

BOARD OF TRUSTEES OF HARRISON TOWNSHIP  
LICKING COUNTY, OHIO  
MINUTES OF PUBLIC HEARING MAY 22, 2018

The Harrison Township Trustees met to hold a Public Hearing on May 22, 2018 at the Township Hall. The meeting was called to order at 9:52 a.m. by the Chairman, Eric Smith. The purpose of this hearing is to consider and review proposed amendments to the Harrison Township Zoning Regulations. The Trustees will consider the following Articles:

1. Article 3        Definitions
2. Article 5        Enforcement
3. Article 10       District and General Provisions
4. Article 12       AG Agricultural District
5. Article 14       Outdoor Lighting
6. Article 15       B – Business Districts
7. Article 16       M-1 General Manufacturing District
8. Article 17       Exceptions and Modifications

The proposed changes will be in red print and the Articles will be listed at the end of the minutes.

All stood for the Pledge of Allegiance at the beginning of the 9:30 a.m. regular meeting.

The Fiscal Officer called the roll, and the following members and guests were present.

Trustee	Eric Smith
Trustee	Mark Van Buren
Trustee	Ray Foor
Fiscal Officer	Carolyn Elder
Zoning Inspector	Tom Frederick
Road Superintendent	Ben Patterson
Guest	Vickie Noble, Zoning Secretary

Tom Frederick read over the proposed changes.

Trustees Van Buren inquired about 10.18, number 3, size of outdoor dining. Both Trustee Van Buren and Trustee Smith would like to see the maximum size stated. Discussion took place.

**-Eric Smith moved to adopt all changes to the Harrison Township Zoning Resolution as presented with the exception of 10.18, number 3. The change will read as follows:  
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 250 square feet.  
Ray Foor seconded the motion. Discussion: Trustee Van Buren inquired if they could insert**

**no live music and decided to leave the motion as it stands. Roll call: Smith YES, Van Buren YES and Foor YES. The motion passed.**

Being no further business, Chairman Eric Smith adjourned the meeting at 10:13 a.m.  
Minutes are unofficial until approved by the trustees.

Respectively Submitted,

Carolyn I. Elder  
Harrison Township Fiscal Officer

Pages 3 through 14 are the proposed changes to the Harrison Township Zoning Resolution.  
Reviewed and adopted as stated at the May 22, 2018 Public Hearing with the exception of  
10.18, number 3.

---

## 3 – DEFINITIONS

---

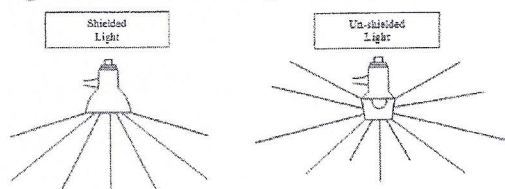
**Outdoor Dining Areas:** An outdoor dining area, patio, or café for the purpose of this zoning resolution shall mean an area on private property, adjacent to an accessory to the principal structure and use. The outdoor facility shall be located on the same parcel as the principal structure and use and shall be used in conjunction with and under the same management as the principal structure and use.

### **Outdoor Lighting Definitions**

**Glare:** Direct light emitted by a luminaire that causes reduced vision or momentary blindness.

**Light Trespass:** Light emitted by a luminaire that shines beyond the boundaries of the property on which the luminaire is located.

**Shielded light fixture:** a fixture for which direct illumination from the light source (e.g., light bulb) is not visible when the fixture is viewed along a line parallel with the ground at the height of the fixture.



**Principal Use or Structure:** The principal use is the main or primary purpose for which a lot of record is permitted to be used, occupied or maintained within a specified zoning district by the regulations within this zoning resolution. The principal structure is the main or primary structure within which the main or primary use may be conducted and occupied upon a lot of record. The use of any other building, other structure and/or land on the same lot and incidental or supplementary thereto and permitted under this Resolution shall be considered an accessory use or structure.



resolution and punishable as provided in Section 5.10 of this resolution.

## **5.9 COMPLAINTS REGARDING VIOLATIONS**

Whenever a violation of this resolution occurs, or is alleged to have occurred, any person may file a written complaint. Such Complaint stating fully the causes and basis thereof shall be filed with the Zoning Inspector. The Zoning Inspector shall record properly such complaint, immediately investigate and take action thereon as provided by this resolution.

## **5.10 PENALTIES FOR VIOLATION**

Violation of the provisions of this resolution or failure to comply with any of its requirements, including violation of conditions and safeguards established in various sections of this resolution or failure to comply with any of its requirements shall upon conviction thereof be fined not more than ~~one hundred (100) dollars~~ five hundred (500) dollars or imprisoned for not more than thirty (30) days, or both and in addition shall pay all costs and expenses involved in the case. Each day such violation continues after receipt of a violation notice shall be considered a separate offense. The owner or tenant of any building, structure, premises, or part thereof and any architect, builder, contractor, agent, or other person who commits, participates in, assists in, or maintains such violation may each be found guilty of a separate offense and suffer the penalties herein provided. Nothing herein contained shall prevent the Township from taking such other lawful action as is necessary to prevent or remedy any violation.

## **5.11 SCHEDULE OF FEES, CHARGES AND EXPENSES**

The Board of Township Trustees shall by resolution establish a schedule of fees, charges and expenses and a collection procedure for zoning permits, amendments, appeals, variances, conditional use permits, plan approvals and other matters pertaining to the administration and enforcement of this resolution requiring investigations, inspections, legal advertising, postage and other expenses. The schedule of fees shall be posted in the office of the Zoning Inspector and may be altered or amended only by the Board of Township Trustees. No action shall be taken on any application or appeal until fees are paid.



## 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 be less than or equal to one-half of the square footage of the footprint of the primary business dining area.
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).

---

# **AG AGRICULTURAL DISTRICT**

---

## **12.0 PURPOSE**

The purpose of the Agricultural District is to provide an area for agricultural pursuits protected from infringement of unguided urban development; to create and preserve a setting for rural small estate residential development; and, to conserve areas physically unsuitable for intensive development.

## **12.1 USES PERMITTED IN THE AG DISTRICT**

1. Agricultural uses, commercial grain storage.
2. Single family ~~One-family~~ residential dwelling.
3. Utility and service system buildings and lands, public buildings, picnic grounds, religious and educational institutions.
4. Unlighted signs notifying of sale, rental or lease of land or sale of farm goods on the premises on which the sign is maintained having not over four (4) square feet of sign area; signs announcing meeting time and place of civic organizations.
5. Home occupations.

## **12.2 CONDITIONAL USES IN THE AG DISTRICT\***

1. Real Estate, professional, and small announcement signs, subject to the provisions of Article 19.
2. Uses of land including quarrying and mining of natural resource (See Article 20).
3. Cemeteries, golf courses and similar uses.
4. Private aviation field.

\* As approved by the Board of Zoning Appeals.

## **12.3 REQUIRED LOT AREA AND LOT WIDTH IN THE AG DISTRICT FOR RESIDENTIAL USE**

Each single family dwelling shall be located on a lot having an area of not less than forty-five (45,000) thousand square feet and a lot width of not less than one-hundred fifty (150) feet at the ~~building-line~~ road frontage.

## **12.4 HEIGHT REGULATION IN THE AG DISTRICT**

No dwelling shall exceed two-one half (2 ½) stories or thirty-five (35) feet in height.



---

# OUTDOOR LIGHTING

---

## 14.0 Purpose

The purpose of Outdoor Lighting requirements is to prevent excessive artificial light caused by inappropriate or misaligned light fixtures that produce glare, light trespass (nuisance light) and/or unnecessary sky glow.

All outdoor light fixtures installed and thereafter maintained within Harrison Township shall comply with the standards set forth in this section. Unless otherwise expressly exempted, lighting installed by Harrison Township shall comply with the standards set forth in this section.

## 14.1 Lighting Requirements for All Districts

The regulations contained in this section shall apply to all exterior lighting in all districts:

1. Where used for security purposes or to illuminate walkways, roadways and parking lots, only shielded light fixtures shall be used.
2. Where used for nonresidential purposes, all light fixtures shall be equipped with automatic timing devices which turn off or reduce the lighting during non-operating hours and comply with the following:
  - a. 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 that will not extend beyond the illuminated object.
  - b. Other upward directed architectural, landscape or decorative direct light emissions shall have at least ~~ninety~~ (90) percent of their total distribution pattern within the profile of the illuminated structure.
  - c. Recreational and sports facility lighting shall be shielded. Such lighting shall have directional and glare control devices, when necessary to avoid light trespass.
  - d. Externally illuminated signs including commercial billboard, building identification or other similar illuminated signs shall comply with the following:
    - i. Top mounted light fixtures shall be shielded and are preferred.
    - ii. When top mounted light fixtures are not feasible, illumination from other positioned light fixtures shall be restricted to the sign area. Visors or other directional control devices shall be used to keep at least ~~ninety~~ (90) percent of their total distribution pattern within the profile of the illuminated item.
  - e. All other outdoor lighting shall use shielded light fixtures.
  - ~~f. The term "shielded light fixture" as used herein means a fixture for which direct illumination from the light source (e.g., light bulb) is not visible when the fixture is viewed along a line parallel with the ground at the height of the fixture. MOVE TO 14.4~~

Adopted Date: 05-07-07 Effective Date: 06-07-07

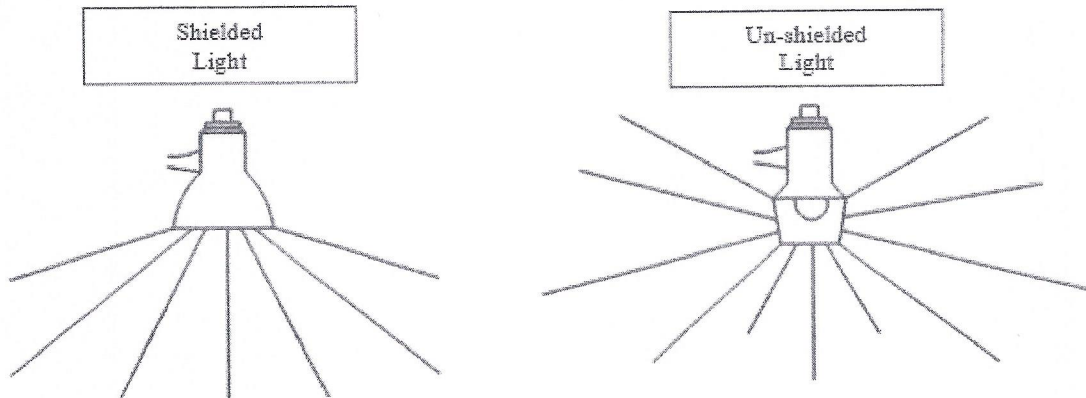


#### 14.4 Outdoor Lighting Definitions

Glare: Direct light emitted by a luminaire that causes reduced vision or momentary blindness.

Light Trespass: Light emitted by a luminaire that shines beyond the boundaries of the property on which the luminaire is located.

Shielded light fixture: a fixture for which direct illumination from the light source (e.g., light bulb) is not visible when the fixture is viewed along a line parallel with the ground at the height of the fixture.



---

## **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.



<i>Permitted and Conditional Uses by Business District:</i> <i>P = Permitted C = Conditional NA= Not Allowed</i>	<i>NB</i>	<i>LB</i>	<i>GB</i>
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	NA	C	C
Hotels and Motels	NA	NA	P
Motion picture theaters, excluding <b>ADULTS ONLY ENTERTAINMENTS FACILITIES.</b>	NA	NA	P

## **15.2 MAXIMUM BUILDING SIZE, REQUIRED LOT AREA AND WIDTH, MINIMUM REQUIRED SET BACKS, 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.



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

#### **15.63 REQUIRED LOT AREA AND 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.  
(Please 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 HEIGHT REGULATION IN THE B-1 BUSINESS DISTRICT**

See Article 15, Section 15.4 BUILDING HEIGHT 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.  
(Please see Article 13.8)
2. Commercial Structures: each shall have the following minimum yard spaces:

---

# M-1 GENERAL MANUFACTURING DISTRICT

---

## 16.0 PURPOSE

The purpose of the M-1 District is to encourage the development of manufacturing and wholesale business establishments, which focus on production of a finished product rather than raw good manufacturing. These manufacturing/business establishments will be clean, quiet and free of hazardous or objectionable elements which would create a nuisance or are hazardous. Hazardous/objectionable elements include noise, vibration, gas, fumes, odors, dust, smoke or glare; fire hazard, dangerous radiation or other injurious or obnoxious conditions. This manufacturing district will generate a minimum of industrial traffic.

## 16.1 PERMITTED USES

1. Any use permitted in Article 15.1.
2. Agriculture/Agriculture Production
3. Nursery-Plant Materials, Greenhouse-Commercial
4. Clothing goods, apparel, and accessories involving no onsite tanning or dyeing
5. Canning and preserving fruits and vegetables
6. Wholesale bakery
7. Candy and other confectionery products processing
8. Outdoor dining areas
9. Publishing and/or printing of periodicals, newspapers, greeting cards and books
10. Commercial printing
11. Book binding and related industries
12. Manufacturing of the following:
  - a. Glass products made of purchased glass
  - b. Machinery, office equipment, and furniture
  - c. Electronic components, computers, accessories, and communication equipment
  - d. Engineering, laboratory, scientific and research instruments and associated equipment
  - e. Surgical, medical, optical, and dental instruments and supplies
  - f. Watches, clocks, clockwork operated devices and parts
  - g. Photographic equipment and supplies
  - h. Fur goods and/or personal leather goods involving no on-site tanning or dying
  - i. Signs
  - j. Non-metallic goods
  - k. Electric lighting and wiring
13. Single family dwelling and accessory use or structure

## 16.2 CONDITIONAL USES (refer to Article 4)

1. Any conditional use in Article 15.1
2. Heavy vehicle services, express cartage and trucking facilities, large item machinery.
3. Laundry and dry cleaning plants.



## **16.6 SCREENING/BUFFER YARD REQUIREMENTS**

A buffer yard shall be required along the boundary of all neighboring properties which facilitates unlike land use. The width of a buffer shall be in accordance with the following:

<b>Any Residential District and/or Use:</b>	<b>30 feet wide</b>
<b>All Business Districts and/or Use:</b>	<b>20 feet wide</b>

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

## **16.7 REQUIRED FLOOR AREAS – RESIDENTIAL**

Single family dwelling is a permitted use. Any building intended, in whole or part, for residential purpose shall meet requirements of Article 13.3.

## **16.8 LOT AREA AND YARD REQUIREMENTS – RESIDENTIAL**

Each residential use to be accommodated in the M-1 District shall comply with the lot area and yard requirements as provided in the R District, see ARTICLE 13.7 and 13.8

## **16.9 PARKING**

Parking requirements shall be as regulated in Article 18.

## **16.10 SIGNS**

Signs shall be as regulated in Article 19.

## **16.11 OUTDOOR DINING**

See Article 10.18

### *Previous versions*

*Adopted Date 3-2-2015, Effective Date 4-1-2015: Adopted Date 5-20-2013, Effective Date: 6-19-2013*

*Revisions: 05-20-2013 Article 16.6, deleted requirements, added reference to Article 10.17.*

*Previous version: Adopted Date: 12/05/2005, Effective Date: 01/05/2006*



---

## **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. ~~in the opinion of the BOARD of ZONING APPEALS.~~  
See Article 8.10

### **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 window sills, 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) 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) 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: 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

---

Adopted Date: 03-21-2016  
Effective Date: 04-20-2016

Article 17, Page 1 of 1