

GENERAL REGULATIONS

SECTION 4

4.1 - Except as hereinafter provided, it shall be unlawful to locate, erect, construct, reconstruct, enlarge or structurally alter any building except in conformity with the regulations of the district in which the building is located.

4.2 - Except as hereinafter provided, it shall be unlawful to use any land or building for a purpose other than permitted in the district in which the land or building is located.

4.3 - No parcel of land held under one ownership, with or without buildings, at the time of this resolution becomes effective shall be so reduced nor shall any such parcel be subdivided, in any manner below the minimum lot width and lot area required by this resolution.

4.4 - In no case shall there be more than one (1) residential building on one (1) lot.

4.4a - There shall be at least one driveway per residential lot.

4.5 - Unoccupied mobile homes shall be so placed on any lot or parcel of land in any and all districts, that such locations shall comply with the provisions of **SECTION 6, Subsection 6.3** of this resolution and in no event shall any mobile home be stored or parked at a point which is nearer the road than the main structure of the dwelling house or major building of the premises involved.

4.6 - Noxious, dangerous, or offensive uses by reason of emission of odors, dust, smoke, gas, noise, flames, or vibration shall be unlawful except as hereinafter provided.

4.7 - The pollution of streams, watercourses, air or using electrical appliances which create electro magnetic waves that interfere with television, radio, or telephone communications is unlawful.

4.8 - No dumping, storing, burying, reducing, disposing of or burning garbage, refuse, scrap metal, rubbish, offal or dead animals, shall be permitted unless such dumping, storing, burying, reducing, disposing of or burning garbage, refuse, scrap metal, rubbish, offal or dead animals is done in compliance with any and all local, state, and federal regulations governing such activities.

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4.9 - No building permit or zoning certificate shall be issued without evidence that the appropriate authority has approved the sanitary facilities for the use for which the building permit or zoning certificate has been requested.

a - No building permit or zoning certificate for multi-family, commercial, or industrial construction shall be issued without evidence that the Fire Chief, or his representative has inspected, and has agreed that the plans for construction meet all state and local fire code requirements.

(Amend 7/17/02, Effective 8/16/02)

4.10 - All lots shall be a minimum of 210 feet in width for the full length of the lot.

a - Private streets and common drives are not allowed.

(Amend 8/12/99; Effective 9/11/99)

4.11 - REGULATIONS FOR PONDS AND SWIMMING POOLS:

a - Public or private ponds, lakes or swimming pools shall be considered as structures for the purpose of permits.

b - In no case shall a pond or lake be located closer than twenty-five (25) feet from any property line and must have approval of the local Fire Department if used as a fire pond.

c - Ponds or lakes shall meet standards and specifications of the Medina County Soil Conservation District and/or Chapter 1521 of the Ohio Revised Code.

d - Upon making application for a zoning permit, the applicant will be required to submit to the Zoning Inspector a copy of the proposed pond and/or lake plans, which have been reviewed and stamped by the Medina County Soil and Water Conservation District. (Amended 10-6-82; Effective 11-5-82)

4.12 - REGULATIONS FOR FENCES:

a - Fences for residential uses shall not exceed six (6) feet high and not over three (3) feet high the first seventy-five (75) feet from the road right-of way.

b - Fences for residential uses shall be constructed two (2) feet inside the owners property line. Line fences for agricultural uses; shall be permitted on the property line.

c - The property owner is responsible for the upkeep of both sides of the fence.

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d. No wall, fence or shrubbery shall be erected, maintained or planted on any lot which obstructs or interferes with traffic visibility on a curve or at any intersection. No construction or planting of any shrubbery shall be allowed in the public right-of-ways.

e. No permit needed.

4.13 - PARKING REGULATIONS IN RESIDENTIAL AREAS:

1. Private passenger vehicles, (ie), automobiles, station wagons, vans, motor cycles, small trucks, and the like shall be permitted.

2. The overnight or weekend parking of one commercial vehicle less than twenty-six (26) feet or whose width is less than seven (7) feet or whose height is less than seven (7) feet, and has a carrying capacity of one ton or less shall be permitted without a zoning variance provided all of the following provisions are observed:

A. The contents of the vehicle shall not emit offensive odors.

B. There is stored within the confines of the vehicle, only such items as hand tools, spare parts and small amounts of supplies and items normally used in conjunction with the residents occupation. In no event is such vehicle to be used as a warehouse for the storage of substantial goods, supplies or other material.

C. There are no animals, fish or fowl, stored in the vehicle.

D. There are no food stuff or other organic material stored in the vehicle which would create a condition that would attract, harbor or contain vermin, insects, or rodents.

E. There are no other health or safety hazards caused by the parking of such vehicle.

F. The use of such vehicle will not result in a public nuisance to persons of normal sensibility by reason of excessive noise, late or early hours, intensity of activity or other such reasons.

G. The vehicle shall be maintained in good running condition at all times.

H. Only normal and minor repair work on the vehicle shall be done on the property, unless the work is done in an entirely enclosed accessory building or garage.

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2 A-I - No such vehicle shall be used in conjunction with any **Home Occupation** not authorized by the terms of this zoning resolution.

3 - A second commercial vehicle whose length is less than twenty-six (26) feet, whose width is less than seven (7) feet, and height is less than seven (7) feet, and with a carrying capacity of one ton or less may be parked on the premises if it is parked within an enclosed accessory building or garage and meets conditions of **2 A-I**.

4 - The overnight parking of commercial vehicles and/or pieces of commercial equipment larger than stated in #2 up to a maximum of sixty-five (65) feet in length and 102 inches in width, with a legal gross vehicle weight of 80,000 pounds, may be permitted with a Conditional Zoning Permit issued by the Board of Zoning Appeals, provided the following conditions are observed; Ref. Sec. 9, Conditional Zoning Certificate:

A - One vehicle may be parked outside if behind the main building or residence and screened by trees, shrubs or the like so that no part is visible from the road or neighboring property, or is parked in an enclosed building that is behind the main building or residence. Any additional vehicles or equipment are to be parked in an enclosed building.

B - No dismantled or inoperable truck-tractors, truck-trailers, or commercial equipment shall be stored on the property unless in an enclosed accessory building or garage.

C - All of the requirements as stated in **2 A-I** must be observed.

D - Any other condition imposed by the Board of Zoning Appeals must be observed.

5 - Long term storage of a vehicle without current registration shall be permitted provided the vehicle is parked out of sight behind shrubs or trees or in an enclosed building or garage that is behind the main building.

6 - No wrecked, junked, inoperable motor vehicles, or motor vehicles without current licenses shall be parked or stored in any zoning district for a period of no more than seven (7) days from the time of a complaint, unless expressly permitted by this zoning code or unless in an enclosed building or garage.

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7 - Unoccupied recreational vehicles, or travel trailers and the like, shall be so placed on any lot or parcel of land, in any and all districts, that such locations shall comply with the provisions of Sec. 6, Subsection 6.3 of this resolution and in no event shall any recreational vehicles or trailers be stored or parked at a point which is nearer the road than the main structure of the dwelling house or major building of the premises involved.

8 - No recreational vehicle shall be occupied or used as a dwelling while being stored on the property.

4.14 - PARKING SPACE REQUIREMENTS:

For the purposes of this Resolution the following minimum parking space requirements shall apply, and the number of parking spaces required for uses not specifically mentioned shall be determined by the Board of Zoning Appeals following the "substantially similar use" procedure as specified in this Resolution:

1 - Residential Uses

- a - Single family or two family dwelling -- Two for each unit.
- b - Apartments, Townhouses or multi-family dwellings -- Two for each unit.
- c - Mobile homes -- Two for each unit.

2 - Commercial Uses:

- a - Animal hospitals and kennels -- One for each 400 square feet of floor area and one for each two employees.
- b - Motor Vehicle repair station -- One for each 400 square feet of floor area and one for each employee.
- c - Motor Vehicle salesroom -- One for each 400 square feet of floor area and one for each employee.
- d - Motor Vehicle service stations -- Two for each service bay and one for every two gasoline pumps.
- e - Car washing facilities -- One for each employee.

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- f - Banks, financial institutions, post offices, and similar uses -- One for each 250 square feet of floor area and one for each employee.
- g - Barber and Beauty shops -- Three for each barber or beauty operator.
- h - Carry-out restaurants -- One for each 200 square feet of floor area and one for each two employees.
- i - Drive-in restaurants -- One for each 125 square feet of floor area and one for each two employees.
- j - Hotels, motels -- One for each sleeping room plus one space for each two employees.
- k - Boarding, Rooming, Tourist and Bed/Breakfast Home -- One for each sleeping room.
- l - Furniture, appliance, hardware, machinery or equipment sales and service and wholesale establishments -- Two plus one additional space for each 200 square feet of floor area over 1000 square.
- m - Consumer and trade service uses not otherwise specified -- One for each employee.
- n - Funeral homes, mortuaries and similar type uses -- One for each 50 square feet of floor area in slumber rooms, parlors, or service rooms.
- o - Laundromats -- One for every two washing machines.
- p - Administrative, business and professional office uses -- One for each 200 square feet of floor area.
- q - Sit-down restaurants, taverns, night clubs, and similar uses -- One for each three persons of capacity.
- r - Retail stores -- One for each 150 square feet of floor area.
- s - All other types of businesses or commercial uses permitted in any commercial district -- One for each 150 square feet of floor area.

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3 - Recreational and Entertainment Uses:

- a - Bowling Alleys -- Four for each alley or lane; one for each three persons of capacity of the area used for restaurant, cocktail lounge, or similar use; and one for each three employees.
- b - Dance halls, skating rinks -- One for each 100 square feet of floor area used for the activity; one for each three persons of capacity in a restaurant, snack bar, or cocktail lounge; and one for each three employees.
- c - Outdoor swimming pools: public, community or club -- One for each ten persons of capacity, and one for each three persons of capacity for a restaurant.
- d - Auditoriums, sports arenas, theaters, and similar uses -- One for each four seats.
- e - Miniature golf courses -- Two for each hole and one for each employee.
- f - Private clubs and lodges -- One for each ten members.
- g - Tennis facilities, racquetball facilities or similar uses -- Two for each playing area; one for each employee; and one for each 100 square feet of other activity area.

4 - Institutional uses:

- a - Churches and other places of religious assembly -- One for each eight (8) seats in main assembly room, or one for each classroom, whichever is greater.
- b - Hospitals -- One for each three beds.
- c - Sanitariums, homes for the aged, nursing homes, rest homes, or similar uses -- One for each three beds.
- d - Medical and dental clinics -- One for every 100 square feet floor area.
- e - Libraries, museums, and art galleries -- Ten, and one for each 300 square feet floor area in excess of 2,000 square feet.

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5 - Educational Institution (Public, Parochial, Private) Uses:

a - Elementary schools, and kindergartens -- Four for each classroom; one for every four seats in auditoriums or assembly halls; and one for each additional non-teaching employee.

b - High schools and middle schools -- One for every ten students, or one for each teacher and employee; or one for every four seats in auditoriums, assembly areas or sports fields; whichever is greater.

d - Child care centers, nursery schools, and similar uses -- Four for each classroom.

6 - Industrial and Manufacturing Uses:

a - All types of manufacturing, storage, and wholesale uses permitted in any manufacturing district -- One for each employee (on the largest shift for which the building is designed), and one for each motor vehicle used in the business.

b - Cartage, express, parcel delivery, and freight terminals -- One and one half for every one employee (on the largest shift for which the building is designed) and one for each motor vehicle maintained on the premises.

4.15 - HANDICAPPED PARKING:

Parking facilities serving buildings and facilities required to be accessible to the physically handicapped shall have conveniently located designated spaces provided as follows:

<u>Total Spaces in Lot/Structure</u>	<u>Number of Designated Accessible Spaces</u>
Up to 100	One space per 25 parking spaces
101 to 200	4 spaces, plus one per 50 spaces over 100
201 to 500	6 spaces, plus one per 75 spaces over 200
Over 500	10 spaces, plus one per 100 spaces over 500

4.16 - PUBLIC UTILITY:

The following criteria shall be used to determine if an entity is a public utility:

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- 1 - Devotes an essential goods or service to the general public which has the right to demand or receive these goods or services.
- 2 - Provides its goods and services indiscriminately and reasonably.
- 3 - Has an obligation to provide the goods and services which cannot be unreasonably or arbitrarily withdrawn.
- 4 - Conducts its operation in such manner as to be a matter of Public Concern.
- 5 - Provides a goods or service that is vital.
- 6 - Has a lack of competition in the Local Market Place.
- 7 - Is regulated by a governmental authority.

4.17 - ACCESSORY BUILDING:

- 1 - Accessory buildings on lots without a main structure are prohibited.
- 2 - Accessory buildings less than 144 square feet, in residential districts, will have the fee for the Zoning Certificate waived, but a site plan must be provided showing that the accessory building will be behind the main structure.
- 3 - Accessory buildings less than 144 square feet must be placed a minimum of twenty (20) feet from any rear or side lot line and behind the main structure.
- 4 - Accessory buildings more than 144 square feet must be placed a minimum of twenty (20) feet from a ny side or rear lot line and behind the main structure.
- 5 - Any structure must be a minimum of twenty (20) feet from any other structure.
(Amend 1/3/06; Effective 2/2/06)

4.18 - LIGHTING:

- 1 - No lighting shall constitute a nuisance to a person of normal sensibilities, and shall not in any way impair safe movement of traffic on any street or highway.
- 2 - Exterior lighting shall be designed and maintained so that glare is not cast on any adjacent properties, regardless of use, or on adjacent streets or highways.
(Amend 8/12/99; Effective 9/11/99)

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4.19 - SITE PLAN REVIEW:

A - Purpose

Having prepared and adopted a Township Zoning Code and established a continuing planning process, site plan review criteria are hereby established to achieve, among others, the following purpose:

- 1 - To provide a system of site development controls that provide for the integration of new developments with the surrounding environment such that all development features including buildings, driveways, parking areas, open spaces, lighting, etc. are so located and related as to minimize the adverse impacts upon adjacent properties.
- 2 - To provide a system of site development controls so that the community will know the quality of new development that will be approved.
- 3 - To provide assurances that a single development, or one built in progressive stages will be completed in accord with the approved design.
- 4 - To assure the proposals will be developed in accord with the objectives and policies of the Township Plan.

B - Review Required

Site plans shall be reviewed by the Township Zoning Commission as required by this section for all multi-family, or four (4) or more single family dwellings in the Residential District and for all uses in Commercial and Industrial District. The Zoning Commission may find that a site plan review is not required where no changes are proposed for an existing site or where only inconsequential changes are proposed.

C - Application for Plan Approval

An application for approval of detailed site plan shall be filed with the Zoning Commission. The application may be filed by the developer on behalf of the land owner, or by a group of owners of the land of the development area acting jointly. The application shall include, nine (9) copies of the following maps, designs, and supporting documents:

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- 1 - A property location map and topographic survey of the proposed development area, including property lines, easements, street right-of-way, topographic contours at two foot (2) intervals, existing structures and landscape features.
- 2 - Preliminary plans of the development, include the following elements:
 - a - Site plan, drawn to legible scale, indicating the approximate location, type, and use of buildings, the use and divisions of all land, and the location of structures on surrounding properties.
 - b - Circulation system for vehicles, pedestrians, other public ways, the parking and service system.
 - c - Architectural drawings of buildings and other structures, including signs.
 - d - Landscape plan, indicating the grading and planting plan, the disposal of sanitary waste and storm water, recreational open space, and other land features.
 - e - Erosion control and stormwater management measures
 - f - Existing wooded areas and large isolated trees one (1) foot or more in diameter.
 - g - Location of necessary fire ponds.
- 3 - Supplementary documents, including:
 - a - The substance of covenants, grants of easements, or the restrictions proposed to be imposed upon the use or maintenance of lands and buildings.
 - b - Such other reasonable information as the Zoning Commission may require.

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4 - Review Fees:

The developer shall deposit a certified check payable to Guilford Township in the amount as established by the schedule of fees, to be credited to the general fund for the exclusive use of defraying any expenses incurred by the Township for items such as: the cost of services in connection with reviewing the plan and preparing reports, the publication and mailing of public notices in connection therewith, and any other reasonable expenses directly attributable thereto. The developer shall be required to cover any and such additional expenses prior to the Boards final approval. Upon completion of action on the Preliminary Plan, any unexpended balance of this shall be returned to the developer.

D - Referral for Review and Reports

Upon receipt of an application for a site plan review, the Zoning Commission may seek expert advice and recommendations from the County Engineer, the County Planning Commission, and/or other County agencies or private consultants. The Zoning Commission shall refer copies to the Township Trustees and the Zoning Inspector for their recommendations. The cost of receiving such expert assistance shall be borne by the applicant.

E - Final Plan

Upon approval of the application with specific changes or conditions, the developer shall prepare and submit to the Zoning Commission a modified plan. The modified plan shall include all modifications required by the Zoning Commission's grant of approval. The Zoning Commission shall act on the modified plan at its regular scheduled meeting after the submission of that plan. Upon approval of the modified plan by the Zoning Commission, the Zoning Commission will direct the issuance of zoning certificate for the use. A modified plan is not required if the original application is approved by the Zoning Commission with no changes or conditions.

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F - Review Criteria

Criteria utilized by the Zoning Commission during the review process shall include, but not be limited to, the following:

- 1 - The site plan shows a proper relationship exists between thoroughfares, service roads, driveways and parking areas, and the requirement of this resolution.
- 2 - All development features, including the principal buildings, open spaces, service roads, driveways, parking areas and signs, are so located and related as to minimize the possibility of any adverse effects upon adjacent development.
- 3 - Grading, surface drainage and sediment control provisions comply with applicable sections of the Medina County Engineering Code for Subdivision Development.
- 4 - The design and construction standards of all streets and any public improvements shall conform to the provisions of the Medina County Engineering Code for Subdivision Regulation.
- 5 - Maximum possible privacy for adjacent residential properties shall be provided through good design and use of the proper building materials and landscaping. Visual privacy shall be provided through structural screening and/or landscaping treatment.
- 6 - The architectural design of buildings shall be developed with consideration given to the relationship of adjacent development in terms of building height, mass, texture, materials, line and pattern, and character.
- 7 - Building location and placement shall be developed to minimize removal of trees and change of topography. Additional tree plantings shall be encouraged on certain sites.
- 8 - On-site traffic circulation shall be designed as to make possible adequate fire and police protection.
- 9 - Lighting shall be so designed as to create neither a hazard nor a nuisance to adjacent properties and uses.

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- 10 - Trash storage and other outdoor storage areas shall be screened from adjacent properties and/or from adjacent streets. Such facilities and screening shall be depicted on the Site Plan, with architectural renderings of the facilities and screening.
- 11 - The plan shall substantially conform to the concepts expressed in the adopted Township Zoning Code and to the intent and substance of the zoning district.
- 12 - In case of an industrial use, adequate provision shall be made for the disposal of industrial wastes. Wastes containing poisonous, corrosive, flammable, or explosive solids, liquids, or gases, oils, or gases shall not be discharged into the sanitary sewer or into water courses.
- 13 - Grading and surface drainage provisions shall be designed to minimize adverse effects on abutting properties, streams, and public roads and to minimize the possibility of erosion. The Zoning Commission may require that such grading plans be reviewed by a professional engineer, when outside the scope of the County Storm Water Management provisions, with any costs borne by the developer. The costs of any unusual means necessary to alleviate surface damage problems on adjacent property due to development shall be borne by the developer of the property causing the problem.
- 14 - All multi-family uses, commercial uses, industrial uses, and other such uses as specifically required shall have a fire inspection done before any business of any type is conducted in the building or on the premises.

G - Conformance with Approval Plan

- 1 - The use, placement, and dimensions of all buildings, driveways, sidewalks, parking areas, curb cuts and the installation of landscaping, fences and walks shall conform to the approved final plan.
- 2 - A performance bond or other financial guarantee shall be placed with the Guilford Township Trustees to insure the installation of the landscaping, the hardsurfacing of private drives and parking areas, and the surface water drainage, all in conformance with approved plans. This financial guarantee shall be in an amount equal to either: (1)- The estimated cost of installing said amenities or, (2)- Ten percent (10%) of the estimated cost of the total project, whichever is greater. In a phase project, this applies to each individual phase.

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H - Issuance and Revocation of Zoning Certificate

Upon the approval of a site plan application and the deposit of a performance bond or other financial guarantee in an appropriate amount, the Zoning Inspector shall issue a Zoning Certificate specifying the conditions of the approval.

Approval of a site plan and the Zoning Certificate, if any, however, shall be automatically revoked if construction has not begun within one (1) year after the date of approval.

At the expiration of one (1) year, any deposit or a performance bond or financial guarantee shall be returned to the depositor and each reapplication thereafter shall be accompanied by the required data and fees.

(Amend 8/12/99; Effective 9/11/99)

4.20 - ROAD RIGHT-OF-WAY

1 - No trees or shrubs shall be planted, rocks, ornamental or masonry construction, may be placed within the road right-of-way without the prior approval of the Board of Trustees.

(Amended 3/08/00; Effective 4/07/00)

4.21- SEXUALLY ORIENTED BUSINESSES

Guilford Township has determined that permitting sexually oriented businesses, as defined in this Section in proximity to residential, institutional and non-sexual retail uses would have detrimental effect on such adjacent uses. Therefore, in order to prevent potential adverse impacts on residential and institutional uses, particularly those where children are present, and thereby protecting the health, safety and welfare, sexually oriented businesses, as defined in this Section shall be permitted only in the Commercial/Industrial Districts subject to the following requirements;

A. For purposes of this Zoning Resolution, sexually oriented businesses shall include, but not be limited to any of the following:

1. Adult book/video store. An establishment which utilizes a substantial amount of its retail selling area for the purposes of retail sales or rent or for the purpose of display or viewing, for any compensation of books, magazines, other printed material, films, tapes and videocassettes, or any other visual representation, which are distinguished by their emphasis on adult material as defined in this Section.

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2. **Adult motion picture theater.** Any enclosed motion picture theatre which regularly uses a substantial amount of its total viewing time, for presenting material distinguished or characterized by and emphasis on matter depicting, describing or related to adult material as defined in this Section.

3. **Adult only live entertainment business.** An establishment where the patron directly or indirectly is charged a fee, and where establishments features:

- a.) Entertainment or services which constitute adult material as defined in the Section; or
- b.) Exhibitions, dance routines, or gyrational choreography of persons totally nude, topless, bottomless or strippers; male or female impersonators or similar entertainment or services that constitute adult material as defined in this Section.

B. To further determine whether the above facilities are sexually oriented businesses, the following shall apply;

1. **Adult Material:** Any book, magazine, newspaper, pamphlet, poster, print, picture, slide transparency, figure, image, description, videocassette, motion picture film, record or, tangible thing, or any service, capable of creating sexual interest through sight, sound or touch, and;

- a.) Which material is distinguished or characterized by an emphasis on matter displaying, describing, or representing sexual activity, masturbation, sexual excitement, nudity, bestiality, or human bodily functions of elimination; or
- b.) Which service is distinguished or characterized by emphasis on all activity, masturbation, sexual excitement, nudity, bestiality; or human bodily functions of elimination;

2. **Bottomless:** Less than full opaque covering of male and female genitals, pubic area or buttocks.

3. **Nude or nudity:** The showing, representation, or depiction of human male or female genitals, pubic area or buttocks with less than full opaque covering of any portion thereof, or female breast(s) with less than a full opaque covering of any portion thereof below the top of the nipple, or of covered male genitals in a discernibly turgid state.

4. **Topless:** The showing of a female breast with less than a full opaque covering of any portion thereof below the top of the nipple.

5. **Sexual Activity:** Sexual conduct or sexual contact, or both.

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- b.) Which service is distinguished or characterized by emphasis on all activity, masturbation, sexual excitement, nudity, bestiality, or human bodily functions of elimination.
- 2. **Bottomless:** Less than full opaque covering of male and female genitals, pubic area or buttocks.
- 3. **Nude or nudity:** The showing, representation, or depiction of human male or female genitals, pubic area or buttocks with less than full opaque covering of any portion thereof, of female breast(s) with less than a full opaque covering of any portion thereof below the top of the nipple, or of covered male genitals in a discernibly turgid state.
- 4. **Topless:** The showing of a female breast with less than a full opaque covering of any portion thereof below the top of the nipple.
- 5. **Sexual Activity:** Sexual conduct or sexual contact, or both.
- 6. **Sexual Contact:** Any touching of any erogenous zone of another, including without limitation the thigh, genital, buttock, pubic region, or if the person is female, a breast for the purpose of sexually arousing or gratifying either person.
- 7. **Sexual Excitement:** The condition of the human male or female genitals, when in a state of sexual stimulation or arousal.

C. Sexually Oriented Businesses shall comply with all regulations as stated in the Commercial/Industrial Districts sections of the Zoning Resolution.

D. Structures will be designed to prevent internal activities or displays from being visible from the outside.

E. Sexually Oriented Businesses shall be located in accordance to the following distance requirements:

- a. A minimum of 600 feet from Interstates 71 and 76. This measurement shall be from the right-of-way line to the property line.
- b. A minimum of 300 feet from any Residential District property line.
- c. A minimum of 1000 feet from the boundaries of any lot containing a church, library, public park or public playground, day care center, school or any institution where children are kept day or night; and
- d. A minimum of 1000 feet from any other sexually oriented business.

4.22 – LOT SPLITS: Any lot split is to be considered a subdivision. All proposed lot splits shall be presented to the Zoning Inspector along with the proper fees and an original drawing showing the proposed lot split. The original drawing must be approved and signed by the Zoning Inspector. The signature will be valid for 90 days. After the 90 days the drawing must be resubmitted for approval.

(Amend 8/1/06; Effective 8/31/06)

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