

CHAPTER 101  
Purpose and Conflict

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101.01 TITLE.

This resolution shall be known and may be cited as the duly-enacted 1948 Zoning Resolution, amended thereafter, of Bainbridge Township, Geauga County, Ohio, and is referred to herein as this Zoning Resolution.

101.02 DECLARATION OF PURPOSE.

The Board of Trustees and Zoning Commission of Bainbridge Township have, through an evaluation of development factors, anticipated future growth and basic community goals, established basic guidelines and objectives for future development in the Township. It has been determined, due to the location of the Township within the area, the natural limitations of soil and geologic conditions which affect water supply and sewage treatment, the limited capability of the Township to provide urban services, the current character of development within the Township, and the expressed objective of the residents of the community, that Bainbridge Township shall be essentially a low density residential community, with nonresidential development generally limited to that necessary for the convenience of residents. It has been further determined that a major asset to the community is the natural rural quality of the landscape, and that this quality, insofar as possible, should be preserved. To achieve these basic objectives, in the interest of the public health, safety, convenience, comfort, prosperity, or general welfare, to insure the preservation of open space, adequate light and air, freedom from congestion and objectionable or noxious uses, and to provide for the orderly and efficient growth of the community, the Board of Trustees of Bainbridge Township deems it necessary, in accordance with the provisions of Ohio R. C, Chapter 519, to regulate the use of land, the size and location of buildings, yards and open space and other characteristics of future development within the Township, and hereby adopts and enacts the following Resolution which shall be in force and effect within the unincorporated territory of Bainbridge Township. The Board of Trustees of Bainbridge Township intends to exercise all zoning and planning powers now or hereafter conferred by the Ohio General Assembly and has enacted this Zoning Resolution to be consistent with and to implement the Bainbridge Township Guide Plan for Land Development, 2000.

**[Adopted 6/1/2009 - Z-2009-1]**

101.03 PROVISIONS TO BE MINIMUM REQUIREMENTS.

In their interpretation and application, the provisions of this Zoning Resolution shall be held to be minimum requirements, adopted for the promotion of the public health, safety and the general welfare. Whenever the requirements of this Zoning Resolution conflict, the requirements imposing the most restrictive or the higher standards shall govern.

101.04 SEPARABILITY CLAUSE.

Should any section or provision of this Zoning Resolution be declared to be unconstitutional or invalid, such decision shall not affect the validity of the Zoning Resolution as a whole, or any part thereof other than the part so declared to be unconstitutional or invalid.

101.05 REPEAL OF CONFLICTING PROVISIONS.

All resolutions or parts of resolutions in conflict with this Zoning Resolution or inconsistent with the provisions thereof are hereby repealed to the extent necessary to give this Zoning Resolution full force and effect. This Zoning Resolution shall become effective from and after the date of its approval and adoption, as provided by law.