

CHAPTER 161

GENERAL PROVISIONS

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161.01 COMPLIANCE WITH REGULATIONS.

The regulations for each district set forth by this Zoning Resolution shall be minimum regulations and shall apply uniformly to each class or kind of structure or land, except hereinafter provided:

- (a) There shall be no more than one (1) single family detached dwelling on a lot of record. **[Z-2003-6 – Effective 2/25/2004]**
- (b) No building, structure or land shall be used or occupied and no building or structure or part thereof shall be erected, constructed, reconstructed, moved or structurally altered except in conformity with all of the regulations herein specified for the district in which it is located. (See Chapter 165 for exceptions.) **[Z-1994-3 – Effective 10/24/1994] [Z-2004-2 – Effective 9/1/2004]**
- (c) No building or other structure shall be erected or altered:
 - (1) To provide for greater height or bulk;
 - (2) To accommodate or house a greater number of families;
 - (3) To occupy a greater percentage of lot area; or

- (4) To have narrower or smaller rear yards, front yards, side yards or other open spaces; than required herein, or in any other manner be contrary to the provisions of this Zoning Resolution.(See Chapter 165 for exceptions.) [Z-1994-3 – Effective 10/24/1994] [Z-2004-2 – Effective 9/1/2004]

- (d) No yard or lot existing at the time of passage of this Zoning Resolution shall be reduced in dimension or area below the minimum requirements set forth herein, nor shall any yard about any building or structure be considered as providing a yard for any other building or structure whether located on the same or another lot. Yards or lots created after the effective date of this Zoning Resolution shall at least meet the minimum requirements set forth herein.

161.02 MEASUREMENT OF DISTANCES.

Except as otherwise provided in this Resolution, all prescribed distances shall be measured in a straight line. See Chapter 105 for the definitions of lot depth, lot frontage, lot line, lot multiple frontage, lot width, setback, and yard and the regulations contained in the applicable chapter(s) of this Resolution.

161.03 TEMPORARY STRUCTURES AND USES.

The following temporary structures and uses may be permitted in the Rural Open Residential (R-5A), Rural Residential (R-3A), Convenience Business (CB), Professional Office (PO), Light Industry Restricted (LIR), Active Public Park (APP), Passive Public Park (PPP), and Mixed Use Planned Unit Development (MUP) zoning districts except as otherwise provided herein and subject to the following regulations in order to protect the public health, safety, and general welfare. These regulations allow for short-term structures and uses that will be compatible with, and shall not adversely impact, the adjacent area and existing uses; and, that shall be terminated and completely removed in a timely manner. If a temporary structure or use is not specifically listed herein, it shall be prohibited.

A. General regulations. A temporary structure or use shall:

1. Not involve the construction, addition to, or alteration of any permanent building or structure.
2. Not be located within designated and recorded open space areas.
3. Not displace loading/unloading spaces nor be located within a designated fire lane or a public or private road right-of-way. Existing off-street parking areas may be used to accommodate vehicles associated with a temporary structure or use. A designated area on the lot for off-street parking and loading/unloading staging shall be provided.

4. Be permitted to be located in required yards but shall be setback a minimum of twenty-five (25) feet from lot lines, unless adjacent to a dwelling or residential district boundary or as otherwise set forth herein. If adjacent to a dwelling or residential district boundary the minimum yard shall be fifty (50) feet.
5. Be permitted to be located in off-street parking areas, provided no more than ten percent (10%) of the parking area may be devoted to such temporary structures or uses. However, off-street parking areas shall not be used for temporary structures and uses during the months of November and December nor any time period designated by state law as sales tax free.
6. Be completely removed within fourteen (14) consecutive days after the expiration of the time period specified herein. This includes, but may not be limited to, tents, tables, chairs, signage, merchandise, equipment, food trucks, trailers, sanitary facilities, and trash receptacles.
7. Maintain daily hours of operation no earlier than 8:00 a.m. and no later than 8:00 p.m.
8. Not utilize outdoor loudspeakers or generate offensive noise, music, smoke, odors, dust or fumes.
9. Not utilize temporary outdoor generators unless noise is attenuated.
10. Have properly enclosed trash receptacles as well as other sanitary facilities.
11. Utilize lighting fixtures that are properly shielded and cut-off so as not to cause glare on adjacent lots and road right-of-ways and that are of a constant intensity. All lighting shall be extinguished upon closure of the temporary structure or use for the day. Any electrification shall comply with applicable fire and building safety codes.
12. Not deposit dust and mud on adjacent roads from vehicles entering and exiting the lot.
13. Maintain appropriate security and traffic control regarding ingress/egress, parking and pedestrian safety in consultation with the township police and fire departments.
14. Not permit motorized amusement rides.
15. Comply with any applicable public health, sanitary, fire, and building codes.
16. Comply with all other applicable regulations for the zoning district in which located.

17. Comply with temporary sign regulations in accordance with Chapter 173.
 18. Obtain a zoning certificate prior to the commencement of any activities on the lot upon completion of an application and submission of a site plan.
- B. Specific regulations. Temporary structures and uses shall comply with the following applicable regulations. The maximum time duration provided herein shall begin upon the date of issuance of the zoning certificate and shall not be extended.
1. Yard and garage sales:
 - a. Maximum time duration: five (5) consecutive days no more than three (3) times per calendar year.
 - b. Shall not be held on a vacant lot or on a lot with an unoccupied building.
 - c. No zoning certificate is required.
 2. Trailers for office use and equipment/tool storage and sanitary facilities related to construction activities:
 - a. Maximum time duration: two (2) years or upon completion of construction, whichever is first.
 - b. Maximum total number per lot: four (4).
 - c. No advertising or other signage shall be allowed on a trailer.
 3. Security fences and gates related to construction activities:
 - a. Maximum time duration: two (2) years or upon completion of construction, whichever is first.
 - b. Fencing and gates may be located along the perimeter of the lot.
 4. Driveways, off-road parking and loading/unloading or staging areas related to construction activities:
 - a. Maximum time duration: two (2) years or completion of construction, whichever is first.
 5. Portable storage containers:
 - a. Maximum time duration: forty-five (45) consecutive days no more than three (3) times per calendar year.
 - b. Maximum number per lot: four (4).

6. Special events:

- a. By definition, a temporary occasion, gathering or celebration for noncommercial purposes that is not open to the general public held on private property for invited guests by the owner of the affected premises including, but may not be limited to, graduation parties, receptions, and other social activities is not a special event and no zoning certificate shall be required.
- b. Maximum time duration: fourteen (14) consecutive days no more than two (2) times per calendar year.
- c. Mobile food units, tents or trailers accessory to a special event are allowed with a maximum number of: four (4).

i. Specific Mobile Food Unit Regulations

In addition to the general regulations set forth in Section 161.03(A), the following specific regulations shall apply to mobile food units. In the event of a conflict, the more specific regulations herein shall apply. A person who locates and operates a mobile food unit on a lot shall:

- (1) Provide written documentation regarding the property owner's permission to locate a mobile food unit on the affected premises.
- (2) Provide written documentation that all applicable public health, safety, sanitary, fire, and building/electrical codes have been met. A mobile food unit shall not operate without prior approval by the fire department based upon an on-site inspection of the unit. Written proof of licensing shall be provided regarding compliance with county health department regulations or that a temporary license has been issued by the health department prior to operation.
- (3) The LP gas supply system for a mobile food unit shall be certified by a qualified entity and such certification shall be supplied to the fire department.
- (4) Not sell anything other than food and beverages.
- (5) Not impede or block pedestrian traffic and sidewalks, parking lot area circulation, access to loading/unloading spaces, fire lanes, and fire hydrants or other fire protection equipment, or clear sight distance at any road right-of-way intersection.

- (6) Not erect signs other than signage permanently affixed to or painted on the mobile food unit, except one (1) sandwich board and one (1) directional sign shall be permitted per mobile food unit to be placed on the premises where the mobile food unit is located and shall be completely removed while the mobile food unit is not in active use.
- (7) Park the mobile food unit in preexisting parking spaces or in an area that is accessible to fire department and emergency vehicles located a minimum of thirty (30) feet from any permanent building or road right-of-way.
- (8) Not provide tables and chairs to patrons.
- (9) Provide trash receptacles with closed lids.
- (10) Not park a mobile food unit in a road right-of-way or leave it unattended and unsecured at any time.
- (11) Provide proof of insurance covering the mobile food unit.

7. Regulations for Mobile Food Units Not Related to Special Events:

- a. The regulations herein apply to mobile food units that are not related to a special event in the Convenience Business (CB), Light Industrial Restricted (LIR) and Mixed Use Planned Unit Development (MUP) zoning districts.
- b. A mobile food unit shall be classified as a temporary accessory use and a person who locates and operates a mobile food unit on a lot shall be subject to the following regulations.
 - i. General mobile food unit regulations:
 - (1) No more than one (1) per lot.
 - (2) Shall not be permitted to be parked while not in use or actively preparing foods and beverages for sale that day.
 - (3) When not in use or actively preparing foods and beverages for sale that day, the mobile food unit shall be removed from the affected lot to an off-site location or relocated on the lot where it is completely screened from view from any adjacent road right-of-way or any adjacent property owner.

- (4) Parking a mobile food unit in a road right-of-way or leaving it unattended and unsecured at any time is prohibited.
 - (5) Proof of insurance covering the mobile food unit shall be provided.
- ii. Additionally, a person who locates and operates a mobile food unit on a lot shall be subject to the following regulations as well as the applicable regulations as outlined in Section 161.03(A), except as may otherwise be specifically modified herein. In the event of a conflict, the more specific regulations shall apply:
 - (1) No signs shall be erected other than the signage permanently affixed to or painted on the mobile food unit, except one (1) sandwich board and one (1) directional sign shall be permitted per mobile food unit to be placed on the premises where the mobile food unit is located and shall be completely removed while the mobile food unit is not in active use.
 - (2) Provide written documentation regarding the property owner's permission to locate a food truck on the affected premises.
 - (3) Provide written documentation that all applicable public health, safety, sanitary, fire, and building/electrical codes have been met. A mobile food unit shall not operate without prior approval by the fire department based upon an on-site inspection. Written proof of licensing shall be provided regarding compliance with county health department regulations or that a temporary license has been issued by the health department prior to operation.
 - (4) The LP gas supply system for a mobile food unit shall be certified by a qualified entity and such certification shall be supplied to the fire department.
 - (5) Not sell anything other than food and beverages.
 - (6) Not impede or block pedestrian traffic and sidewalks, parking lot area circulation, access to loading/unloading spaces, fire lanes, and fire hydrants or other fire protection equipment, or clear sight distance at any road right-of-way intersection.

- (7) Park the mobile food unit in the preexisting parking area that is accessible to the fire department and emergency vehicles a minimum of thirty (30) feet from any permanent building.
- (8) Not provide tables and chairs to patrons.
- (9) Provide trash receptacles with closed lids.
- (10) Shall comply with all required off-street parking setbacks that apply to the affected lot as required in Chapter 169. Provided, however, if adjacent to a dwelling or residential district boundary, the minimum setback shall be sixty (60) feet.
- (11) Be permitted to be located in off-street parking spaces, provided no more than ten percent (10%) of the parking area may be devoted to the mobile food unit.
- (12) Be completely removed when not in active use as provided for in the daily hours of operation in this section. This includes, but may not be limited to, any signage and trash receptacles.
- (13) Maintain daily hours of operation no earlier than 10:00 a.m. and no later than 8:00 p.m.

161.04 REQUIRED STREET FRONTAGE.

Except as may be otherwise specifically provided for in this Zoning Resolution, each lot shall abut a street.

161.05 ACCESSORY BUILDING OR STRUCTURE CONSTRUCTION.

No accessory building or structure shall be erected, installed or relocated prior to completion of construction of the foundation, framing, and roof of the main or principal building.

161.06 ARCHITECTURAL PROJECTIONS.

Covered structures: such as porches, canopies, balconies, platforms, carports, patios, decks, ramps, steps, terraces and similar architectural projections shall be considered parts of the building to which attached and shall not project into the required minimum front, side or rear yard.

Uncovered structures: see Section 161.11.

161.07 HEIGHT LIMIT EXCEPTIONS.

The height limitations contained in this Zoning Resolution do not apply to spires, belfries, cupolas, flagpoles, water tanks, wind energy conversion systems or wind turbines, silos, grain elevators, ventilators, chimneys or other appurtenances usually required to be placed above the roof level and not intended for human occupancy.

161.08 SETBACK FOR CORNER LOT BUILDINGS OR STRUCTURES.

On a corner lot the principal building and its accessory buildings or structures shall be required to have the same setback distance from all street right-of-way lines as is required for the front yard in the district in which such buildings or structures are located. The Zoning Inspector shall determine the appropriate application of the required minimum side and rear yard setbacks.

161.09 VISIBILITY AT INTERSECTIONS.

On a corner lot in any district, nothing shall be erected, placed, planted or allowed to grow in such a manner as to materially impede vision between a height of three (3) and ten (10) feet above the center line grades of the intersecting streets in the area bounded by the right-of-way lines of such corner lots and a line joining points along such street lines twenty-five (25) feet from the point of intersection.

161.10 FENCES AND WALLS.

Fences and walls may be erected in compliance with the following:

- (1) No part of any fence or wall shall extend beyond the boundary lines of the property being enclosed.
- (2) Structural posts and supports and other devices used to mark or establish boundary lines shall be erected within the side facing the property being enclosed.
- (3) No fence or wall materials, exposed projections, nor the location or manner of construction shall constitute a hazard to the safety and welfare of the general public.
- (4) Electrical and barbed wire fencing shall be limited to agricultural use.

- (5) Fences and walls in Residential (R-3A and R-5A), Professional Office (PO) and Convenience Business (CB) Zoning Districts shall not exceed eight (8) feet in height above the finished grade level, subject to lot visibility limitations and provided that in any required front yard, no fence or wall shall exceed four (4) feet in height above the finished grade level or materially impede vision of a driver. **[Z-1998-2 – Effective 12/9/1998]** A fence or wall for a dwelling in a residential zoning district located on a lawfully existing nonconforming lot of record may exceed four (4) feet in height provided it is located behind the front of the dwelling.
- (6) The height of a fence or wall in the Light Industrial Restricted (LIR) Zoning District may exceed four (4) feet in height above the finished grade level provided the fence or wall is decorative in nature, such as wrought iron or board on board. Chain link fences are not permitted. The maximum height of a fence or wall shall not exceed ten (10) feet above the finished grade level. **[Z-1998-2 – Effective 12/9/1998]** and **[Z-2015-1 – Effective 7/8/2015]** In the Mixed Use Planned Unit Development District (MUP) see Article 3.3.
- (7) Fences or walls deemed unsafe, insecure or in disrepair so as to constitute nuisance or safety hazard, as determined by the Zoning Inspector, shall be repaired, replaced or taken down on order of the Zoning Inspector.
- (8) Along lot lines the unfinished side, if any, of a fence including the structural supports and posts, shall face the lot upon which the fence is constructed.

161.11 PERMITTED YARD OBSTRUCTIONS.

Unless otherwise specifically provided for and in addition to other permitted encroachments, the following shall not be considered as obstructions when located within required yards, but are still considered obstructions within Riparian Setbacks as defined in Chapter 160: **[Z-2006-2 – Effective 6/29/2006]**

A. NO ZONING CERTIFICATE IS REQUIRED FOR THE FOLLOWING:

- (1) Mailboxes and newspaper tubes.
- (2) Permanent statuary or art objects. The minimum setback from any lot line shall be twenty (20) feet.
- (3) Swing sets and related recreational or playground equipment, except as may otherwise be provided in this resolution. Such equipment shall be setback a minimum of ten (10) feet from any side or rear lot line and shall not be located in any required front yard. If such recreational or playground equipment has walls and/or a roof, it shall not exceed forty (40) square feet by measuring its

footprint using exterior dimensions.

- (4) Flag poles. A flag pole shall be setback a minimum of 1.1 times the height of the pole from any lot line and shall not interfere with any overhead utility wires.
- (5) Awnings attached to and supported by building walls.
- (6) Free standing air conditioning or heating units shall be located within five (5) feet of the building or structure they serve.
- (7) Aboveground gas or oil tanks or pumps for on-site residential use for heating or cooling not exceeding five hundred (500) gallons, shall not be located in the front yard or within fifteen (15) feet of any side or rear lot line.
- (8) Standby or emergency generators shall not be located in the front yard and shall be located within four (4) feet of the building they serve.
- (9) Detention basins, extended detention basins, retention basins, ponds, fire protection ponds, and constructed wetlands. **[Z-1997-6 – Effective 9/3/1997]**
- (10) Exterior ornamental and security lighting fixtures. The minimum setback from any lot line shall be equal to the maximum height of the fixture.
- (11) Landscaping features and screening, including earthen mounds and retaining walls. The minimum setback shall be five (5) feet from any lot line.

B. A zoning certificate is required for the following:

- (1) Student bus shelters, to be used by persons waiting for pick-up only, with a maximum floor area of twenty (20) square feet and no more than one (1) such shelter per lot. The minimum setback from any lot line shall be ten (10) feet. **ZONING CERTIFICATE REQUIRED.**
- (2) Uncovered steps, terraces, ramps providing handicapped access, and patios, shall not be located within fifteen (15) feet of any side or rear lot line nor within twenty-five (25) feet of the front lot line, and they shall be attached or adjacent to a principal building. **ZONING CERTIFICATE REQUIRED.**
- (3) Modular, porous and solid or impervious pavements, aggregate stone driveways, turnarounds, trails, walkways, and sidewalks provided that they are located not less than two (2) feet to any side or rear lot line. [Z-1996-8 – Effective 1/8/1996 and Z-1997-6 – Effective 9/3/1997] **ZONING CERTIFICATE REQUIRED.**

- (4) Fences and walls. **ZONING CERTIFICATE REQUIRED.**
- (5) Permanent outdoor barbeque facilities, kitchens, fireplaces, and fire pits shall not be located in the front yard and the minimum setback shall be fifteen (15) feet from any side or rear lot line. Provided, however, if there is a chimney attached to the barbeque facility, kitchen or fireplace then the minimum setback shall be equal to the height of the chimney to any side or rear lot line, but in no case less than fifteen (15) feet. **ZONING CERTIFICATE REQUIRED.**

161.12 OUTDOOR LIGHTING.

All outdoor lighting shall be of constant intensity, and shall be directed, reflected or shielded so as not to be of excessive brightness or cause glare hazardous to pedestrians or drivers, create a nuisance or unreasonably interfere with a neighboring property owner's right to enjoy his/her property.

- (1) To this end and to minimize light trespass: **[Z-2001-2 – Effective 7/25/2001]**
 - (a) All sources of illumination of the exterior of buildings or grounds shall be shielded so as not to cause direct glare and shall be directed away from any lot lines and toward the principal building and parking area on a lot. Lighting fixtures and devices from which direct glare is visible on adjoining roads or property shall be prohibited.
 - (b) All sources of illumination of the exterior of buildings or grounds shall be shielded so as not to cause glare which is hazardous to vehicle drivers or is objectionable to owners of adjacent lots.
 - (c) Lighting fixtures with lamps rated at initial lumens of two thousand five hundred (2,500) or greater must be the full cutoff type. For purposes of this regulation, a full cutoff light fixture is defined as one which emits no light above a horizontal plane drawn through the lowest part of the fixture.
 - (d) Light fixtures used to illuminate flags, statues, or any other objects mounted on a pole, pedestal, or platform, shall use a narrow cone beam of light. Only one fixture with a lamp emitting no more than one thousand eight hundred (1,800 lumens) shall be used for each flag, statue, or other object illuminated.
 - (e) Flashing lights, beacons, or search lights shall be prohibited.
 - (f) When used for security purposes or to illuminate walkways, driveways and storage areas, roadways, equipment yards and parking lots, only fully shielded cut-off style light fixtures shall be utilized.
 - (g) All outdoor light pole fixtures shall not exceed a maximum height of thirty (30) feet.

(2) Exemptions to 161.12 (1).

- (a) All outdoor lighting fixtures producing light directly by the combustion of fossil fuels, such as kerosene lantern or gas lamps, are exempt from the requirements of 161.12 (1) (f).
- (b) All low-voltage lighting rated twelve (12) volts or less and seasonal lighting shall be exempt from the requirements of 161.12 (1).
- (c) Holiday lighting or lighting for temporary uses permitted in this Zoning Resolution are exempt from the requirements of 161.12(1).

161.13 EXCEPTIONS TO LOT COVERAGE CALCULATIONS. [Z-2001-1 – Effective 4/25/2001]

The area within detention basins, extended detention basins, and ponds shall not be used in calculating maximum lot coverage as required in this Zoning Resolution.

161.14 ADDRESS NUMBERS.

- A. All dwellings must have address numbers posted at least twenty-four inches (24") above the finished grade within fifty feet (50') of the road right-of-way or affixed to a roadside mailbox located within thirty feet (30') of the lot. Address numbers must be clearly visible from the road. No zoning certificate is required.
- B. All business addresses must be posted in front of or on the front of the building at least twenty-four inches (24") above the finished grade or affixed to a roadside mailbox located within thirty feet (30') of the lot. Address numbers must be clearly visible from the road. No zoning certificate is required.

161.15 ANTENNAS.

- A. Radio or television antennas including satellite dish antennas designed to receive direct broadcast satellite service, as well as direct to home satellite service, or to receive or transmit fixed wireless signals via satellite; antennas designed to receive video programming services via broadband radio service (wireless cable) or to receive or transmit fixed wireless signals other than via satellite; and antennas designed to receive local television broadcast signals may be permitted as an accessory structure. Provided, however, no zoning certificate shall be required if such satellite dish antennas are three (3) feet or less in diameter; or, if the mast for an antenna designed to receive local television broadcast signals is twelve (12) feet or less above the roof line of the building to which it is mounted. A ground mounted antenna shall be setback a distance equal to 1.1 times its total height measured from all lot lines to the base of the antenna. Such antennas and satellite dish antennas shall not be located in the front yard or in front of a principal building on a lot.

- B. In accordance with O.R.C Sections 519.214 and 5502.031, an antenna for amateur radio service communications may be permitted as an accessory structure and if ground mounted shall be setback a minimum distance equal to 1.1 times its total height measured from all lot lines to the base of the antenna. An antenna for amateur radio service communications shall not be located in any front yard or in front of a principal building on a lot.

161.16 ALTERNATIVE ENERGY.

A. Solar Panels and Solar Panel Arrays

1. A freestanding solar panel or solar panel array may be permitted as an accessory structure and shall not be located in front of a principal building and shall be in accordance with all of the minimum yards for the zoning district in which located. A zoning certificate is required.
2. A roof mounted solar panel or solar panel array may be permitted and shall be considered as a part of the roof structure of the affected building to which it is attached. It shall not project beyond the roof line in any direction including the peak. No zoning certificate is required.

B. Wind Turbines

A freestanding wind turbine may be permitted as an accessory structure and shall not be located in front of the principal building. It shall be setback a minimum of 1.1 times its height from the base of the turbine to any lot line. Height shall be measured from the finished grade level at the base of the turbine to the tip of the blade or airfoil at its highest point. No part of a wind turbine may extend over parking areas, driveways, or overhead utility lines. It shall not be illuminated. There shall be no more than one (1) wind turbine on a lot. A zoning certificate is required.

161.17 COMPLIANCE WITH FIRE DEPARTMENT CODES.

Prior to the issuance of a zoning certificate for any new construction of nonresidential permitted or conditional buildings, structures, or uses, the Zoning Inspector shall consult with the Township Fire Department to ensure that any applicable codes regarding, but not limited to, fire apparatus roads and access, key boxes, radio amplifiers, and gates as set forth in the most current version of Chapter 5 of O.A.C. 1301:7-7-05 will be met.

161.18 ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE).

Electric Vehicle Supply Equipment (EVSE) may be permitted in Active Public Park (APP), Passive Public Park (PPP), Convenience Business (CB), Professional Office (PO), Mixed Use Planned Unit Development (MUP), and Light Industrial Restricted (LIR) Zoning Districts; and, for nonresidential permitted and conditional uses in the Rural Open Residential (R-5A) and Rural Residential (R-3A) Zoning Districts, subject to the following regulations.

- A. The minimum size of an EVSE space shall be nine (9) feet in width and twenty (20) feet in length.
- B. An EVSE space shall count towards determining the minimum number off-street parking spaces required by this resolution for the affected zoning district in accordance with Chapter 169.
- C. The maximum number of EVSE spaces on a lot shall be two (2) or five percent (5%) of the total off-street parking spaces for the affected use as required in Section 169.06.
- D. The EVSE space shall be designated by pavement identification markings and a permanent sign immediately adjacent thereto with a maximum face size of four (4) square feet.
- E. EVSE shall be protected by permanent concrete filled bollards a minimum of three (3) feet in height or by full depth concrete curbing a minimum of twelve (12) inches in height.
- F. No canopy shall be erected over any EVSE or space.
- G. EVSE shall be located a minimum of thirty (30) feet from any building.
- H. EVSE shall not be located within any underground parking garage or any other enclosed building or structure that is accessory to a multi-family dwelling, commercial or industrial use.
- I. EVSE and any related above-ground infrastructure shall be located a minimum of ten (10) feet from fire access lanes, fire hydrants, or any other fire protection equipment.
- J. A fire department emergency power disconnect shall be provided and located within fifty (50) feet of the EVSE and supporting electrical equipment, but no closer than ten (10) feet to any EVSE or cabinet, and shall conform with the following additional requirements:
 - (1) The disconnect shall be mounted at a height of sixty (60) inches above the finished grade level.

- (2) A sign with a minimum face size of four (4) square feet with a red background and two (2) inch white lettering stating “FD Emergency Shutoff – Electric Vehicle Charging Station” shall be installed at each disconnect.
- K. Prior to the issuance of a zoning certificate, the EVSE application shall be reviewed by the Township Fire Department and a written report provided to the Zoning Inspector that it complies with applicable provisions of the fire code.

161.19 CONDOMINIUM PLAT DRAWINGS AND DECLARATIONS.

Condominium plat drawings and declarations prepared pursuant to R.C. Chapter 5311 shall be reviewed and approved by the Zoning Inspector prior to recording in order to ensure conformity with any applicable provisions of this resolution. The Zoning Inspector, upon receipt of a plat and declaration, shall have thirty (30) days to approve or disapprove them.