Rather than assign all uses to special individual and limited zoning districts, it is important to provide controllable and reasonable flexibility in requirements for certain kinds of uses that will allow profitable latitude for the investor, but that will at the same time maintain adequate provision for the security of the health, safety, convenience and general welfare of the community's inhabitants. In order to accomplish such a dual objective, provision is made in this Resolution for a more detailed consideration of each of certain specified activities as may relate to proposed conditions of location, design, size, operation, intensity of use, generation of traffic and traffic movement, and concentration of population. Land and structure uses possessing these particular unique characteristics are designated as conditionally permitted uses and are permitted through the issuance of a "Conditional Zoning Certificate" with such conditions and safeguards attached as may be deemed necessary for the protection of the public welfare. The Board of Zoning Appeals, as hereinafter created, may authorize the issuance of such Conditional Zoning Certificates for any of the following uses in those districts designated and the following procedures should be followed in submitting a request for such a certificate.

A. Procedures for Making Application

1. Submission

Any application shall be submitted through the Zoning Inspector to the Board of Zoning Appeals on a special form for that purpose; the Board of Zoning Appeals shall be required to refer a copy of the proposed conditional zoning certificate to the Zoning Commission and to the Board of Trustees for notification. Each application shall be accompanied by the required fee.

2. Data Required with Application

- a. **Applicant shall submit sixteen (16) copies of the completed application form, which shall be supplied by the Zoning Inspector.**
- b. **Site plan, plot plan, or development plan**, drawn to a minimum scale of one (1) inch = one hundred (100) feet of the total property involved showing the location of all existing and proposed structures, the type of buildings and their uses, and the location of all abutting streets. The plan submitted shall also include all property lines and structures and their uses within two hundred (200) feet of the applicant's property, including owner's names and the permanent parcel numbers.
- c. **Plans and specifications for all proposed development and construction** shall include, landscaping plans, lighting plans, a plot plan, building elevations and floor plans.
- d. **A statement supported by owner's/applicant's signature regarding the requirements enumerated in Section 501.B. through Section 501.B.2. inclusive.**

3. Public Hearing

The Board of Zoning Appeals shall fix a reasonable time for a public hearing on the application, give at least ten (10) days notice in writing to the parties in interest; give notice of such public hearing by one publication in one or more newspapers of general circulation in the county at least ten (10) days before the date of such hearing, and decide on the application within a reasonable time after it is submitted. The Board of Zoning Appeals shall review the proposed development as presented on the submitted plans and specifications, in terms of the standards established in this Resolution.

4. Issuance and Enforcement of Conditional Zoning Certificate

Only upon conclusion of hearing procedures relative to a particular application, may the Board of Zoning Appeals authorize the issuance of a Conditional Zoning Certificate. The Board of Zoning Appeals shall notify the Zoning Inspector in writing to either issue or deny the Conditional Zoning Certificate. A Conditional Zoning Certificate shall be valid no longer than eighteen (18) months from date of issuance unless construction has been started. The breach of any condition, safeguard, or requirement as set by the Board of Zoning Appeals shall constitute a zoning violation.

5. Reapplication

- a. **No application for a Conditional Zoning Certificate which has been denied wholly or in part by the Board of Zoning Appeals shall be resubmitted until the expiration of one (1) year or more after such denial, unless there is newly discovered evidence or proof of changed conditions which would be sufficient to justify reconsideration by the Board of Zoning Appeals.**
- b. **Should an applicant not appear at the Board of Appeals' public hearing, a reapplication shall be required.**

B. Basis of Determination

1. Specific Regulations Pertaining to Certain Conditional Zoning Certificates

The Board of Zoning Appeals shall review the particular facts and circumstances of each proposed use in terms of the following standards, and shall find adequate evidence that such use on the proposed location:

- a. **Will be harmonious with and in accordance with the general objectives, or with any specific objective of the Township comprehensive zoning plan of current adoption.**
- b. **Will be designed, constructed, operated, maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity, and that such a use will not change the essential character of the same area.**
- c. **Will not be hazardous or disturbing to existing or future neighboring uses.**

- d. **Will be served adequately by essential public facilities and service such as highways, streets, police and fire protection, drainage structures, refuse disposal, or schools; or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such service.**
- e. **Will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community.**
- f. **Will not involve uses, activities, processes, materials, and equipment, and conditions of operation that will be detrimental to the general welfare.**
- g. **Will be consistent with the intent and purpose of this Resolution.**
- h. **Will be in compliance with certain Medina County Subdivision Regulations when applicable; the Board of Health standards; and the County Building Code.**
- i. **Will have vehicular approaches to the property which shall be so designed as not to create an interference with traffic on surrounding public streets or roads.**

2. Specific Regulations Pertaining to Certain Conditionally Permitted Uses

- a. **All structures and activity areas shall be located at least one hundred (100) feet from property lines.**
- b. **To secure the optimum effect of transition from a residential to a nonresidential district, the Board of Zoning Appeals shall have the power to determine the needs for and amount of: plant materials, walls or fences, or any combination of these on any property line of land under consideration. The plans and specifications including density and height figures for the overall site development shall include the proposed arrangement of such plantings and structures.**
- c. **There shall be no more than one (1) directional advertisement oriented to each abutting road identifying the activity.**
- d. **Any temporary structures must be indicated as such on site plans submitted to the Board of Zoning Appeals for approval. Such structures shall not be continued as permanent structures. The period of continuance shall be set by the Board of Zoning Appeals.**
- e. **All permitted installations shall be maintained in a neat, orderly condition so as to prevent injury to any single property, any individual or to the community in general.**
- f. **It is the intent of this Subsection to permit creative planned development design by:**

- 1) Allowing flexibility in the placement of buildings on the land.
- 2) Allowing a variety of dwelling types.
- 3) Encouraging the conservation of the natural amenities of the landscape.
- 4) Requiring the provisions of readily accessible recreation areas and green spaces. The following conditions shall apply:
 - a) The area proposed shall be in one (1) ownership or, if in several ownerships, the application shall be filed jointly by all the owners of the properties included in the plan.
 - b) The planned residential development shall conform to all provisions of this Resolution applicable to the appropriate Residential District, unless otherwise provided or set forth in these Regulations.
 - c) The applicant shall submit to the Board of Zoning Appeals a general plan for the proposed development; such plan shall show the following:
 - i) The boundaries of the areas requested to be covered under a conditional zoning certificate.
 - ii) A tabular summary of the total acreage of the proposed development and the maximum allowable number of dwelling units.
 - iii) The topography of the district, including contours of no greater vertical interval than two (2) feet.
 - iv) The proposed street system and general pedestrian circulation system for the proposed development.
 - v) The proposed locations of all areas for single-family, two-family, and multi-family dwellings and all non-residential structures.
 - vi) The proposed reservations for recreational areas (including parks and playgrounds), open spaces, and other community facilities with a statement of the proposed methods to be employed to preserve and maintain recreational areas and open space.
 - d) Any land developed under the provisions of these regulations shall be developed in conformance with the approved site plan in the following respects:
 - i) Single-family, two-family and multi-family residential development shall conform to the areas indicated for the respective types of residential development on the approved development plan.
 - ii) Any proposed change from the approved development plan in respect to compliance with the approved development plan as

required by these regulations shall be allowed only upon the submission of an amended application to the Board of Zoning Appeals and approval of any and all amendments by said Board.

- iii) The plan and development shall cover an area not less than forty (40) acres of contiguous land exclusive of the right-of-way.
- iv) The area shall be entirely within the appropriate Residential District.
- v) At least fifty (50) percent of the total acres in a proposed development permitted by this Section shall be devoted to private open space or recreational facilities exclusive of parking areas and single-family and two-family residential lots.
- vi) Central sanitary sewer and central water facilities shall be required at the time of the development.
- vii) Each multi-family dwelling unit shall have a minimum livable floor area in conformance with Section 301.C.5. of this Resolution. Multi-family dwelling structures shall be separated from any other multi-family structures not structurally joined by a distance not less than one-half (1/2) the height of the multi-family structures. Multi-family structures shall be separated from any boundary of a single or two-family dwelling or from any property line by a distance of not less than twice (two-times) the height of the multi-family structure.
- viii) The overall density of residential development may exceed the average density that would have been permitted if the area developed under the conventional regulations for the R-1 District in which the property is located. The maximum number of dwelling units that may be created shall be computed by subtracting twenty (20) percent of the total remaining acreage from item e above and multiplying the remaining acreage by one (1) family per acre.
- ix) To assure the orderly maintenance and control of common green areas and parks, a definitive scheme fixing responsibility for the continued maintenance of green areas and parks shall be submitted prior to the issuance of any zoning certificates under the provisions of this Section.
- x) Any permanent cul-de-sac street constructed within a subdivision development shall be fully paved without a center island in the bulb. A 6 s.f. Highway Department standard sign stating “temporary” cul-de-sac – future street extension” shall be erected by the developer per the Highway Department specifications. Shall have a minimum of 75’ continuous frontage as measured from corner stake to corner stake in a horizontal straight line.

g. Public, Private, and Parochial Schools

- 1) The minimum lot size for a public, private, or parochial school is five (5) acres.
- 2) All structures and all parking, loading, storage, outdoor use areas, and other uses shall be located at least one hundred (100) feet from all property lines unless otherwise approved by the Board of Zoning Appeals.
- 3) Unless otherwise approved in the conditional use permit, no drive access shall be located closer to a road intersection than two hundred (200) feet.
- 4) A public, private, or parochial school shall be located on a lot having frontage on and access to a major road (State or County route).
- 5) The applicant shall submit a traffic impact study and a plan for traffic management.
- 6) The applicant shall demonstrate to the satisfaction of the Board of Zoning Appeals that the site is of sufficient size to accommodate the proposed facilities and activities without significant adverse impacts upon abutting residential uses.
- 7) A screening and landscape plan in accordance with the District shall be submitted to the Board of Zoning Appeals for approval.
- 8) The applicant shall submit a site lighting plan to be approved by the Board of Zoning Appeals.
- 9) Microphone or other audible signals shall be designed to minimize sound impacts upon abutting uses. Any proposed loud speaker system shall be approved by the Board of Zoning Appeals.
- 10) Leasing of school facilities for non-school events shall only be permitted as specifically authorized by the Board of Zoning Appeals.

h. Places of Worship

- 1) All structures and all parking, loading, storage, outdoor use areas, and other uses shall be located at least one hundred (100) feet from all property lines adjacent to R-1 and R-2 Districts unless otherwise approved by the Board of Zoning Appeals.
- 2) Unless otherwise approved in the conditional use permit, no curb cut shall be located closer to a road intersection than two hundred (200) feet.
- 3) The applicant shall submit a traffic impact study and a plan for traffic management.
- 4) The applicant shall demonstrate to the satisfaction of the Board of Zoning Appeals that the site is of sufficient size to accommodate the proposed facilities and activities without significant adverse impacts upon abutting residential uses.

- 5) A screening and landscape plan in accordance with the District shall be submitted to the Board of Zoning Appeals for approval.

i. Private Schools and Training Facilities

- 1) The applicant shall demonstrate to the satisfaction of the Board of Zoning Appeals that the site is of sufficient size to accommodate the proposed facilities and activities without significant adverse impacts upon abutting residential uses.
- 2) A screening and landscape plan in accordance with the District shall be submitted to the Board of Zoning Appeals for approval.
- 3) The applicant shall submit a traffic impact study and a plan for traffic management.
- 4) The applicant shall submit a site lighting plan to be approved by the Board of Zoning Appeals.

j. Nursing Homes and Assisted Living Facilities

- 1) All structures and all parking, loading, storage, outdoor use areas, and other uses shall be located at least one hundred (100) feet from all property lines adjacent to R-1 and R-2 Districts unless otherwise approved by the Board of Zoning Appeals.
- 2) Unless otherwise approved in the conditional use permit, no curb cut shall be located closer to a road intersection than two hundred (200) feet.
- 3) The applicant shall demonstrate to the satisfaction of the Board of Zoning Appeals that the site is of sufficient size to accommodate the proposed facilities and activities without significant adverse impacts upon abutting residential uses.
- 4) A screening and landscape plan in accordance with the District shall be submitted to the Board of Zoning Appeals for approval.
- 5) The applicant shall submit a traffic impact study and a plan for traffic management.
- 6) The applicant shall submit a site lighting plan to be approved by the Board of Zoning Appeals.

k. Funeral Homes

- 1) All structures and all parking, loading, storage, outdoor use areas, and other uses shall be located at least one hundred (100) feet from all property lines adjacent to R-1 and R-2 Districts unless otherwise approved by the Board of Zoning Appeals.

- 2) The applicant shall submit a traffic impact study and a plan for traffic management.
- 3) A screening and landscape plan in accordance with the District shall be submitted to the Board of Zoning Appeals for approval.

l. Sale, Service and Repair of Vehicles, Machinery, and Equipment

- 1) The minimum lot size for the sale, service, and repair of vehicles, machinery, and equipment is three (3) acres.
- 2) The vehicle, machinery, and equipment sales operation shall include a permanent principal building on the same site.
- 3) A landscaped area of at least 20 feet shall be provided along the front lot line of the site. This area shall be landscaped as approved by the Board of Zoning Appeals. This landscaped area shall not be used for display of vehicles.
- 4) A screening and landscape plan in accordance with the District shall be submitted to the Board of Zoning Appeals.
- 5) Repair, preparation, assembly, disassembly, or other activities, except for washing or waxing, shall only be permitted within a completely enclosed building except where the nature and location of the outdoor activity is specifically approved by the Board of Zoning Appeals.
- 6) Curb cuts shall be limited to two (2) per site. On corner lots, curb cuts shall be limited to one (1) per road.
- 7) The area to be used for display or other storage of vehicles, machinery, and equipment shall be clearly indicated on the site plan.
- 8) The vehicle, machinery, and equipment sales, display, storage, maintenance, and customer parking areas shall be paved.
- 9) The applicant shall submit a site lighting plan to be approved by the Board of Zoning Appeals.

m. Mini-Storage Facilities

- 1) All storage shall be within an enclosed building except where the nature and location of outdoor storage is specifically approved by the Board of Zoning Appeals.
- 2) An on-site leasing office shall be provided.
- 3) All drives, parking, loading and unloading areas shall be paved and in accordance with the approved site plan.

- 4) Sufficient space shall be provided serving the storage units to accommodate on-site movement of vehicles and the parking and loading/unloading of such vehicles.
- 5) Fencing of the perimeter shall be provided as determined by the Board of Zoning Appeals in a manner which promotes security and presents an appropriate appearance to adjacent properties. A screening and landscape plan in accordance with the District shall be submitted to the Board of Zoning Appeals.
- 6) The applicant shall submit a site lighting plan to be approved by the Board of Zoning Appeals.

n. Gasoline Stations

- 1) Gasoline Stations shall conform to all setback requirements of the district, in which they are permitted, provided however, that gasoline pump islands need not conform to the setback lines but shall be set back from all street right-of-way lines at least seventy-five (75) feet.
- 2) Vehicle wash stations shall be completely within an enclosed separate building, except as provided by the Board of Zoning Appeals.
- 3) Ingress and egress driveway shall be limited to two (2) to any one (1) street, shall not exceed thirty (30) feet in width, shall be separated from each other by at least twenty (20) feet, and shall be separated from the intersection of any two (2) street right-of-way lines by at least forty (40) feet and from the intersection of any other property line with any street right-of-way line by at least ten (10) feet.
- 4) Gasoline Stations shall be landscaped in accordance with 305.G. Landscape Standards.

ARTICLE VI: NONCONFORMING USES

601 Regulations

The lawful use of any building or land existing at the effective date of this Resolution may be continued although such use does not conform with the provisions of this Resolution; provided the following conditions are met:

A. Alterations

A nonconforming building or structure may be altered, improved or reconstructed. However, to be enlarged or extended, any application shall be submitted through the Township Zoning Inspector to the Board of Zoning Appeals on a special form for that purpose; the Board of Zoning Appeals shall be required to refer the proposed conditional zoning certificate to the Zoning Commission and the Board of Trustees for recommendations. Said recommendations of the Zoning Commission and Board of Trustees shall be returned to the Board of Appeals within ten (10) days. Each application shall be accompanied by the payment fee as indicated in the Fee Schedule.

B. Construction Approved Prior to Resolution

Nothing in this Resolution shall prohibit the completion of construction and use of a nonconforming building for which a building permit has been issued. If a building is begun, and then the construction is abandoned, it loses any nonconforming use status and must now meet the new code unless a variance is granted.

C. Displacement

No nonconforming use shall replace a conforming use or another nonconforming use unless approved by the Board of Appeals. The Board of Appeals may determine a less detrimental use by the following:

- 1. Fewer Employees**
- 2. Less Traffic**
- 3. More homogeneous to the neighborhood**

D. Discontinuance or Abandonment

Whenever a nonconforming use has been discontinued for a period of two (2) years or more, such discontinuance shall be considered conclusive evidence of an intention to legally abandon the nonconforming use. At the end of the two (2) year period of abandonment, the nonconforming use shall not be reestablished, and any further use shall be in conformity with the provisions of this Resolution.

E. Restoration

Nothing in this Resolution shall prevent the reconstruction, repairing, rebuilding, and continued use of any nonconforming building or structure damaged by fire, collapse, explosion, or acts of God, subsequent to the date of this Resolution; such nonconforming use may be rebuilt or restored, provided the area is not increased or extended.

ARTICLE VII: ADMINISTRATION AND ENFORCEMENT

701 Administration

A. Township Zoning Inspector

A Township Zoning Inspector shall be employed to enforce this Zoning Resolution. The term of employment, rate of compensation, and other such conditions shall be set by the Board of Township Trustees.

B. Submission of Application

All applications for Zoning Certificates, including Conditional Zoning Certificates, shall be submitted to the Township Zoning Inspector who may issue the appropriate certificate when all applicable provisions of this Resolution have been complied with. All applications for Conditional Zoning Certificates shall be made to the Township Zoning Inspector and submitted to the Board of Zoning Appeals, which may grant certificates in accordance with Article V of this Resolution. The applicant must obtain the conditional certificate from the Zoning Inspector within sixty (60) days from the date of approval by the Board of Zoning Appeals. Failure to do so voids the application.

C. Zoning Certificates Required

1. Application Contents

- a. A plot plan drawn to scale showing the exact dimensions of the lot to be built upon, with legal descriptions.**
- b. The location, dimensions, height, and bulk of structures to be erected.**
- c. The intended use.**
- d. The yard, open area, and parking space dimensions.**
- e. Written evidence that the responsible health authority has approved the proposed sanitary sewage disposal facilities and other county required permits for the use for which the Zoning Certificate has been requested.**
- f. Any other pertinent data as may be necessary to determine and provide for the enforcement of this Resolution.**
- g. It is the responsibility of the builder to provide a certified survey, identify the road right of way line and to stake the front, side and rear setback line prior to initiation of construction. The Zoning Inspector should confirm all setbacks before initiation of construction.**
- h. In addition to the above listed items, non-residential uses in C-1 Districts and all uses in C-2, C-3 and I-1 Districts shall provide a site development plan in accordance with the provisions of Section 701.F which is to be reviewed and approved by the Zoning Inspector.**

2. Issuance of Zoning Certificate

Upon receipt of a complete application that complies with the requirements of this Zoning Resolution and is accompanied by the proper fee as indicated in the Fee Schedule, the Zoning Inspector shall issue a Zoning Certificate in accordance with the following schedule:

- a. **Within twenty-one (21) working days for any application which requires professional assistance as set forth in Section 701.F.3.; or**
- b. **Within ten (10) working days for all other applications.**

3. Occupancy Permit

- a. **An Occupancy Permit issued by the Zoning Inspector** shall be required for all non-residential uses within a C-1 District and for all uses within C-2, C-3, and I-1 Districts prior to the occupancy of any building or commencement of any use.
- b. **No Occupancy Permit** shall be issued unless all building and site work including landscaping is completed in accordance with the approved plans.
- c. **Where a developer / owner wishes to occupy any building and/or commence any use prior to completion of all of the site work and landscaping,** a financial guarantee such as a performance bond will be required, covering the uncompleted work (grading, paving, site utilities, landscaping, etc). The performance bond shall be secured in an amount equal to the sum of all the estimates for all the unfinished trades. Estimates will be prepared by bona fide contractors and be certified valid for a period of one (1) year from the date of delivery to the Township. The bond shall be in cash or as a guarantee available through a bonding company and deposited with the Township Clerk. Upon receipt of an acceptable financial guarantee for completion of the remaining work, the Zoning Inspector may issue a Temporary Occupancy Permit.
- d. **Each Temporary Occupancy Permit** shall contain a final completion date by which all required improvements shall be completed and approved. Failure to complete required improvements and to obtain a Final Occupancy Permit by the date specified in the Temporary Occupancy Permit shall constitute a violation of this Zoning Resolution and shall be grounds for revocation of the Temporary Occupancy Permit and such other sanctions as are set forth in Section 702 hereof.

4. Issuance of the Zoning Compliance Certificate for C-1, C-2, C-3, and I-1 Districts

- a. **It is the responsibility of the Zoning Inspector to issue the Zoning Compliance Certificate before building can be occupied.**
- b. **No zoning compliance certificate** shall be issued unless all building and site work including landscaping is completed in accordance with the submitted plans approved by the Board of Zoning Appeals. In the case where a developer/owner wishes to occupy any building prior to completion of all of the site work and landscaping, a zoning compliance certificate and a financial guarantee such as a

performance bond will be required, covering the uncompleted work (grading, paving, site utilities, landscaping, etc.). The performance bond shall be secured in an amount equal to the sum of all the estimates for all the unfinished trades. Estimates will be prepared by bona fide contractors and be certified valid for a period of one (1) year from the date of delivery to the Township. The bond shall be in cash or as a guarantee available through a bonding company and deposited with the Township Clerk.

5. Expiration of Zoning Certificates

The zoning certificate shall become void at the expiration of eighteen (18) months after date of issuance. A new certificate and fee will be required unless an extension of time is granted by the Board of Zoning Appeals.

6. Fee Schedule

The Board of Township Trustees shall establish and modify as it deems necessary by Resolution of the Board, a fee schedule for all zoning matters.

D. Board of Zoning Appeals

1. Powers and Duties

The Board of Zoning Appeals shall have the following powers:

- a. To hear and decide appeals where it is alleged there is error in any order requirement, decision, or determination** made by an administrative official in the enforcement of Sections 519.01 to 519.99, inclusive, of the Ohio Revised Code, or of any Resolution adopted pursuant thereto.
- b. To authorize, upon appeal, in specific cases, such variance from the terms of the Zoning Resolution** as will not be contrary to the public interest, where owing to special conditions, a literal enforcement of the Resolution will result in unnecessary hardship, and so that the spirit of the Resolution shall be observed and substantial justice done.
- c. To grant Conditional Zoning Certificates for the use of land, buildings, or other structures**, if such certificates for specific uses are provided for in the Zoning Resolution.

In exercising the above-mentioned powers, such Board may, in conformity with such Sections, reverse or affirm, wholly or partly, or may modify the order, requirement, decisions, or determination appealed from, and may make such orders, requirement, decision, or determination as ought to be made, and to that end, shall have all powers of the officer from whom the appeal is taken.

2. Appeals and Applications

Appeals to the Board of Zoning Appeals may be taken by any person aggrieved or by any officer of the township affected by any decision of the administrative officer. Such appeal shall be taken within twenty (20) days after the decision by filing with the officer from whom the appeal is taken, and with the Board of Zoning Appeals, a Notice of Appeal. All appeals and applications made to the Board of Appeals shall be

in writing and on forms prescribed therefor. Every appeal or application shall refer to the specified provision of the Resolution and shall set forth the interpretation that is claimed by the Board, the details of the variance that is applied for, and the grounds on which it is claimed that the variance should be granted, as the case may be. Every decision of the Board, the appellant, shall be by Resolution, each of which shall contain a full record of the findings of the Board of Zoning Appeals by case number one or another of the following headings: Interpretation, Conditional Zoning Certificates, or Variances, together with all documents pertaining thereto. The Board of Zoning Appeals will notify in writing the Zoning Commission, the Zoning Inspector and Trustees of such final decision or order.

E. Amendment

1. Amendments or Supplements

Amendments or supplements to this Resolution may be initiated by:

- a. Motion of the Township Zoning Commission.**
- b. Passage of a resolution therefor by the Board of Township Trustees.**
- c. Filing of an application therefor by one (1) or more of the owners or lessees of property** within the area proposed to be changed or affected by the proposed amendment of supplement with the Township Zoning Commission.
- d. The Board of Township Trustees may require that the owner or lessees of property filing an application to amend or supplement the zoning resolution to pay a fee** therefore to defray the cost of advertising, mailing, and other expense. If the Township Trustees require such a fee, it shall be required generally for each application. The Board of Township Trustees shall upon the passage of such resolution certify it to the Board of Township Zoning Commission.

2. Adoption

Upon the adoption of such motion, or the certification of such resolution, or the filing of such application, the Zoning Commission shall:

- a. Set a date for a public hearing thereon**, which date shall not be less than twenty (20) nor more than forty (40) days from the date of the certification of such resolution or the date of adoption of such motion, or the date of the filing of such application. Notice of such hearing shall be given by the Township Zoning Commission by one publication in one or more newspapers of general circulation in the township at least ten (10) days before the date of such hearing.
- b. If the proposed amendment or supplement intends to rezone or redistrict ten or fewer parcels of land, as listed on the tax duplicate, written notice or the hearing** shall be mailed by the Zoning Commission, by first class mail at least twenty days before the date of the public hearing to all owners of property within and contiguous to and directly across the street from such area proposed to be rezoned or redistricted to the addresses of such owners appearing on the county auditor's current tax list or the treasurer's mailing list, and to such other list or

lists that may be specified by the Board of County Commissioners. The failure of delivery of such notice shall not invalidate any such amendment or supplement. The published and mailed notices shall set forth the time and place of the public hearing, the nature of the proposed amendment or supplement and a statement that after the conclusion of such hearing the matter will be referred for further determination to the County or Regional Planning Commission and to the Board of Township Trustees as the case may be.

- c. **Within five (5) days after the adoption of such motion or the certification of such resolution, or the filing of such application, the Township Zoning Commission** shall transmit a copy thereof together with text and map pertaining thereto to the County or Regional Planning Commission, if there is such a Commission. The County or Regional Planning Commission shall recommend the approval or denial of the proposed amendment or supplement, or the approval of some modification thereof, and shall submit such recommendation to the Township Zoning Commission. Such recommendation shall be considered at the public hearing held by the Township Zoning Commission on such proposed amendment or supplement.

3. The Township Zoning Commission

The Township Zoning Commission shall, within thirty days after such hearing, recommend the approval or denial of the proposed amendment or supplement, or the approval of some modification thereof, and submit such recommendation together with such application or resolution, the text and map pertaining thereto and the recommendation of the County or Regional Planning Commission thereon to the Board of Township Trustees.

4. The Board of Township Trustees

The Board of Township Trustees shall, upon receipt of such recommendation:

- a. **Set a time for a public hearing on such proposed amendment or supplement**, which date shall not be more than thirty days from the date of the receipt of such recommendation from the Township Zoning Commission.
- b. **Notice of such public hearing** shall be given by the Board in one publication in one or more newspapers of general circulation in the township, at least ten (10) days before the date of such hearing. The published notice shall set forth the time and place of the public hearing and a summary of the proposed amendment or supplement.
- c. **Within twenty days after such public hearing the Board** shall either adopt, deny or modify the recommendation of the Township Zoning Commission. In the event the Board denies or modifies the recommendation of the Township Zoning Commission, the unanimous vote of the Board of Township Trustees shall be required.

5. Effective Date, Referendum

- a. **This code shall be amended pursuant to the Ohio Revised Code.**

- b. **Upon Certification by the Board of Elections that the amendment has been approved by the voters it shall take immediate effect.**

F. Site Development Plans

1. Plan Requirements

- a. **A boundary survey showing all existing and proposed property lines, easements, rights-of-way, and setback lines;**
- b. **Existing and proposed topography at two-foot contour intervals;**
- c. **Existing areas of significant vegetation and designation of areas of vegetation to be retained and to be removed;**
- d. **Existing and proposed watercourses, water bodies, floodplains, and wetlands;**
- e. **Location, design, and dimensions of existing and proposed parking areas and truck loading areas;**
- f. **Location and type of site lighting;**
- g. **Location and specifications of screening features such as walls, fences, mounds, and landscape buffers;**
- h. **Location and specifications of all proposed signage;**
- i. **A landscaping plan including location, size, and type of plant materials;**
- j. **Provisions for solid waste including provisions for dumpster enclosures;**
- k. **Proposed building elevations and materials;**
- l. **Location and dimensions of proposed access drives;**
- m. **Provisions for storm drainage including design calculations, storm sewer sizes, grades, and inverts, manhole locations and inverts, detention and/or retention facilities, and proposed outlets; and**
- n. **Provisions for erosion and sedimentation control.**

2. Conformance Required

Developments shall conform in all respects to the approved site development plan. No building or premises shall be occupied or used except in conformance with the approved site development plan and this Zoning Resolution. The Zoning Inspector may make such periodic inspections during construction of the project as may be necessary and appropriate to determine continued compliance with the approved site development plan and Zoning Resolution.

3. Professional Assistance

The extent and complexity of certain applications for non-residential uses in C-1 and all uses in C-2, C-3, and I-1 Districts may require that the Township obtain review assistance, statements of opinion, and reports from qualified professionals such as civil engineers, planners, appraisers, architects, and attorneys. The Township Trustees shall determine when such studies or expert advice are necessary to evaluate a proposed development relative to the requirements of this Section. With approval of the Township Trustees, the Zoning Inspector shall advise the applicant that such assistance will be required and request a plan review deposit in accordance with the Fee Schedule adopted by the Township Trustees. The applicant shall immediately upon such notification deposit with the Township sufficient funds to pay for such studies or review assistance. Upon completion of the review, any balance of unused funds shall be refunded to the applicant within sixty (60) days of the Township's final action on the application.

702 Enforcement

A. Violations

Buildings erected, altered, moved, razed, or converted, or any use of land or premises carried on in violation of any provision of this Resolution are declared to be a nuisance per se.

B. Inspection

The Township Zoning Inspector shall inspect each alleged violation and shall, in writing, order correction of all conditions which are found to be in violation of this Resolution.

C. Correction Period

All violations, excluding signs (see Section 401.J.2.) shall be corrected within a period of thirty (30) calendar days after the written order is issued or for a longer period of time as indicated by the Township Zoning Inspector. Any violations not corrected within a specified time period shall be reported to the County Prosecutor who shall initiate prosecution procedures.

D. Penalties

The owner or owners of any building or premises or part thereof where anything in violation of this Resolution shall be placed or shall exist, and any architect, builder, or contractor who shall assist in the commission of any such violation, and any person who shall violate any of the provisions of this Resolution or fail to comply therewith shall, for each violation of noncompliance, be deemed guilty of a misdemeanor and, upon conviction thereof, be fined not less than twenty-five (25) dollars nor more than five hundred (500) dollars. Each day such violation or failure to comply shall exist shall constitute a separate offense.

E. Prevention of Violations

In case any building is, or is proposed to be, located, erected, constructed, reconstructed, enlarged, change, maintained, or used, or any land is, or proposed to be, used in violation of Sections 519.01 to 519.99, inclusive, of the Ohio Revised Code, or of any regulations or provisions adopted by any Board of Township Trustees under such Sections, such Board, the Prosecuting Attorney, the Township Zoning Inspector, or any adjacent or neighboring property owner who would be especially damaged by such violation, in addition to the other remedies provided by law, may institute injunction mandamus,

abatement, or any other appropriate action or proceeding to prevent, enjoin, abate, or remove such unlawful location, erection, construction, reconstruction, enlargement, change, maintenance, or use.

ARTICLE VIII: VALIDITY AND SEPARABILITY

It is hereby declared to be the legislative intent that, if any provision or provisions of this Resolution, or the application thereof to any zoning lot, building, or other structure, or tract of land, are declared by a court of competent jurisdiction to be invalid or ineffective in whole or in part, or to be inapplicable to any person or situation, the effectiveness of such decision shall be limited to the provision or provisions which are expressly stated in the decision to be invalid or ineffective, or to the zoning lot, building, or other structure, or tract of land immediately involved in the controversy. All other provisions of this Resolution shall continue to be separate and fully effective, and the application of any such provision to other persons or situations shall not be affected.

In the event any of the requirements or regulatory provisions of this Resolution are found to be internally incompatible or inconsistent one with another, the more restrictive or greater requirement shall be deemed in each case to be applicable.

ARTICLE IX: REPEALER

All existing Resolutions of Granger Township, Medina County, Ohio inconsistent herewith, are hereby repealed.

ARTICLE X: EFFECTIVE DATE

This Revised Resolution shall take effect and be in full force and effect from and after the earliest period allowed by law.

Recommended by the Township Zoning Commission

Date: March 2, 2010
Chairman: Daniel Kalka

Adopted by the Granger Township Trustees

Date: March 29, 2010
Trustees: Teri A. Berry, Chp.
John H. Ginley Jr.
Richard L. Pace

Effective Date: **October 13, 2010**

Attested to by the Fiscal Officer of the Township

Fiscal Officer: Barbara L. Beach

Granger Township Trustees:

Teri A. Berry
John H. Ginley Jr.
Richard L. Pace

Granger Township Fiscal Officer:

Barbara L. Beach

Granger Township Zoning Commission:

Daniel Kalka, Chp.
David Dorow
Carol Kraus
Karen Howard
Ronald Alber
Stephen Hummel, Alt.

Granger Township Board of Appeals :

Nancy Bloom, Chp.
William Riebau, Jr.
Edward Kraus
Brian Roy
Doug Schwan
Jonathan Kastelein, Alt.

Granger Township Zoning Secretary:

Annamarie George

Granger Township Acting Zoning Inspector:

Nancy West

ARTICLE XI: DEFINITIONS

For the purpose of the Resolution certain terms and words are hereby defined. Words used in the present tense shall include future, the singular, the plural, the word “building” shall include the word “structure”, and the word “shall” is mandatory and not directory. Should any conflict arise, Zoning Regulations take precedence over any definitions.

Abandonment: See Discontinued Use; Section 601.D.

Accessory Building or Use: A subordinate building or use customarily incidental to, detached from, and located on, the same lot occupied by the main building and use.

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

Antenna: The specific devise the surface of which is used to capture an incoming radio frequency signal and/or to transmit an outgoing radio frequency signal.

Antenna, Ancillary: An antenna that is less than twelve inches in its largest dimension and is not directly used to provide personal wireless communications services. An example would be a global positioning satellite (GPS) antenna.

Antenna, Dish: An antenna that is a bowl-shaped device that receives and transmits signals in a specific directional pattern.

Antenna, Panel: An antenna that receives and transmits signals in a directional pattern typically encompassing an arc of 120-degrees.

Antenna, Whip: An antenna which receives and transmits signals in a 360-degree pattern and is up to fifteen feet in height and up to four inches in diameter.

Area of Dwelling Unit: The area of a dwelling unit shall be the sum of the gross floor areas above the basement level, and not more than three (3) feet below finished grade, including these rooms (and closets) having a minimum ceiling height of seven (7) feet - six (6) inches and having the natural light and ventilation as required by the Medina County Building Code: 1975. Rooms above the first floor may be included which are directly connected by a permanent stairs and hall, and spaces under pitched roofs having a minimum knee wall height of four (4) feet if one-half (½) of the room area has a minimum ceiling height of seven (7) feet - six (6) inches.

Automobile Graveyard: See Junk Yard.

Basement: A story, suitable for business or habitation, partially below the level of the facing street or ground and below the first tier of floor beams or joists. When a basement floor is less than three (3) feet below the average grade, it will be rated as the first story or ground floor.

Boarding House: A building other than a hotel where for compensation by the week or month, meals, or lodging and meals are provided for three (3) but not more than twenty (20) persons.

Building: Any structure designed or intended for the support, enclosure, shelter or protection of persons, animals, chattels, or property.

Building Area (Commercial and Industrial): All floor area under roof including basements or floors wholly or partially below grade.

Building Area (Residential): See Minimum Living Floor Area.

Building Line: The rear line of the front yard along a street frontage shall be considered the building line.

Building, Principal: The building housing the principal activity performed on any lot. Any residence shall be considered the principal activity.

Co-location: The use of a wireless telecommunications tower by more than one wireless communications provider.

Discontinued Use: See Section 601.D.

District: Area or areas of the unincorporated territory of Granger Township for which regulations governing the use of buildings and premises or the height and sizes of buildings are uniform.

Dumps: Any premises used primarily for disposal by abandoning, discarding, dumping, reduction, burial, incineration, or any other means and for whatever purpose of garbage, sewage, trash, chemicals, refuse, waste material of any kind, junk, discarded machinery, vehicles, or parts thereof, offal, or dead animals.

Dwelling: Any building or portion thereof, which is designed or used exclusively for residential purposes. An attached garage for the purposes of determining the front, side and rear yards shall be part of a dwelling.

Dwelling, Single Family: A building occupied or arranged, intended or designed to be occupied for residential purposes by not more than one (1) family (one dwelling unit). An attached garage, for the purposes of determining the front, side, and rear yards shall be part of a dwelling.

Dwelling, Two Family: A building occupied or arranged inside or designed to be occupied for residential purposes by two (2) families (two-dwelling units). Attached garages and porches for the purposes of determining the front, side, and rear yard shall be part of the dwelling.

Family: One or more persons occupying a premises and living as a single housekeeping unit, whether or not related to each other by birth or marriage, as distinguished from a group occupying a boarding house, lodging house or hotel, as herein defined.

Garage, Private: An accessory building housing motor driven vehicles, the property of and for the use of the occupant(s) of the lot on which the private garage is located.

Garage, Repair Shop: A building or portion of a building in which minor structural repairs are made to a motor vehicle, and in which the painting of the car and body and fender work is only incidental.

Gasoline Service Station: A building or part of a building or structure or space for the retail sale of gasoline, lubricants and motor vehicle accessories, and for minor services and repairs not accompanied by objectionable noise, fumes, dust, or odors.

Grade: The average level of the finished surface of the ground adjacent to the exterior walls of the buildings.

Green Space: Undeveloped open space lacking a structure including but not limited to fields, pastures, forest, and mowed and maintained grass. Athletic fields shall not be considered green space.

Height, Building: The vertical dimension measured from the average elevation of the grade at the front of the building, to the highest point of the roof.

Home Occupation: Any office or customary home occupation in a dwelling house used as a private residence, providing such use does not involve any extension or modification of said dwelling which will alter its appearance as a dwelling, and providing such use does not involve any outward evidence of such home occupation except for not more than one (1) sign as authorized in other Sections of this Resolution, and further providing that no more than twenty-five (25) percent of said dwelling house be used by said resident for said office or home occupation.

Hotel or Motel: A building in which lodging is provided and offered to the public for compensation and which is open to transient guests, as distinguished from a boarding house or lodging house.

House Trailer: Aka Mobile Home - see Mobile Home aka House Trailer.

House Trailer Parks: See Mobile Home Parks aka House Trailer Parks.

Junk Yard: Any land or building used for abandoning, storing, keeping, collecting, or baling, of paper, rags, scrap materials, other scrap or discarded materials, or for abandoning, demolishing, dismantling, storing, or for salvaging or impounding of automobiles or other vehicles or machinery not in running condition for parts thereof. Two or more automobiles or other vehicles not currently registered and licensed shall be deemed a junkyard.

Lattice Tower: A support structure constructed of vertical metal struts and cross braces forming a triangular or square structure which tapers from the foundation to the top.

Loading Space: An off-street space or berth on the same lot with a building, or adjacent to a group of buildings on the same lot for the temporary parking of a commercial vehicle while unloading or loading merchandise or materials, and which abuts upon a street, alley, or other appropriate means of access.

Light Manufacturing, Fabrication and Assembly: industrial type uses which may include the design, assembly, processing, creation, formation, production, or construction of products and equipment from previously manufactured components, where such operations conform to the requirements of Section 305I hereof, but shall not include any operations that involve the reduction, refining, heat treatment, or chemical conversion of primary bulk raw materials.

Lodging House: A building where lodging only is provided for compensation for three (3) or more, but not more than twenty (20) persons, and where table board may or may not be furnished.

Lot: A parcel of land recorded in the Medina County Court House having or capable of having one principal building and one or more accessory buildings.

Lot, Corner: A lot having two (2) adjacent sides abutting upon two (2) streets.

Lot, Double Frontage: A lot having a frontage on two (2) non-intersecting streets, as distinguished from a corner lot.

Lot Frontage: Lot frontage shall be the distance between the side lot lines measured along the right-of-way side line of a public or private street. For the purposes of determining yard requirements on corner lots and double frontage lots, all sides of a lot adjacent to streets shall be considered frontage, and front yards shall be provided.

Lot Interior: A lot other than a corner lot.

Lot Lines: The lines defining the limits of a lot.

Lot of Record: A lot which is a part of a subdivision, the plat of which has been recorded in the office of the County Recorder of Medina County; of a lot described by metes and bounds, the deed to which has been recorded in the office of the County Recorder of Medina County.

Lot Width: The horizontal distance between the side lot lines of a lot measured at the building line.
Major Thoroughfare: Thoroughfare designated by the Medina County Engineer.

Manufactured Home: Any non self-propelled vehicle transportable in one or more sections, which is built on a permanent chassis and designed to be used as a dwelling with a permanent foundation, and meeting the requirements of Section 301.C.

Minimum Building Setback Lines: A line in back of, and parallel to the street right-of-way line and at such distance from the street right-of-way line as required by the minimum front yard depth in the district in which it is located. Where the right-of-way line is not established it shall be assumed to be sixty (60) feet (see Appendix for street right-of-way).

Minimum Living Floor Area (Residential): Living floor area shall consist of areas such as living room, bedroom, bathroom, dining room, rooms for cooking, den, library, and family rooms, but shall not include areas such as porches, breezeways, terraces, garages, and basements.

Mobile Home aka House Trailer: Any non self-propelled vehicle so designed, constructed, reconstructed, or added to by means of accessories in such manner as will permit the use and occupancy thereof for human habitation when connected to indicated utilities, whether resting on wheels, jacks, or other temporary foundation and used or so constructed as to permit its being conveyed upon the public streets or highways.

Mobile Home Parks aka House Trailer Parks: Any tract of land upon which three or more mobile homes (aka house trailers) for habitation are parked, either free of charge or for revenue purposes, and includes any roadway, building, structure, vehicle, or enclosure used or intended for use as a part of the facilities of the park. A tract of land which is subdivided for lease or contract of individual lots is a mobile home park if three or more mobile homes are parked thereon. (ORC 3733.01)

Monopole: A support structure constructed of a single, self-supporting hollow metal tube anchored to a foundation.

Motor Home: A self-propelled recreational vehicle constructed with permanently installed facilities for cold storage, cooking and consuming of food, and for sleep.

Net Density: The residential density measured by dividing the number of dwelling units into the lot area, excluding all public or private highways, but including all off-street parking areas and accessory uses.

Nonconforming Uses: A building, structure, or use of land existing at the time of the enactment of the Resolution and which does not conform to the use regulations of the district in which it is located.

Nursing or Convalescent Home: A “rest home” or “boarding home” for the aged or mentally or physically infirmed is any place of abode, building, institution, residence, or home for the reception and care, for a consideration of three (3) or more persons who, by reason of age or mental or physical infirmities, are not capable of properly caring for themselves, and for which a license has been issued by the Department of Public Welfare of the State of Ohio. A member of the medical profession, doctor or nurse, shall be on duty 24 hours a day.

Open Space: An area of land which is in its natural state, or is developed only for the raising of agricultural crops, or for outdoor recreation.

Parking: The temporary storage of registered vehicles in operable condition.

Parking Space: An area having a width of not less than nine (9) feet or a minimum of one hundred sixty-two (162) square feet and drives or aisles giving access thereto accessible from streets or alleys and to be used for the storage or parking of passenger vehicles.

Paved Streets: Conform to the Medina County Subdivision Regulations.

Quarry (Gravel Pit): Any use of land for the removal of any mineral or material including open or strip mining and shaft mining.

Recreational Vehicle: A vehicular portable structure designed and constructed to be used as a temporary dwelling for travel, recreation, and vacation uses being classed as a travel trailer, a motor home or a truck camper. (ORC 4501.01)

Right-of-Way: See Appendix for rights-of-way widths.

Road: See Street.

Rural: Low density housing, country/agrarian uses, and green space.

Satellite Dish: A structure that characteristically is shaped like a saucer or dish and is used as a part of a satellite signal receiving antenna to receive signals from a transmitter or a transmitter relay located in planetary orbit.

Scrap Yard: See Junk Yard.

Setback Line: The rear line of the front yard along a street frontage shall be considered the setback line.

Sign: Any structure, or natural object such as a tree, rock, bush and the ground itself, or part thereof, or device attached thereto or painted or represented thereon, which shall be used to attract attention to any object, product, place, activity, person, institution, organization or business, or which shall

display or include any letter, word, banner, flag, balloon, pennant, search light, badge, or insignia of any government or governmental agency, or of any charitable, religious, educational or similar organization. The word “sign” shall include a writing, representation, or other figure of similar character located on the interior of a building only when (1) illuminated and (2) located so as to be viewed from the exterior of the building.

Sign Area: The area measured by the smallest square, rectangle, circle or combination thereof which will encompass the entire advertising device including border, trim cutout and extension.

Sign Awning: A sign that is mounted on, painted on, or attached to an awning.

Sign, Billboard: A sign which directs attention to a business, commodity, service, or entertainment conducted, sold or offered at a location other than the premises on which the sign is located.

Sign Flashing: Any directly or indirectly illuminated sign which exhibits changing natural or artificial light or color effects by any means whatsoever.

Sign, Free Standing: Any non-movable sign not affixed to a building.

Sign, Governmental: A sign erected and maintained pursuant to and in discharge of any governmental functions, or required by law, ordinance or other governmental regulation.

Sign, Ground: Any sign placed upon or supported by the ground independent of any other structure. See Figure A.

Sign, Identification: A sign giving the nature, logo, trademark or other identifying symbol, address, or any combination of the names, symbols and addresses of buildings, businesses, developments or establishments on the premises where they are located.

Sign, Illuminated: A sign lighted by or exposed to artificial lighting either by lights on or in the sign or directed towards the sign.

Sign, Off-Premises: See Sign, Billboard.

Sign, Temporary: A sign or advertising display constructed of cloth, canvas, fabric, plywood or other light material and designed or intended to be displayed for a short period of time.

Sign, Wall: A sign, painted on, attached to, or erected against, or incorporated as a part of the wall of a building or structure, with the exposed face of the sign in a plane parallel to the plane of said wall.

Sign, Window: A sign that is applied or attached to the interior of a window or located in such manner within a building that it can be seen from the exterior of the structure through a window. See Figure A.

Street: Cul-de-sac: A local street with one (1) end open to traffic and the other end terminating in a permanent vehicular turnaround or bulb.

Street Lines: A dividing line between a lot, tract, or parcel of land and adjacent street. Where the lot, tract, or parcel of land has been conveyed to the center of the street, the right-of-way then becomes the inside line of land reserved or dedicated for street purposes.

Street, Private: A street which affords principal means of access to abutting property and which conforms to Medina County Regulations, but which has not been deeded to the public.

Street, Public: A street which conforms with Medina County Regulations and which has been dedicated or deeded to the public for public use and which affords principal access to abutting property.

Structural Alterations: Any change in the supporting members of a building, such as bearing walls or partitions, columns, beams or girders, or any increase in area or cubical contents of a building.

Structure: Anything constructed or erected which requires location on the ground, including signs, billboard, and satellite dishes, but not including fences or walls used as fences.

Tank, Storage: In reference to petroleum products, a closed vessel for the storage of liquid hydrocarbon substances.

Truck Camper: A non self-propelled recreational vehicle, without wheels for road use, and designed to be placed upon and attached to a motor vehicle. Truck camper does not include truck covers which consist of walls and roof, but do not have floors and facilities for using same as dwelling.

Use: The principal purpose for which a lot and/or the main building thereof is designed, arranged, or intended and for which it may be used, occupied, or maintained.

Wireless Telecommunications Facility: The equipment and structures involved in receiving telecommunications or radio signals from a mobile communications source and transmitting those signals to a central switching computer which connects the mobile unit with land-based telephone lines.

Wireless Telecommunications Tower: A support structure intended to support equipment used to transmit and/or receive telecommunications signals.

Yard, Front: A yard extending across the front of a lot between the side yard lines and being the minimum horizontal distance between the street line and the main building or projection thereof.

Yard, Rear: A yard extending across the rear of a lot measured between the side lot lines and being the minimum horizontal distance between the rear lot line and the rear of the main building or any other projection than steps. On corner lots the rear yard shall be considered as parallel to the street upon which the lot has its least dimension. On both corner lots and interior lots, the rear yard shall in all cases be the opposite end of the lot from the front yard.

Yard, Side: A yard between the main building and side lines of the lot and extending from the front yard to the rear yard.

GRANGER TOWNSHIP ROADS

Twp. Highway No.	Name	Right of Way Width (July 1980)
122	Allard Rd.	60'
182	Bath Rd.	60' ⁽⁵⁾
54	Beach Rd.	
174	Beachler Rd.	50'
53	Boneta Rd.	60'
61	Coddingville Rd.	60'
340	Dan Rd.	60'
173	Dunsha Rd.	60'
220	Druerie Lane	60'
431	Forest Dr.	60'
1029	Grangerberg	—
408	Longwood Dr.	60'
291	Melody Lane	60'
264	Reid Hill Rd.	60'
463	Snowberry Lane	60'
48	Stony Hill Rd.	50' ⁽¹⁾
426	Sweet Briar Dr.	60'
300	Valentine Farms Dr.	60'
317	Walena Dr.	50'
427	Walnut Hollow Dr.	60'
316	Waterside Dr.	50'
458	West Sweet Briar Dr.	60'
474	Westwood Dr.	60'
464	Winterberry Lane	60'
459	Woodberry Dr.	60'
424	Woodhaven Dr.	60'
460	Woodling Way	60'
County Highway No.		
21	Granger Rd.	60' ⁽⁶⁾
135	Ledge Rd.	60'
2	Medina Line Rd.	60' ⁽⁴⁾
37	Remsen Rd.	60' ⁽²⁾
44	State Rd.	60' (Widens for bridge at 271)
66	Wilbur Rd.	60' (Widens for bridge at 271)
101	Windfall Rd.	60'
State Route No.		
3	Ledge Rd.	60'
18	Medina Rd.	Variable
94	Ridge Rd.	Variable
3	Weymouth Rd.	Variable
Interstate No.		
271		Variable

⁽¹⁾ Stony Hill Rd., Twp. Highway 48 is 50' from north township line to north line of lot 53 (said point being approximately 2,500' north of intersection of Stony Hill and Wilbur Roads), then

changes to 65' width for approximately 1,500' (25' on west side, 40' on each side); then variable widths to intersection at Wilbur Rd.

- (2) Remsen Rd. is 60' except for section from S.R. 94 west approximately 4,000' long where it is various widths.
- (3) Windfall Rd. is 60' except for a section from Granger Rd. south 470' where width is variable.
- (4) Medina Line Rd. widens to 70' (30' on east side and 40' on west side) at point 480' south of centerline of Bath Rd. for a distance of 410' south.
- (5) Bath Rd. widens to 70' (30' on north side and 40' on south side) from a point 560' west of the centerline of Medina Line Rd. for a distance west of 1,660'.
- (6) Granger Rd. widens to variable widths at its intersection with S.R. 94 and the bridge over I-71.