

BOARD OF TRUSTEES OF HARRISON TOWNSHIP
LICKING COUNTY, OHIO
MINUTES OF PUBLIC HEARING NOVEMBER 1, 2021

The Harrison Township Trustees held a Public Hearing on November 1, 2021 at the Township Hall. The meeting was called to order at 7:05 p.m. by the Chairman, Mark Van Buren. The purpose of the hearing is to consider and review proposed amendments to the Harrison Township Zoning Resolution. The Trustees will consider the following Articles:

1. Article 3 Definitions
2. Article 8 Non-Conformities
3. Article 10 District and General Provisions
4. Article 13 R-Residential District
5. Article 15 B-Business Districts
6. Article 17 Exceptions and Modifications
7. Article 18 Off-Street Parking and Loading Regulations.

The following members and guests were in attendance.

Trustee	Mark Van Buren
Trustee	Eric Smith
Trustee	Ray Foor
Fiscal Officer	Carolyn Elder
Zoning Inspector	Valerie Hans
Road Superintendent	Ben Patterson
Guest	Vickie Noble, Zoning Secretary
Guest	Tom Frederick
Guest	Larry Kretzmann, SWLCW&SD

Marilyn Martin, court reporter with Anderson Reporting Services was in attendance. Chairman Mark Van Buren ask the court reporter to swear in anyone wishing to speak at the public hearing.

The Zoning Inspector started reading through the articles.

Discussion was held concerning 8.10 and its use and purpose. This is used for setback issues. Tom Frederick stated that 8.10 should be kept in the zoning resolution and if the trustees do not like the wording to just change the wording and not remove this section.

Article 10.11, Accessory Buildings was discussed. Valerie stated that 10.11 is to address cargo and shipping containers. Trustee Van Buren questioned 10.11, item number 2. An accessory structure must conform to a length to width ration of 2:1. The way this is stated, if someone wanted to build an assessorly structure the ration must be 2:1. The trustees felt that number two should be removed from the proposed changes.

Article 10.15, Permits Required. This item states that you may obtain a house permit and accessory building permit at the same time. The trustees would like to change this item.

The Zoning Inspector stated that the Board has 20 days after this public hearing to decide.

Article 10.12, Drainage and Flood Plain Regulations, was discussed. Trustee Van Buren inquired about a grading plan in the future.

In review, the Board is not sure about removing 8.10, they would like to remove number two of 10.11 and would like to change the wording of 10.15.

The Board did not feel ready to make the final decision at this time.

-Eric Smith moved to hold a special meeting on November 10, 2021 at 9:00 a.m. at the Harrison Township Hall located at 6750 Outville Road, Pataskala, Ohio 43062. The purpose of the meeting will be to discuss the following:

- 1. ODOT Township Stimulus Grant Project**
- 2. Consider proposed revisions to the Harrison Township Zoning Resolution. Articles with proposed revisions to be discussed and acted upon are: Article 3 Definitions, Article 8 Non-Conformities, Article 10 District and General Provisions, Article 13 R-Residential District, Article 15 B-Business Districts, Article 17 Exceptions and Modifications, Article 18 Off-Street Parking and Loading Regulations.**
- 3. Approve minutes and bills.**

Ray Foor seconded the motion. Roll call: Van Buren YES, Smith YES and Foor YES. The motion passed.

All Articles of the Harrison Township Zoning Resolution that have proposed changes, considered by the trustees, at this Public Hearing follow the minutes. The yellow highlighted areas are the proposed changes.

TO BE ADDED TO ARTICLE 3 DEFINITIONS

Cargo Container: A unit including portable moving/storage unit/pod, cargo/oceangoing/transport containers, industrial containers originally used for the transport, shipping, or hauling of materials or goods by land, sea or air which is capable of being moved or mounted by rail, truck, or boat. This also applies to any structure designed to imitate the look of a shipping container but does not include a manufactured or mobile home as defined herein.

Industrial container: See definition for cargo container.

Shipping Container: See definition for cargo container.

NON-CONFORMITIES

8.0 INTENT

The lawful use of any dwelling, building, or structure and of any land or premises, as existing and lawful at the time of enactment of a zoning resolution or amendment thereto, may be continued, although such use does not conform with such resolution or amendment, but if any such nonconforming use is voluntarily discontinued for two (2) years or more, any future use of said land shall be in conformity. Within the districts established by this resolution or amendments that may later be adopted there exists lots uses of land, structures, and uses of structures and land in combination which were lawful before this resolution was passed or amended, but which would be prohibited, regulated, or restricted under the terms of this resolution or future amendments. It is the intent of this resolution that non-conformities shall not be enlarged upon, expanded, or extended, nor be used as grounds for adding other structures or uses prohibited elsewhere in the same district. After passage of this resolution, a non-conforming use of a structure or land, or of a structure and land in combination shall not be extended or enlarged by attachment on a building or premises, or additional signs intended to be seen from off the premises, or by the addition of other uses of a nature which would be generally prohibited in the district in which such use is located.

8.1 AVOIDANCE OF UNDUE HARDSHIP

To avoid undue hardship, nothing in this resolution shall be deemed to require a change in the plans, construction, or designated use of any building on which actual construction was lawfully begun prior to the effective date of adoption or amendment of this resolution and upon which actual building construction has been carried on diligently. Actual construction is hereby defined to include the placing of construction materials in permanent position and fastened in a permanent manner. Where demolition or removal of an existing building has been substantially begun preparatory to rebuilding, such demolition or removal shall be deemed to be actual construction, provided that the work shall be carried out diligently.

8.2 SINGLE NON-CONFORMING LOTS OF RECORD

In any district in which single-family dwellings are permitted, a single-family dwelling and customary accessory buildings may be erected, upon the approval of the Board of Zoning Appeals, on any single lot of record at the effective date of adoption or amendment of this resolution, notwithstanding limitations imposed by other provisions of this resolution. This provision shall apply even though such lot fails to meet the requirements for area or width, or both, and the lot shall conform to the regulations for the district in which such lot is located.

8.3 NON-CONFORMING USE OF LAND

Where, at the time of adoption of this resolution, lawful uses of land exist which would not be permitted by the regulations imposed by this resolution, the uses may be continued so long as they remain otherwise lawful, provided:

1. No such non-conforming uses shall be enlarged or increased, nor extended to occupy a greater area of land than was occupied by such uses at the effective date of adoption or amendment of this resolution.
2. No such non-conforming uses shall be moved in whole or in part to any portion of the lot or parcel other than that occupied by such uses at the effective date of adoption or amendment of this resolution.
3. If any such non-conforming uses of land are discontinued or abandoned for more than two (2) years (except when government action impedes access to the premises), any subsequent use of land shall conform to the regulations specified by this resolution for the district in which such land is located.
4. No additional structure not conforming to the requirements of this resolution shall be erected in connection with such non-conforming use of land.

8.4 NON-CONFORMING STRUCTURES

Where a lawful structure exists at the effective date of adoption or amendment of this resolution that could not be built under the terms of this resolution by reason of restriction on area, lot coverage, height, yards, its location on the lot, bulk, or other requirements concerning the structure, such structure may be continued so long as it remains otherwise lawful, subject to the following provisions:

1. No such non-conforming structure may be enlarged or altered in a way which increases its non-conformity, but any structure or portion thereof may be altered to decrease its non-conformity.
2. Any non-conforming building or structure, or one or more of a group of non-conforming buildings or structures related to one industry and under one ownership, which have been or may be damaged by fire, flood, explosion, earthquake, war, riot, or act of God, may be reconstructed and used as before, if it be done within two (2) years of such calamity or if the area restored does not exceed the square foot area as it existed at the time of such calamity.
3. Should such structure be moved for any reason for any distance whatever, it shall thereafter conform to the regulations for the district in which it is located after it is moved.

8.5 NON-CONFORMING USES OF STRUCTURES or STRUCTURES and LAND IN COMBINATION

If a lawful use involving individual structures, or of a structure and land in combination, exists at the effective date of adoption or amendment of this resolution that would not be allowed in the district under the terms of this resolution, the lawful use may be continued so long as it remains otherwise lawful, subject to the following provisions:

1. No existing structure devoted to a use not permitted by this resolution in the district in which it is located shall be enlarged, extended, constructed, reconstructed, moved, or structurally altered except in changing the use of the structure to a use permitted in the district in which it is located.
2. Any non-conforming use may be extended throughout any parts of a building, which were manifestly arranged or designed for such use at the time of adoption or amendment of this resolution, but no such use shall be extended to occupy any land outside such building.
3. If no structural alterations are made, any non-conforming use of a structure or structure and land, may, upon appeal to the Board of Zoning Appeals, be changed to another non-conforming use provided that the Board of Zoning Appeals shall find that the proposed use is equally appropriate or more appropriate to the district than the existing non-conforming use. In permitting such change, the Board of Zoning Appeals, may require appropriate conditions and safeguards in accordance with other provisions of this resolution.
4. Any structure, or structure and land in combination, in or on which a non-conforming use is superseded by a permitted use, shall thereafter conform to the regulations for the district, and the non-conforming use may not thereafter be resumed.
5. When a non-conforming use of a structure, or structure and land in combination is discontinued or abandoned for more than two (2) years (except when government action impedes access to the premises), the structure or structure and land in combination, shall not thereafter be used except in conformity with the regulations of the district in which it is located.
6. Where non-conforming use status applies to a structure and land in combination, removal or destruction of the structure shall eliminate the non-conforming status of the land.

8.6 REPAIRS AND MAINTENANCE

On any non-conforming structure or portion of a structure containing a non-conforming use, work may be done on ordinary repairs, or on repair or replacement of non-bearing walls, fixtures, wiring, or plumbing, provided that the cubic content existing when it became non-conforming shall not be increased. Nothing in this section shall be deemed to prevent the strengthening or restoring to a safe condition of any building or part thereof declared to be unsafe by any official charged with protecting the public safety, upon order of such official.

8.7 USES UNDER CONDITIONAL USE PROVISIONS NOT NON-CONFORMING USES

Any use which is permitted as a conditional use in a district under the terms of this resolution shall not be deemed a non-conforming use in such district but shall without further action be considered a conforming use.

8.8 NONCONFORMITY - PERFORMANCE STANDARDS

All uses non-conforming at the time of adoption of this Resolution, by reason of noncompliance with the provisions of Article 9 if not otherwise stipulated by the Board of Zoning Appeals shall adopt necessary measures to conform within one (1) year of adoption of this Resolution.

8.9 NON-CONFORMING CERTIFICATE

The Zoning Inspector may upon his initiative or shall upon the request of any property owner; issue a certificate for any lot, structure, use of land, use of structure, or use of land and structure in combination that certifies that the lot, structure, or use is non-conforming.

The certificate shall specify the reason for the nonconformity, including a description as to the extent and kind of nonconformity of the property in question, the extent that dimensional requirements are nonconforming, and the portion of the lot and/or structure used for the nonconforming use.

The purpose of this section is to protect the owners of land or structures that are or become nonconforming by certifying that their property and /or use, in fact nonconforming. Once certified, the owner is entitled to all rights and regulations as defined in Ohio Revised Code-Article 519.19 and Article 8 “Nonconformities” of the Zoning Resolution. There may be properties and/or uses that are nonconforming, whose owners do not have certificates. A fee may be charged for a certificate as determined by the Board of Trustees.

8.10 NON-CONFORMING LOT OF RECORD YARD REQUIREMENTS

The yard requirements for lots of record shall meet the required yard(s) as called for in the zoning district in which the existing lot of record is located, when possible. When not possible to meet the existing yard requirements and when the lot of record is located in an area where lots are developed or improved with having yards with a variation of not more than ten (10) feet in depth, the average of such developed/improved yards shall establish the yards for the lot of record, except as provided elsewhere in these regulations.

The yard requirements for lots of record shall meet the required yard(s) as called for in the zoning district in which the existing lot of record is located, when possible, but it is the intent of this resolution to provide for a lot of record to be developed and/or improved with structures or uses to be compatible with the existing neighborhood and existing structures. If the applicant and Zoning

~~Inspector cannot reach an agreement on the yards, then the applicant can appeal the Zoning Inspector's decision to the Board of Zoning Appeals.~~

Adopted Date: 3/2/2015 Effective Date: 4/1/2015

Previous version: Adopted Date: 6/1/1998, Effected Date: 7/1/1998

DISTRICT AND GENERAL PROVISIONS

10.0 DISTRICTS

The Township is hereby divided into the following districts:

- C -1 Conservation District
- AG Agricultural District
- R Residential Districts
- B -1 General Business District
- NB Neighborhood Business District
- LB Local Business District
- GB General Business District
- M-1 General Manufacturing District
- PUD Planned Unit Development District

10.1 COMPLIANCE WITH REGULATIONS

No building shall be erected, converted, or altered, nor shall any building or land be used except for a purpose permitted in the district in which the building or land is located, except as hereinafter provided. No building shall be erected, enlarged or altered except in conformity with the area regulations, minimum yard requirements of this Resolution for the District in which such building is located.

10.2 STREET FRONTAGE REQUIRED

Except as required by other provisions of these regulations, no lot shall have less than required frontage (lot width) as measured along the edge of the road right-of-way of an existing public street. Only one principal dwelling shall be permitted on any residential lot. The minimum road frontage requirement for fronting on a cul-de-sac shall be sixty (60) feet.

10.3 TRAFFIC VISIBILITY ACROSS CORNER LOTS

In any R- District on any corner lot, no fence, structure, or planting shall be erected or maintained within twenty (20) feet of the corner (the point of intersection of the right-of-way lines), which interferes with traffic visibility across the corner.

10.4 OFF STREET PARKING AND LOADING

In any district, spaces for off-street parking and for off-street loading shall be provided in accordance with the provisions of Article 18.

10.5 ESSENTIAL SERVICES

Essential services shall be permitted as authorized and regulated by law and other resolutions of the Township, it being the intention hereof to exempt such essential services from the application of these regulations.

10.6 UNSAFE BUILDINGS

Nothing in these regulations shall prevent the strengthening or restoring to a safe condition any part of any building or structure declared unsafe by proper authority.

10.7 VACATED STREET OR ALLEY

Whenever any street, alley or other public way is vacated by official action as provided by law, the zoning district adjoining the side of such public way shall be extended automatically, depending on the side or sides to which such lands revert, to include the right-of-way thus vacated, which shall thenceforth be subject to all regulations of the extended district or districts.

10.8 MOBILE HOMES PROHIBITED - EXCEPT

A mobile home, garage, basement or temporary structure may be temporarily used as a residence on a lot while a dwelling is being constructed, remodeled or repaired thereon, but such use shall not be continued for more than eighteen (18) months. A separate zoning certificate shall be required for the use of a temporary dwelling quarters, subject to renewal by the Board. As a construction trailer to be used for temporary office or storage space. A permit, on a six (6) month renewable basis, is required.

10.9 MOBILE HOMES/TRAILERS – VISITORS

Not more than one (1) mobile home or trailer may be temporarily used as a residence by a visitor on occupied property owned, leased, or rented by a resident of the Township for a period of ninety (90) days, subject to renewal by the Board, provided that:

1. Joint application is filed with the Zoning Inspector by the aforesaid property resident and the mobile home/trailer owner within seventy-two (72) hours after arrival on the property
2. All provisions of the Licking County Health Board are complied with.
3. A fee subject to the provision of Article 5.11 has been paid to the Zoning Inspector who may issue a “Temporary Visitor’s Zoning Certificate” for a period of ninety (90) days, subject to renewal by the Board.

10.10 TERRITORY NOT INCLUDED - ANNEXATIONS

In every case where territory has not been specifically included within a district or where a territory becomes a part of the unincorporated area of the Township as the result of the disincorporation of any city, town, or portion thereof, or otherwise, such territory shall automatically be classified as a "C-1" District until otherwise classified.

10.11 ACCESSORY BUILDINGS STRUCTURES

1. Accessory buildings structures shall be at least 15 (fifteen) feet from any lot lines of adjoining lots and meet the same front yard requirements of structures in that district. See Section 10.15.
2. An accessory structure must conform to a length to width ratio of 2:1
3. Cargo containers, industrial containers, and shipping containers are not permitted to be used as an accessory structure where the primary use on the property is residential.
4. An accessory structure shall not be used for dwelling purposes.
5. A zoning permit shall be required for accessory structures.

10.12 DRAINAGE AND FLOOD PLAIN REGULATIONS

1. Adequate Drainage Required: No principal building shall be erected structurally altered or relocated on land which is not adequately drained at all times nor which is subject to periodic flooding, nor so that the lowest floor level is less than three (3) feet above the highest anticipated seasonal ground water level.
2. Obstruction to Drainage Prohibited: The damming, filling, relocating or otherwise interfering with the natural flow of surface water along any surface water drainage channel or natural water course shall not be permitted except with approval of the Board and upon recommendation from the Licking County Flood Plain Administrator, and the Licking County Planning Commission (LCPC).
3. Building Restricted Adjacent to Drainage Channels or Watercourses: No building other than a bridge, dam or revetment subject to the aforesaid approval, shall be erected, structurally altered or relocated within twenty (20) feet of the ordinary high water line of such surface water that the lowest floor of said building is less than three (3) feet above the ordinary high ground water line, except with approval of the Board and upon recommendation from the Licking County Flood Plain Administrator.
4. Grading: All grading shall be done in such a way as to not impede, increase or alter the natural flow of drainage on adjacent properties.

10.13 AGRICULTURAL EXEMPTIONS

Section 519.01 and 519.21, inclusive, of the Revised Code confer no power on any Board of Township Trustees or Zoning Appeals to prohibit the use of any land for agricultural purposes or

the construction or use of buildings or structures incident to the use of agricultural purposes of the land on which such buildings or structures are located, and no zoning certificate shall be required for any such building or structure.

10.14 DOUBLE WIDE/SECTIONAL MOBILE HOMES

A double wide mobile home will be considered to be the same as a permanent site-built dwelling provided:

1. It be affixed to a permanent foundation.
2. The undercarriage, tongue and hitch be removed.
3. Shall comply with the minimum floor square feet of living space and setbacks of the Zoning District in which they are established.

10.15 PERMITS REQUIRED

At the time of application for permit for a Temporary Dwelling or Accessory **Building Structure**, a permit for the principal structure is also required.

10.16 JUNK YARDS

Junk yards are prohibited when they are determined to be a junk yard as defined in Article 3 of this resolution.

10.17 BUFFERING AND SCREENING

1. REQUIREMENTS

A buffer yard shall be required along the boundary of all neighboring properties any property which proposes to facilitates unlike land use and/or has a zoning classification that allows for an unlike land use from the adjacent properties:

- a. To shield neighboring properties from any adverse external effects of a development.
 - b. To shield the development from negative impacts of adjacent uses such as streets or railroads;
 - c. To screen public views of rear or side yards and rear facades within double frontage or reverse frontage lots
2. Function and Materials – A buffer as referred to in this section shall be defined as a strip of land, free from buildings, driveways, or other impervious surfaces, that is permanently set aside by the owner for buffering purposes. Buffering shall provide visual and audio screening in order to minimize adverse impacts. It may consist of fencing, plantings, walls, evergreens, berms, rocks, boulders, mounds, or combinations thereof to achieve the same objectives. No buffer design or material shall interfere with the natural drainage of the area, unless it is demonstrated that the drainage is adequately addressed and accommodated in the lots constructed or to be constructed storm water management infrastructure, and won't affect adjoin lots.
 3. Planting Specifications – Size of evergreens and deciduous trees shall be allowed to vary depending on setting and type of shrub. All trees, shrubs, and ground covers shall be planted according to accepted horticultural standards and be live at the time of planting. The buffering shall be significant at the time of planting to provide an immediate effect of

visual screening. A landscape plan shall be submitted by the applicant that shows the buffering and this will be required to be approved by the Zoning Inspector. The buffer shall be at least 70% opaque during the winter and at least six foot in height at the time of planting.

4. Plant Species – The plant species selected should be hardy for the particular climate zone in which the development is located and appropriate in terms of function and size.
5. (existing 10.17.2) Installation and Maintenance
 - a. Plant materials must be installed to current nursery industry standards for Central Ohio, within one year of the issuance of the occupancy permit. Plant materials must be properly supported to ensure survival. Support devices such as guy wires or stakes must not interfere with vehicular or pedestrian movement.
 - b. The owner shall be responsible for the maintenance of all landscaping. All required landscaping shall be maintained in a neat and orderly manner at all times. This shall include, but not limited to, mowing (of grass of six (6) inches or higher), edging, pruning, fertilizing, watering, weeding, and other such activities common to the maintenance of landscaping. Landscaped areas shall be kept free of trash, litter, weeds, and other such material or plants not a part of the landscaping. All plant material shall be maintained in a healthy and growing condition as is appropriate for the season of the year. Plant materials which die shall be replaced with plant material of similar variety and size within ninety (90) days. Trees with a trunk diameter in excess of six (6) inches measured twenty-four (24) inches above the ground shall be replaced with ones of similar variety having a trunk diameter of no less than three (3) inches measured twenty-four (24) inches above the ground.
 - c. Irrigation shall be provided to ensure that plants will survive the critical establishment period when they are most vulnerable due to lack of watering. All landscaped areas shall provide a system which provides sufficient water to ensure that the plants become established. The system is not required to be permanent if the plants chosen can survive adequately on their own, once established.
 - d. Protection shall be provided for all landscaped areas, particularly trees and shrubs, from potential damage by adjacent development, including parking or storage areas.
 - e. If the buffer materials have not been installed or maintained in accordance with the standards herein, the Zoning Inspector may issue a violation notice in accordance with the authority given in Article 4.1 - Duties of the Zoning Inspector. If the violation is not remedied according to the violation notice within the time noted in the violation notice, then fines may be implemented in accordance with Article 5.10 - Penalties for Violation.
 - f. The Board of Zoning Appeals may grant a single time extension up to one year after a public meeting if substantial evidence is presented to indicate abnormal circumstances beyond the control of the owner or his agent.

10.18 OUTDOOR DINING AREAS

1. A zoning permit shall be required for the establishment of an outdoor dining area, patio, or café. If the outdoor dining area, patio or café is being proposed along with a new business, then the required site plans for the total project shall be submitted for review

and approval. If the outdoor dining area, patio or café is an addition to an existing business the site plans shall be submitted for review and approval. All approvals shall be done by the Zoning Inspector.

2. Outdoor dining areas shall be adjacent to, abut, and be accessory to the principal structure of the primary business.
3. The size and location of the outdoor dining area, patio or café shall not impede upon or restrict the required parking, landscape and buffering, access to the primary business, or other standards of this zoning resolution. Additionally, the size and location of the outdoor dining area shall not cause other standards of this zoning resolution to not be complied with. The size of the outdoor dining area, patio or café shall not exceed (two hundred fifty) 250 square feet.
4. Outdoor dining areas, patios or cafes shall not be allowed within ten (10) feet of a fire hydrant, Fire Department standpipe connection, fire escape, bus stop, loading zone, mail boxes or traffic signal stanchions. Also, they should have controlled ingress and egress entrances.
5. Outdoor dining areas, patios and cafes shall not be located within the required building
6. No music or other noises generated by the operation of an outdoor dining area, patio or café shall have audible disturbances on the neighboring properties or businesses during the hours of 11:00 p.m. local time to 8:00 a.m. local time.
7. Tables, chairs and furnishings shall be arranged so as not to interfere with pedestrian movement on sidewalks, ingress into or egress from buildings, or otherwise interfere with the proper and safe movement of people or vehicles in parking areas or on public or private streets, alleys, rights of way or other public owned property.

10.19 AMERICAN DISABILITIES ACT COMPLIANCE

All nonresidential districts shall comply with the Americans with Disabilities Act (ADA).

10.20 SOLAR COLLECTION ACCESSORY SYSTEM

1. Solar panels are permitted as an accessory use in all districts to promote clean, sustainable, and renewable energy resources. The intent of these regulations is to establish general guidelines for the location of solar panels and solar collection systems to prevent off-site nuisances including unreasonable visual interference, light glare, and heat that the incorrect placement of solar panels or solar collection systems may create such that they may have a negative effect on surrounding properties.
2. No solar panel or solar collection system shall be constructed, erected, installed or located without a zoning permit.
3. Requirements and Regulations. Solar panels or solar collection systems shall conform to or be evaluated for compliance with the following standards:
 - a. If roof mounted, the solar or photovoltaic system shall:
 - i. Be flush mounted on the roof unless good cause is shown by the applicant that the solar panel is not at an appropriate angle to obtain maximum sun exposure if mounted flush to the roof.

- ii. Be located in a location on the roof so as not to be seen from the street(s).
- iii. Not extend higher than the peak of a sloped roof or higher than 5 feet from the top of a flat roof.
- b. If freestanding, the solar or photovoltaic system shall:
 - i. Not extend more than 10 feet above the existing grade in residential districts.
 - ii. Not be located in the front yard.
 - iii. Not be located in any required side or rear yard setback areas for accessory uses.
 - iv. Not be positioned so as to reflect sunlight onto neighboring property, public streets, or sidewalks, including on any neighboring structures.
 - v. The surface area of a ground mounted system, regardless of the mounted angle, shall be calculated as part of the overall lot coverage. Not to exceed 10% of lot size.
 - vi. Be landscaped at the base up to the height of the of the panel structure if structure is visible from neighboring property or the street(s).
- c. All signs, both temporary and permanent, are prohibited on solar panel or solar collection systems, except as follows:
 - i. Manufacturer's or installer's identification information on the system.
 - ii. Appropriate warning signs and placards.
- d. Solar panel or solar collection systems shall comply with all applicable sections of the Licking County Building Code Department.
- e. All electrical wires and connections on freestanding solar or photovoltaic collection system shall be located underground.
- 4. Maintenance: All solar panel or solar collection systems shall be maintained in good working order.
- 5. Procedure for Review. The review and approval of solar panels or a solar collection system shall comply with the following requirements:
 - a. Plan Review. A plan shall be submitted for review for all solar panel or solar collection systems. The following items shall be the minimum requirements to be considered a complete application and shall include the following:
 - i. Property lines and physical dimensions of the applicant's property.
 - ii. Location, dimensions, and types of existing structures on the subject property
 - iii. Location of the proposed solar panel or solar collection system, and associated equipment.
- 6. Compliance with all development standards as outlined in this section.
 - a. Zoning Compliance. A Zoning permit must be obtained in accordance with this Zoning Resolution.
 - b. Building Permit. A Building Permit must be obtained from the Licking County Building Code Department.

Revisions:

Adopted Date 11-4-2019, Effective 12-4-2019 Added 10.20 Solar Collection-Accessory System

Adopted Date 5-22-2018, Effective Date 6-21-2018

Adopted Date 3-21-2016, Effective Date 4-20-2016

05-20-2013 Article 10.0, added references to NB, LB, GB

- replaced Article 10.17, BUFFERING AND SCREENING (10.17.5, “b” though “f” were not modified)*

Previous version: Adopted Date 5-01-2000, Effective Date 5-31-2000, Revised Article 10.16 Date 3-07-05, Added Article 10.17 Effective Date 06-05-08

R- DISTRICT

13.0 PURPOSE

The purpose of R district is to provide an area for single family residential development. This chapter requires adequate storage space on the lot with each dwelling. All dwellings must have access to the public right-of-way. There are two (2) specific R districts, namely R45 and R70. Note: The former R-1, R-2 and R15 districts are replaced both in this Resolution and the Zoning map in accordance with this chapter. All references to R-1, R-2 or R15 in this Resolution shall refer to R Districts.

13.1 USES PERMITTED IN ALL R DISTRICTS

1. One-family dwelling; accessory uses.
2. Churches and other places of worship, including Sunday School buildings, located not less than fifty (50) feet from any other lot in any R district; schools and colleges for academic instruction, located not less than fifty (50) feet from any other lot in R district; public libraries, public museums and public art galleries located not less than twenty-five (25) feet from any other lot in any R district or Residence(s).
3. Light agricultural uses including greenhouses and raising farm products.
See Article 10.13.
4. Public parks and playgrounds, provided that any principal building or community pool shall be located not less than one hundred (100) feet from any other lots in any R district or residence(s).
5. Home occupation.

13.2 CONDITIONAL USES IN ALL R DISTRICTS

1. Country clubs, golf courses and community pools shall be located not less than one hundred (100) feet from any other lot in any R district or residence(s); private pools shall be located not less than twenty-five (25) feet from any other lot in any R district or residence(s).
2. Utility sub-stations and pump houses provided that such structures will not detract from the general appearance of the area or adversely affect the comfort, safety, or welfare of the residents of the area.

13.3 REQUIRED FLOOR AREAS IN ALL R DISTRICTS

Any building intended, in whole or part, for residential purpose shall provide a minimum floor area as hereinafter specified:

SINGLE-FAMILY DWELLING: WITH OR WITHOUT BASEMENT:

1,800 square feet of heated, finished Living and/or Floor Area as defined in Article 3. Single family dwelling shall not be less than twenty-four (24) feet in width or depth, whichever is the smaller.

1. The minimum depth of the single-family dwelling shall be at least twenty-four (24) feet for at least fifty (50) percent of the depth and the minimum width shall be at least twenty-four (24) feet for at least fifty (50) percent of the width of the building.
2. Each single-family dwelling to include a garage or a permanently constructed storage building of at least ~~two hundred eighty-eight (288)~~ **three hundred (300) square feet**

13.4 HEIGHT REGULATION IN ALL R DISTRICTS

No residential dwellings shall exceed two and one-half (2.5) stories or thirty-five (35) feet in height.

13.5 Not Used

13.6 PUBLIC WATER AND PUBLIC SEWAGE SYSTEM REQUIREMENTS

The following are the public water and sewage system requirements for the R districts:

- R45: public sewage systems are required by zoning.
- R70: public water systems are not required by zoning.

13.7 REQUIRED LOT AREA AND LOT WIDTH

Each residential dwelling shall be located on a lot with the following requirements:

R45: a lot having an area of not less than forty-five thousand (45,000) square feet and a lot width of not less than one hundred fifty (150) at the building line.

R70: a lot having an area of not less than seventy thousand (70,000) square feet and lot width of not less than one hundred seventy-five (175) feet at the building line.

13.8 REQUIRED YARD

All residential structures shall have the following minimum spaces:

R45: and R70: Front yard: 50 feet*
Side yard: 15 feet each side
Rear yard: 50 feet

*or 80 feet from the center of the road if no R.O.W. has been established.

Corner lots shall provide the minimum front yard requirements on each street side of the lot.

13.9 PUD-R

As to any R15 District existing as of the date of the amendment to this chapter, the former R15 District shall be governed by chapter 24 of this Resolution, Planned Unit Development, except that the provisions of section 13.1, 13.2, 13.2 13.3, 13.4, and 13.5 of this chapter shall apply in lieu of chapter 24 of this Resolution. The R15, R-1 and R-2 districts existing after the date of the amendment to this chapter shall be known and designated on the Zoning map as PUD-R. Notwithstanding anything to the contrary above the following restrictions shall apply to PUD-R:

1. Each residential dwelling shall be located on a lot with the following requirements:

R15: A lot having an area not less than fifteen thousand (15,000) square feet and a lot width one hundred (100) feet at the building line.

R-1: A lot having an area not less than forty-five thousand (45,000) square feet and a lot width one hundred fifty (150) feet at the building line.

R-2: A lot having an area not less than forty-five thousand (45,000) square feet and a lot width one hundred fifty (150) feet at the building line.

2. All residential structure shall have the following minimum spaces:

R15: Front yard: 40 feet or 70 feet from the center of the road if no right-of-way has been established.

Side yard: 15 feet each side

Rear yard: 40 feet

R-1: Front yard: 40 feet or 70 feet from the center of the road if no right-of-way has been established.

Side yard: 15 feet each side

Rear yard: 50 feet

R-2: Front yard: 40 feet or 70 feet from the center of the road if no right-of-way has been established.

Side yard: 15 feet each side (for one and two family or 20 feet for other permitted uses)

Rear yard: 50 feet

Corner lots in R15, R-1 and R-2 shall provide the minimum front yard requirements on each street side of the lot.

PUD-R is representative of the R15, R-1 and R-2 Districts existing prior to the adoption of this amendment and this PUD-R designation is not applicable for re-zoning proposals under this Resolution.

Adopted Date 11-4-2019 Effective Date 12-4-2019 Revised 13.1 #3

Adopted Date 02-05-07 Effective date 03-05-07 Revised 13.3

Adopted Date 5-01-00 Effective Date 5-31-00

B - BUSINESS DISTRICTS

15.0 PURPOSE

The purpose of the Business Districts is to provide for a wide range of retail, outlet and wholesale facilities and services of a nature as to be fully compatible in a business district. In addition to the existing B-1 Business District, there are four (4) additional specific B districts: NB, LB, and GB; and PUD, governing future changes to business zoning.

15.01 NB “Neighborhood Business District”

The purpose of the “Neighborhood Business District” (NB) is to encourage the establishment of neighborhood businesses and services which tend to meet the daily needs of the residents of the immediate neighborhood. Such districts shall reduce parking and traffic congestion as well as discourage large, regional oriented-businesses or other businesses and services that would affect the neighborhood character of the district. Such businesses would normally operate with fixed

hours, light traffic, low noise and lighting as not to affect the adjoining properties. This district is also designed to act as a buffer between more intense non-residential uses and residential uses. Strip center development shall be discouraged.

15.02 LB “Local Business District”

The purpose of the “Local Business District” (LB) is to provide for a wide range of retail facilities and services for a clientele from a larger geographical area with higher traffic, light and noise volume than the NB district. The hours of operation in this district are less restrictive than those of NB district.

15.03 GB “General Business District”

The purpose of the “General Business District” (GB) is to encourage the establishment of areas for general business uses which meet the needs of a regional market area. Activities in this district are often large space users, and the customers using such facilities generally are from a larger radius or region creating heavier traffic, noise and light. Hours of operation in this district are generally not limited.

15.1 PERMITTED & CONDITIONAL USES IN THE NB, LB, & GB DISTRICTS

<i>Permitted and Conditional Uses by Business District: P = Permitted C = Conditional NA= Not Allowed</i>	<i>NB</i>	<i>LB</i>	<i>GB</i>
Churches and other places of worship, including Sunday School buildings, located not less than fifty (50) feet from any other lot in any R district; schools and colleges for academic instruction, located not less than fifty (50) feet from any other lot in any R district; public libraries, public museums and public art galleries located not less than twenty-five (25) feet from any other lot in any R district or residence(s). The above must comply with 15.6 Screening and Buffer Yard Requirements	P	P	P
Clothing, shoe, Apparel, variety stores, hardware, appliance, paint and wallpaper stores.	P	P	P
Antique stores, gift shops, magazine, book and stationery outlets, florist shops, camera and photography shops, sporting goods stores, bicycle shops.	P	P	P
Dry cleaning and laundry pick-up stations barber and beauty shops, shoe repair and tailor shops, printing shops.	C	P	P
Hospitals	NA	C	C
Urgent Care Center	NA	P	P
Nursing homes and licensed day care centers, including adult day care.	C	P	P

<i>Permitted and Conditional Uses by Business District: P = Permitted C = Conditional NA= Not Allowed</i>	<i>NB</i>	<i>LB</i>	<i>GB</i>
Business and professional offices including but not limited to: government offices, medical and dental offices and clinics, law offices, insurance and real estate offices, banks, finance and utility company offices.	P	P	P
Accessory structures to any of above permitted	P	P	P
Public parks and playgrounds, provided that any principal building or community pool shall be located not less than one hundred (100) feet from any other lot in any R district or residence(s)	C	P	P
Grocery stores, meat markets (excluding slaughter facilities), drug stores, bakeries in conjunction with retail sales, restaurants including outdoor dining areas (excluding drive in/ through establishments) and tea rooms. (Hours to be defined during approval hearing with BZA)	C	P	P
Laundromat and Dry Cleaners	C	P	P
Lodges, fraternal and service organizations	C	P	P
Bed and Breakfast	C	P	P
Places of amusement and assembly.	C	C	P
Construction Sales and Service	C	C	P
Pet shops, commercial kennels and veterinary establishments; however, pet shops and commercial kennels shall be located a minimum of two hundred (200) feet from any lot used for residential purpose.	C	C	C
Single family dwelling, accessory use or structure	P	P	P
Furniture and Department Stores	NA	P	P
Motor vehicles sales, filling stations (excluding junk yards, motor vehicle disassembly and sale of used motor vehicle parts)	NA	P	P
Cemeteries, mortuaries, funeral homes and crematories	NA	P	P
Supermarket	NA	C	P
Public storage facility	NA	C	P
Motor vehicle services and repair.	NA	C	P
Drive-in/through retail, restaurants and refreshment stands, bulk sales and storage not including outdoor unfenced storage.	NA	C	P
Research facilities	NA	C	C
Golf Courses and their Country Clubs including but not limited to associated retail establishments and meeting facilities.	NA	C	C
Animal pounds/shelters	NA	C	C
Hotels and Motels	NA	NA	P
Motion picture theaters, excluding ADULTS ONLY ENTERTAINMENTS FACILITIES.	NA	NA	P

15.2 MAXIMUM BUILDING SIZE, REQUIRED LOT AREA AND WIDTH, MINIMUM REQUIRED SETBACKS, LOCATION AND BUFFER REQUIREMENTS

	NB Neighborhood	LB Local	GB General
Maximum Building Size	5,000 sq ft	25,000 sq ft	None
Minimum Lot Size	45,000 sq ft	90,000 sq ft	150,000 sq ft
Lot width @ Building Line	150 ft	300 ft	300 ft
Front Yard	50 ft	50 ft	50 ft
Back Yard	50 ft	50 ft	50 ft
Side Yard	15 ft	15 ft	30 ft
Buffer - if abutting residential use	30 ft	50 ft	100 ft
<i>Abutting Roadway Requirements</i> As defined by Licking County road classification map.	Any Roadway type	Must abut a: Major Collector, Major Arterial or Minor Arterial	Must abut a: Major Arterial or Minor Arterial

15.3 SCREENING/BUFFER REQUIREMENTS

A buffer yard shall be required along the boundary of any property which proposes to facilitate unlike land use and/or has a zoning classification that allows for an unlike land use from the adjacent properties.

See Article 10, Section 10.17, “BUFFERING AND SCREENING”, for specifications.

15.4 BUILDING REGULATION IN THE BUSINESS DISTRICT

1. Any building constructed for use in all business districts shall have a minimum size of 1,800 square feet of finished floor area.
2. No building shall exceed two and one-half (2.5) stories or thirty-five (35) feet in height, except as provided in Article 17.

15.5 RESIDENTIAL USE IN A BUSINESS DISTRICT

Any residence in a Business District, except as addressed in this Article, must follow regulations of the R districts; see Article 13.3-13.8.

15.6 B-1 BUSINESS DISTRICT

15.61 USES PERMITTED IN THE B-1 BUSINESS DISTRICT

1. Churches and other places of worship, including Sunday School buildings, located not less than fifty (50) feet from any other lot in any R district; schools and colleges for academic instruction, located not less than fifty (50) feet from any other lot in any R district; public libraries, public museums and public art galleries located not less than twenty-five (25) feet from any other lot in any R district or residence(s).
The above must comply with 15.66 Screening and Buffer Yard Requirements.
2. Public parks and playgrounds, provided that any principal building or community pool shall be located not less than one hundred (100) feet from any other lot in any R district or residence(s).
3. Furniture, department, clothing, shoe, variety stores, hardware, appliance, paint and wallpaper stores and bicycle shops.
4. Grocery stores, supermarkets, meat markets excluding slaughter facilities, drug stores, bakeries in conjunction with retail sales, restaurants including outdoor dining areas and tea rooms.
5. Antique stores, gift shops, magazine, book and stationery outlets, florist shops, camera and photography shops, sporting goods stores, motion picture theaters, excluding ADULTS ONLY ENTERTAINMENTS FACILITIES.
6. Barber and beauty shops, shoe repair and tailor shops, printing shops.
7. Business and professional offices, medical and dental offices and clinics, law offices, insurance and real estate offices, banks, finance, and utility company offices.
8. Lodges, fraternal and service organizations.
9. Public storage facility.
10. Golf Courses and their Country Clubs including but not limited to associated retail establishments and meeting facilities.
11. Accessory structures to any of above permitted uses.
12. Single family dwelling, accessory use, or structure.

15.62 CONDITIONAL USES IN B-1 BUSINESS DISTRICT

1. Motor vehicle services and repair.
2. Vehicle drive-in, drive-in theaters drive-in restaurants and refreshment stands, bulk sales and storage not including outdoor unfenced storage.
3. Animal pounds, pet shops, kennels, and veterinary establishments; however, pet shops and kennels shall be located a minimum of two hundred (200) feet from any lot used for residential purpose.
4. Places of amusement and assembly.
5. Adult only entertainment facility providing it is not established within a fifteen hundred (1500) foot radius of any or all property lines of churches, day care facilities, nursing homes, any schools, library or teaching facilities whether public, private, governmental or commercial, boundaries of residential districts, recreational facilities, lot lines of lots or PUD's devoted to residential use, from an already existing adult oriented business or one that has received a conditional use permit, or from any structure that contains a residence.

- 6. Research facilities.
- 7. Construction Sales and Service.
Laundromat, dry cleaning, and laundry pick-up stations.
Day care centers and nursing homes.
Motor vehicles sales, filling stations (excluding junk yards, motor vehicle disassembly and sale of used motor vehicle parts), motorcycle shops.
Motels and hotels shall be subject to the provisions of Article 23. (See Article 23.0 HOTELS AND MOTELS, General Requirements for additional requirements.)
Cemeteries, mortuaries, funeral homes, and crematories.

15.63 REQUIRED LOT AREA, LOT WIDTH, IN THE B-1 BUSINESS DISTRICT

- 1. All residential uses to be accommodated in the B-1 Business District shall meet the minimum lot width requirements of the R-45 Residential District. (See Article 13.7)
- 2. All commercial buildings shall be located on a lot having an area of not less than forty-five thousand (45,000) square feet and a lot width of not less than one hundred fifty (150) feet at the building line.

15.64 BUILDING REGULATIONS IN THE B-1 BUSINESS DISTRICT

See Article 15, Section 15.4 BUILDING REGULATION IN THE BUSINESS DISTRICT.

15.65 BUILDING YARDS IN THE B-1 BUSINESS DISTRICT

- 1. Residential Uses: each residence in the B-1 Business District shall meet the minimum yard requirements of the R-45 Residential District. (See Article 13.8)
- 2. Commercial Structures: each shall have the following minimum yard spaces:
 - Front Yard: 50 feet
 - Side Yard: 15 feet each side
 - Rear Yard: 50 feet

Corner lots shall meet minimum front yard requirements of each side of the lot frontage.

15.66 SCREENING/BUFFER YARD REQUIREMENTS

A buffer yard shall be required along the boundary of any property which proposes to facilitate unlike land use and/or has a zoning classification that allows for an unlike land use from the adjacent properties.

The width of a buffer shall be in accordance with the following:

- Any Residential District and/or Use: 30 feet wide
- M-1 District and/or Use: 10 feet wide

See Article 10, Section 10.17, "BUFFERING AND SCREENING", for specifications.

15.67 RESIDENTIAL USE IN A B-1 BUSINESS DISTRICT

See Article 15, Section 15.5 RESIDENTIAL USE IN A BUSINESS DISTRICT.

15.68 OUTDOOR DINING

See Article 10.18

Revisions:

Adopted Date 11-4-2019 Effective Date 12-4-2019 Added Hospitals and Urgent Care to 15.1

Adopted Date 5-22-2018, Effective Date 6-21-2018

Adopted Date 11-22-2016, Effective Date 12-22-2016

Adopted Date 3-21-2016, Effective Date 4-20-2016

Adopted Date 8-18-2015, Effective Date 9-17-2015

05-20-2013

Added references to B-1 Business district throughout

Article 15.3, deleted requirements, added reference to Article 10.17.

Inserted Article 15.6

Adopted Date 5-20-2013, Effective Date 6-19-2013

Adopted Date 12-03-2007, Effective Date 01-03-2008

Adopted Date 8-18-2015, Effective Date 9-17-2015

EXCEPTIONS AND MODIFICATIONS

17.0 LOT OF RECORD

When a lot, which is an official lot of record at the time of adoption of this Resolution, does not comply with the area, yard, or other requirements of this Resolution, such lot may be used as a building site provided, however, that the yard and other requirements of the district are complied with as closely as possible. When not possible applicant must apply for a variance
See Article 8.10

When a lot, which is an official lot of record at the time of adoption of this Resolution or any amendment thereof, does not comply with the area and width requirements of this Resolution, such lot may be used as a building site provided, however, that the yard and other requirements of the district the lot of record is designated on the official zoning map are complied with.

17.1 EXCEPTION TO YARD REQUIREMENTS

1. Allowable Projections of Residential Structures into Yards: Any structure may project into the required front yard if existing structures on both adjacent lots in the same district have less than the required minimum front yard, provided, however, that such projection shall extend no closer to the street than either of the adjacent structures.

Architectural features of residential buildings such as windowsills, cornices, roof overhangs, may project into the requirements provided such projection is not more than four (4) feet and does not reach closer than ~~four (4)~~ thirteen (13) feet to any lot line.

2. Allowable Projections of Business Structures Over Sidewalk: Signs, awnings, canopies, marquees, are permitted to overhang the sidewalk in the Business District only providing that overhanging signs are a minimum of eight (8) feet above the sidewalk at any point and that all other structures are a minimum of eight (8) feet above the sidewalk at any point.
3. Allowable Projection of Accessory Building into Rear Yard: One-story accessory buildings may project into only rear yards abutting on a thoroughfare providing such projection extends not closer than ~~six (6)~~ fifteen (15) feet to the rear lot line.

17.2 EXCEPTIONS TO HEIGHT LIMITS

The height limitations of this Resolution shall not apply to church spires, belfries, cupolas, and domes not intended for human occupancy; monuments, water towers, transmission towers, chimneys, smoke stacks, silos, derricks, conveyors, flagpoles, radio towers, masts and aerials.

Revisions: Adopted Date: 5-22-2018, Effective Date 6-21-2018

Adopted Date: 3-21-2016, Effective Date 4-20-2016

05-20-2013 Edited reference from B-1 Business District to Business District

Adopted Date: 05-01-2000 Effective Date: 05-31-2000 Editorial changes: 05-20-2013

OFF-STREET PARKING AND LOADING REGULATIONS

18.0 OFF-STREET PARKING

1. All handicapped accessible parking spaces must meet current ADA requirements.
2. All perpendicular parking spaces must be a minimum of 9 feet wide by 20 feet long with a maneuvering lane width of 22 feet.

3. All parallel parking spaces must be a minimum of 9 feet wide by 24 feet long with a maneuvering lane width of 9 feet.
4. All angle parking spaces must be a minimum of 9 feet wide by 20 feet long with a maneuvering lane width of 17 feet.

Surfaces off-street automobile parking shall be provided on any lot on which any of the following uses are hereafter established; such space shall be provided with vehicular access to a street or alley. For purposes of computing gross off-street parking area required, the ratio of two hundred fifty (250) square feet per parking space shall be used.

18.1 DEVELOPMENT AND MAINTENANCE OF PARKING AREAS

Every parcel of land hereafter used as a public or private parking area, including a commercial parking lot and also an automobile or trailer sales lot, shall be developed and maintained in accordance with the following requirements:

1. Screening and Landscaping: Off-street parking areas for more than five (5) vehicles shall require a buffer yard along the boundary of any property which proposes to facilitate unlike land use and/or has a zoning classification that allows for an unlike land use from the adjacent properties. The width of a buffer shall be in accordance with the following:

Any Residential District and/or Use:	30 feet wide
Any Other Unlike Land Use:	20 feet wide

See Article 10, Section 10.17, "BUFFERING AND SCREENING", for specifications

2. Surfacing: Any off-street parking area for more than five (5) vehicles shall be graded for proper drainage and surfaced with asphalt or concrete.
3. Lighting: Any lighting used to illuminate any off-street parking area shall be so arranged as to reflect the light away from adjoining premises in any R District or residence(s). See Article 14.
4. Joint Use of Parking Area: Two (2) or more nonresidential uses may jointly provide and use parking spaces when their hours of operation do not normally overlap, provided that a written agreement, approved by the Zoning Inspector, shall be filled with the application for a zoning permit.

18.2 LOADING SPACE REQUIREMENTS AND DIMENSIONS

A loading space shall have minimum dimensions of not less than twelve (12) feet in width, sixty-five (65) feet in length, exclusive of driveways, aisles, and other circulation areas, and an overhead clearance of not less than fifteen (15) feet. One (1) off-street loading space shall be provided and maintained on the same lot for every separate occupancy requiring delivery of goods and having a modified gross floor area of up to five thousand (5000) square feet. One (1) loading space shall be provided for each additional ten thousand (10,000) square feet or fraction thereof.

18.3 LOADING SPACE - OCCUPY YARD

Subject to the limitations in Article 16.5, such may occupy all or any part of any required yard.

18.4 LOADING SPACE - DISTANCE FROM RESIDENTIAL DISTRICT AND/OR USES

No loading space shall be closer than fifty (50) feet to any other lot located in any Residential District and/or Use, unless wholly within a completely enclosed building or following the buffer and screening requirements in Article 10.17.

18.5 MINIMUM DISTANCE AND SETBACK

No part of any parking area for more than ten (10) vehicles shall be closer than twenty (20) feet to any dwelling unit, school, hospital, or other institution for human care located on an adjoining lot, unless separated by a screen as required by Article 18.1, paragraph 1. If on the same lot with a one (1) family residence, the parking area shall not be located within the front yard required for such building. In no case shall any part of a parking area be closer than fifteen (15) feet to any established street or alley right-of-way.

18.6 NUMBER OF PARKING SPACES REQUIRED

The minimum number of off-street parking spaces required are set forth in the following table:

Type of Use	Minimum number of Parking Spaces Required
Residential	
1. Dwellings	2 per dwelling unit
2. Institutional housing, boarding houses, rooming houses, dormitories, and fraternity houses which have sleeping rooms	1 per 3 occupants plus 1 for each employee during main work shift
Recreation or Entertainment	
1. Dance floors, arcades, and miniature golf	1 for each 100 square feet of area used for the activity
2. Softball, basketball, baseball, football, soccer, skating rink or similar organized indoor or outdoor sport play field	50 for each play field, plus 1 for each 5 seats in stands
3. Tennis, pickleball, handball, racquetball or squash courts	3 for each court
4. Bowling alleys	5 per lane plus necessary spaces as required for affiliated uses, such as restaurants
5. Swimming facility (exc. private residential)	1 per 50 square feet of total water surface
6. Theaters, stadium or sports arenas, auditorium, or other assembly halls other	1 for each 4 seats

than schools	
Type of Use	Minimum number of Parking Spaces Required
7. Golf driving range	1 space per tee or driving bay
8. Golf course	5 spaces per hole
9. Campgrounds	1 space for each camp site
Institutional	
1. Churches and other places of religious assembly	1 for each 5 seats
2. Hospitals, nursing facilities, homes for aged, asylums, and similar uses.	1 for each 4 beds plus 1 per employee on the main shift or 1 per 500 square feet of floor area- whichever is most restrictive
3. Public, private, or parochial school	
a. Kindergarten, Elementary, and Junior High School	2 for each classroom plus 1 for every 8 seats in auditorium or assembly halls
b. High Schools	1 for every 10 students plus 1 for each teacher and employee
c. Business, technical, and trade schools	1 for each 2 students
d. College and Universities	1 for each 4 students
4. Nursery School, Licensed Day Care Centers	1 for each 15 students-clients of proposed capacity In addition to 1 per employee
5. Libraries, museums, community centers, and art galleries	1 for each 400 square feet of gross floor area
6. Civic, social, fraternal organizations	1 for each 3 persons allowed under maximum occupancy of main meeting room
Commercial	
1. Food, departmental or general merchandise, hardware, drugs, and similar retail sales	1 for each 200 square feet of gross floor area
2. Home furnishings, appliances, apparel, and similar retail sales	1 for each 300 square feet of gross floor area
3. Eating and drinking establishments without drive through facilities	1 for each 100 square feet of gross floor area (all indoor and outdoor spaces are included in calculations)
4. Restaurants with drive through facilities	1 for each 85- 100 square feet of gross floor area, plus additional 4 stacking spaces in each drive-through lane. (all indoor and outdoor spaces are included in calculations)

5. Personal services, including banks savings and loans financial institutions, repair services without drive-through facilities	1 for each 200 square feet of gross floor area
6. Banks, savings and loans and similar uses with drive-through facilities	1 for each 200 square feet of gross floor area plus additional 4 stacking spaces in each drive-through lane
Type of Use	Minimum number of Parking Spaces Required
7. Barber and beauty shops	3 for each operating station
8. Fuel services stations, motor vehicle service and repair	2 for each service bay plus 1 for each 2 fuel dispensing units, plus 1 for each employee during main shift
9. Self-service laundries	1 for each 3 washers
10. Vehicle sales and service, garden centers, construction sales and service and lumber yards	1 for each 300 square feet of indoor gross floor area, plus 1 space per 1000 square feet of outdoor display area
11. Temporary outdoor sales	1 for each 200 square feet of area devoted to display and sales of goods
12. Hotel, motels, lodging houses	2 for each sleeping room or suite, plus 1 space for each employee during main shift, plus 1 space per five sleeping rooms
13. Medical, or dental offices or urgent care centers	5 for each doctor or dentist, plus 1 for each other employee during main work shift; or for every 200 square feet of examination, treating room, office and waiting room
14. Animal hospitals/clinics, veterinarian office, animal shelters	5 for each veterinarian, plus 1 for each other employee during main work shift; or 1 for every 200 square feet of examination, treating room, office and waiting room
15. General, professional, or administrative business office or research facilities	1 space per each 400 square feet of gross floor area
16. Commercial and business support services	1 space per each 400 square feet of gross floor area
17. Neighborhood convenience store	1 space per 200 square feet
18. Kennel	1 space per 500 square feet
19. Funeral Homes, Mortuaries	15 spaces per maximum number of parlors available
20. Free standing crematories	1 space for every 100 square feet
21. Public storage	1 space per 5000 square feet (minimum 2 per building)

Industrial and Manufacturing	
1. Manufacturing, compounding, processing, assembling, packaging or treatment of goods; warehousing, distribution and service industries	1 for each 3 employees during the main working shift or 1 per 750 square feet gross floor area for the first 3,000 square feet of gross floor area, plus 1 per 2,000 square feet of gross floor area thereafter, whichever is greater
2. Administrative offices	1 for each 400 square feet of gross floor area

NOTE: The Zoning Inspector shall reserve the right to determine if an unlisted use is similar to one listed or determine the number of parking spaces required for any use not mentioned in this table.

Revisions: 05-20-2013

Article 18.1, added buffer width and reference to Article 10.17

Article 18.4, added reference to Article 10.17

Previous version: Adopted Date: 08/19/2003, Effective Date: 09/19/2003

Revised 18.5 Date: 03/07/2005

Adopted Date 5/30/2013, Effective Date 6/19/2003

END OF PROPOSED CHANGES TO THE ZONING RESOLUTION.

Being no further business, Chairman Mark Van Buren adjourned the meeting at 7:55 p.m. Minutes are unofficial until approved by the trustees.

Respectively Submitted,

Carolyn I. Elder
Harrison Township Fiscal Officer