

CHAPTER 177

PROHIBITED USES

177.01 Prohibited uses specified.

177.02 Uses not specified.

177.01 PROHIBITED USES SPECIFIED.

Within the Township, no building, structure, land or premises or any part thereof shall be used for any of the following specified uses:

- (a) Acid manufacture, including hydrochloric, nitric, sulfuric, sulphurous or hydrofluoric acid.
- (b) Bronze, magnesium, iron, aluminum or other metallic powder manufacture or storage.
- (c) Asbestos, cement, lime, gypsum or plaster of Paris manufacture or storage.
- (d) Distillation of bones, coal or wood, or manufacture of any of the byproducts of such distillation, distillery.
- (e) Refuse dump or landfill, open dumping, solid waste facilities, solid waste transfer facilities, construction and demolition debris facilities, and scrap tire collection facilities as defined in O.R.C. 3734.
- (f) Manufacture, storage or sale of all explosives or fireworks, except otherwise specified in Chapter 185.
- (g) Fat, grease, lard or tallow manufacturing or rendering.
- (h) Fertilizer manufacture from phosphate or organic matter.
- (i) Gelatin, glue or size manufacture.
- (j) Incineration or reduction of dead animals, garbage, offal or refuse, except that produced on the premises and disposed of by private incinerators.
- (k) Mineral insulation manufacture.
- (l) Nitrating of cotton or other cellulose material.

- (m) Rayon manufacture.
- (n) Slaughtering of animals.
- (o) Storage or processing hides.
- (p) Junk yard, automobile graveyard or scrap metal processing facility, all as defined in Ohio R. C. 4737.05.
- (q) Parking junk motor vehicles in the open of any premises. **[Definition moved to Chapter 105 – Z-2016-1 – Effective 1/11/2017]**
- (r) Storage of junk in the open of any premises. **[Definition moved to Chapter 105 Z-2016-1 – Effective 1/11/2017]**
- (s) Dumping, depositing, burial or storage of garbage, refuse, rubbish, litter or other waste material of any kind, except temporary storage of such materials is permitted in receptacles specifically designed for that purpose and which shall be kept covered, regularly emptied and cleanly maintained.
- (t) Quarry or the excavation, extraction or mining of gravel, sand, earth or topsoil, if not related to any lawful construction operation, or any earth disturbing activities which cause any slope to become unstable, impose loads which affect the safety of structures or slopes, interfere with adequate drainage for the site area or the drainage of land tributary to the site, or obstruct, damage or adversely affect lawfully existing utilities or drainage, whether public or private, or cause stagnant water to collect, or cause sedimentation or erosion.
- (u) Storage, cleaning or renovation of animal hair.
- (v) Structural steel fabrication.
- (w) Commercial truck terminal, unless licensed by the Public Utilities Commission of Ohio.
- (x) Commercial radio and television towers.
- (y) Medical marijuana cultivators, processors, or retail dispensaries shall be prohibited in accordance with O.R.C. Section 519.21. **[Z-2017-1 – Effective 5/24/2017]**

- (z) Harboring, maintaining or controlling wild, dangerous or undomesticated animals. A "wild, dangerous or undomesticated animal" means an animal whose natural habitat is the wilderness and which, when maintained in human society, is usually confined to a zoological park or exotic animal farm and which:
- (1) Is a poisonous or venomous animal or snake, or a snake that is a constrictor;
 - (2) Is an omnivorous or carnivorous animal weighing more than twenty pounds and which is a predator in its natural habitat;
 - (3) Is an animal which, by reason of its size, strength or appetite, if unrestrained and free in the Township, could cause peril to persons, pets, or other domesticated animals, buildings, landscaping or personal property;
 - (4) Is an animal which makes noises with sufficient frequency and volume as to constitute a nuisance to persons in the vicinity of such animal;
 - (5) Is an animal which emits such offensive odors as to constitute a nuisance to persons in the vicinity of such animal; or
 - (6) Is, by illustration, and without limitation to the following: a lion, tiger, lynx, mountain lion, jaguar, cheetah, leopard, panther, bear, wolverine, elk, moose, caribou, elephant, giraffe, rhinoceros, hippopotamus, wolf, wild ox, boar, crocodile, alligator, caiman, gavial, ostrich, hyena, gorilla, bison or coyote.
 - (7) Is included in the definition of "dangerous wild animal" in accordance with O.R.C. Chapter 935.
- (aa) Manufactured home parks. **[Z-2000-3 – Effective 7/26/2000]**
- (bb) Open loop geothermal heating systems.
- (cc) Basement as a dwelling unit.
- (dd) Driveway entrances closer than one hundred (100) feet from an intersection are prohibited.
- (ee) Mobile homes. **[Z-2000-3 – Effective 7/26/2000]**
- (ff) The storage, burial, or incineration of hazardous waste as defined in O.A.C. 3745-51-03.
- (gg) The storage, burial, or incineration of infectious waste as defined in O.A.C. 3745-27-01(I)(6) and O.R.C. Section 3734.01(R).
- (hh) No use shall be permitted to be established which is hazardous, noxious, or offensive due to emission of odor, smoke, fumes, dust, noise, or vibration.
- (ii) Indoor or outdoor shooting ranges as defined in O.R.C. 1533.83(B).
- (jj) Commercial composting as defined in O.A.C. 3745-27-01(C)(2) and composting facilities as defined in O.A.C. 3745-27-01(C)(3).

- (kk) Tattooing or body piercing service establishments as defined in O.R.C. 3730.01.
- (ll) Short term rental of a dwelling, in whole or in part, involving transient occupancy for thirty (30) consecutive days or less by persons other than the owner for which the owner receives monetary compensation pursuant to a rental agreement shall be prohibited. **[Z-2020-1 – Effective 5/27/2020]**

177.02 USES NOT SPECIFIED.

Any use not specifically listed in this resolution shall not be permitted, nor shall any zoning certificate be issued therefor, unless and until a zoning amendment to provide for such use has been adopted and is in effect in accordance with Chapter 121 or a variance has been granted in accordance with Chapter 117.