

BOARD OF TRUSTEES OF HARRISON TOWNSHIP  
LICKING COUNTY, OHIO  
MINUTES OF PUBLIC HEARING APRIL 23, 2024

The Harrison Township Trustees held a Public Hearing on April 23, 2024. The Public Hearing was held at the Harrison Township Hall located at 6750 Outville Road, Pataskala, Ohio 43062. The Chairman, Mark Van Buren, called the meeting to order at 9:00 a.m. and he led those present in the Pledge of Allegiance. The Fiscal Officer called the roll, and the following members and guests were present.

Trustee	Mark Van Buren
Trustee	Eric Smith
Trustee	Ray Foor
Fiscal Officer	Carolyn Elder
Zoning Inspector	Valerie Hans
Road Department	Pete Sigman
Guest	Ross Kirk

The purpose of this hearing is to consider proposed revisions to the Harrison Township Zoning Resolution. Articles with proposed revisions to be presented, discussed and acted upon are: Article 3 Definitions, Article 10 District and General Provisions and Article 16 M-1 General Manufacturing.

Marilyn Martin, Court Reporter with Anderson Reporting Services, Inc. was in attendance documenting the Public Hearing.

Valerie Hans, Zoning Inspector, stated that the small solar facilities under 50 megawatt language was taken from the Ohio Township Association and Attorney Pete Griggs. Valerie Hans, Zoning Inspector reviewed the highlights of the changes. She stated that the Licking County Planning Commission was in full support of the proposed revisions.

The proposed additions and revisions presented by the Harrison Township Zoning Commission are as follows:

## ARTICLE 3 DEFINITIONS

### Adding the following definitions to Article 3

**SOLAR FACILITIES:**

- 1) **“Ground Mounted Solar Energy Systems”**: means a solar energy system that mounts a solar panel or panels and facilities on or above the ground.
- 2) **“Integrated Solar Energy Systems”**: means a solar energy system that is incorporated into or replaces standard building materials and does not have
- 3) **mounting equipment. For example, these systems may include materials that replace traditional roofing, shingle, or siding materials, awnings, canopies, skylights, or windows.**
- 4) **“Rooftop Solar Energy Systems”**: means a solar energy system that is mounted to a structure or building’s roof on racks.
- 5) **“Small Solar Facility (SSF)”**: means a Solar Energy System and associated facilities with a single interconnection to the electrical grid and designed for, or capable of, operation at an aggregate capacity of less than fifty (50) megawatts.
- 6) **“Solar Energy”**: means radiant energy (direct, diffused, or reflected) received from the sun that can be collected and converted into thermal or electrical energy.
- 7) **“Solar Energy System”**: means a system and associated facilities that collect Solar Energy, which may include, but is not limited to, an Integrated Solar Energy System, Rooftop Solar Energy System, or Ground Mounted Solar Energy System.

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# **DISTRICT AND GENERAL PROVISIONS**

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## **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 STRUCTURES**

1. Accessory 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. 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.
3. An accessory structure shall not be used for dwelling purposes.
4. A zoning permit shall be required for accessory structures.
5. A principal structure must be constructed on a property prior to making application for an accessory structure.

## **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**

A zoning permit is required for all Accessory Structures prior to construction. A principal structure must be constructed on a property prior to making application for an Accessory Structure.

## **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.

## **10.21 SMALL SOLAR FACILITIES (“SSF”)**

### **B) *General Requirements***

#### **1) *Integrated or Rooftop Solar Energy Systems:***

- i. Height:** The maximum height of any Integrated or Rooftop Solar Energy System shall not exceed the maximum height applicable to principal structures located in the zoning district where located. An Integrated or Rooftop Solar Energy System mounted on a roof shall not vertically exceed the highest point of the roof to which it is attached.
- ii. Coverage:** An Integrated or Rooftop Solar Energy System shall cover no
- iii. more than 50% of a structure’s walls and/or roof, as applicable.**

#### **2) *Ground Mounted Solar Energy Systems:***

- i. Height:** The maximum height of any Ground Mounted Solar Energy System at any point shall not exceed 10 (ten) feet.
- ii. Coverage:** Ground Mounted Solar Energy Systems shall be included as part of any lot/tract/ground coverage calculation applicable to the zoning district where located. In the event a zoning district does not have a restriction limiting the ground area occupied by buildings, structures, parking areas, sidewalks, or other impervious surfaces, all Ground Mounted Solar Energy System(s) shall not exceed in the aggregate 60% of the total area of the lot or tract.
- iii. Visual Buffer:** A Ground Mounted Solar Energy System shall have a visual buffer of natural vegetation, plantings, and/or fencing that provides reasonable visual screening to minimize view of and noise from the SSF on adjacent lots and from any public right-of-way. Ground Mounted Solar Energy Systems located on corner lots shall comply with the applicable requirements (including, but not limited to, those for yards, buffering, and screening) for lots in the zoning district where located.

#### **3) *All Other Small Solar Facilities:***

- i. Height:** The maximum height of any All Other SSF at any point shall not exceed the lesser of 10 (ten) feet, or the max height for accessory structures in the district where located.
- ii. Coverage:** All Other SSF shall be included as part of any lot/tract/ground coverage calculation applicable to the zoning district where located. In the event a zoning district does not have a restriction limiting the ground area occupied by buildings, structures, parking areas, sidewalks, or other impervious surfaces, All Other SSF shall not exceed in the aggregate 60% of the total square footage of the lot or tract.
- iii. Visual Buffer:** All Other SSF shall have a visual buffer of natural vegetation,

plantings, and/or fencing that provides reasonable visual screening to reduce view of and noise from the SSF on adjacent lots and from any public right-of-way. All Other SSF located on corner lots shall comply with the applicable requirements (including, but not limited to, those for yards, buffering, and screening) for lots in the zoning district where located.

- 4) **Lighting.** Any lighting for a SSF shall meet any lighting restrictions applicable to the zoning district where located. In the event there are no applicable provisions regarding lighting, all lighting in, of, and associated with the SSF must narrowly focus light inward toward the solar equipment, be downlit and shielded, and result in a maximum horizontal illuminance level not to exceed one foot-candle. SSF shall be placed or arranged in a manner so as not to reflect unreasonable glare onto adjacent buildings, properties, or roadways.
- 5) **Glare:** SSF shall be placed or arranged in a manner so as not to reflect glare onto adjacent buildings, properties, or roadways.
- 6) **Noise.** Any SSF shall comply with the noise resolution and all applicable noise restrictions set forth within the Township, including, but not limited to, those applicable to the zoning district where located. In the event there are no applicable provisions regarding noise, no SSF shall emit sound to an adjacent lot at a level exceeding 60 decibels.
- 7) **Setbacks:** Any SSF must comply with the setback requirements applicable to the zoning district where located.
- 8) **Maintenance:** SSF must be maintained in good working order at all times. The owner of the property and owner of the SSF shall, within thirty (30) days of permanently ceasing operation of a SSF, provide written notice of abandonment to the Zoning Inspector. An unused SSF may stand no longer than three (3) months following abandonment. All costs associated with the dismantling/demolition of the SSF and associated equipment shall be borne by the property owner. A SSF is considered abandoned when it ceases transmission of electricity for thirty (30) consecutive days. Removal includes removal of all apparatuses, supports, and or other hardware associated with the existing SSF and, in the case of Ground Mounted Solar Energy Systems installed returning the property to a graded, seeded and/or landscaped state similar to its condition prior to the construction/installation.
- 9) **Building Permits:** All SSF and parts thereof shall obtain all applicable required Building and Zoning Permits from the State of Ohio, and County, or other local building jurisdiction and Harrison Township.
- 10) **Advertising:** SSF and the property where located shall not be used for the display of advertising. For the purposes of this section, reasonable and customary identification (name, insignia, logo, and/or similar) of the manufacturer or operator of the system that is incorporated into or manufactured on the equipment itself shall not be considered advertising.

- 11) **Other Restrictions:** A SSF shall comply with all applicable federal, state, and local laws, rules, and regulations.

**C) *Criteria for Conditional Uses***

- 1) A SSF to be located in a zoning district in which it is identified as a conditional use is subject to and shall follow the application process for a Conditional Use Permit provided under this Zoning Resolution.
- 2) Where identified as a conditionally permitted use, any SSF shall comply with the following specific requirements<sup>1</sup>:
  - i. **Road Use Maintenance Agreement:** The property owner shall provide for the adequate maintenance and protection of Township maintained, protected, or managed infrastructure (including, but not limited to roadways, rights-of-way, and easements) to be used in connection with the SSF as detailed further in a road use and maintenance agreement (“RUMA”) with the Township. Any damaged public roads, culverts, and bridges shall be repaired promptly to their previous or better condition by the property owner or their designee under the guidance of the appropriate regulatory authority.
  - ii. **Safety Services:** The property owner shall provide sufficient evidence that the property can be adequately served by the appropriate safety services, for example, a letter from the applicable fire department verifying that emergency response personnel and vehicles can safely reach and service the property, including the area where the SSF is located.
  - iii. **Location:**
    1. Any SSF other than an Integrated or Rooftop Solar Energy System (except components located entirely underground) shall be located entirely in the rear yard.
    2. No SSF shall be located on the front façade of any structure or on any façade facing a public right-of-way.
    3. No SSF shall be located in front of a principal building or structure. In the case of corner lots, no SSF shall be located between a principal building or structure and a public right-of-way.
  - iv. **Height:** the maximum height of any SSF shall not exceed 10 (ten) feet.
  - v. **Buffers and Setbacks:**
    1. Where a SSF is located on property adjacent to or in close proximity to property zoned for residential use (as determined by the Zoning Inspector), no part of the SSF (other than components located entirely underground) shall be located within 100 (one hundred) feet of an existing residential dwelling.

2. No SSF (other than components located entirely underground) shall be located within 100 (one hundred) feet of another property line.
  3. No SSF (other than components located entirely underground) shall be located within 70 (seventy) feet of a public right-of-way or 100 (one hundred) feet of a shared-use driveway.
- vi. Visual Buffer: A SSF shall have a visual buffer of natural vegetation, plantings, and/or fencing designed to and that does all of the following:
1. Enhances the view from any existing residential dwelling and from any public right-of-way;
  2. Is in harmony with the existing vegetation and viewshed in the area; and
  3. Provides reasonable visual screening to minimize view of and noise from the SSF to adjacent lots and from any public right-of-way.
  4. Must comply with all Harrison Township Regulations. See Article 10.7
- vii. Glare: Solar panels shall be placed or arranged in a manner so as not to reflect unreasonable glare onto adjacent buildings, properties, or roadways.
- viii. Lighting: All lights associated with the SSF must narrowly focus light inward toward the equipment, be downlit and shielded, and prohibit any spillover onto any adjacent property.
- ix. Fencing: Any fencing and/or screening installed in connection with the SSF shall be harmonious and compatible with the surrounding properties and uses. Fencing shall be maintained in good repair and in an aesthetic manner at all times.
- x. Conditions: Any conditions or other requirements as determined by the Board of Zoning Appeals in connection with the issuance of a Conditional Use Permit.

**D) Zoning Permit**

- 1) A Zoning Permit shall be required before any construction is commenced on a SSF.
- 2) Applicant shall provide the Township Zoning Inspector with the following items and/or information when applying for a certificate of zoning compliance:
  - a) An engineering report that shows:
    - i) The total size and height of the proposed SSF.
    - ii) Data specifying the megawatt size and generating capacity in megawatts of the particular SSF.
    - iii) Hazardous materials containment and disposal plan.
  - b) A site drawing showing the location of the SSF including all equipment and components thereof in relation to (and measurements of distances from) all existing structures on the property, roads and other public rights-of-way, and neighboring property lines.

- c) Evidence of compliance with applicable setback and all other applicable zoning restrictions.
- d) A maintenance schedule as well as a dismantling plan that outlines how the SSF including all equipment and components thereof will be dismantled at the end of their use and/or upon abandonment.
- e) Any other information or materials reasonably requested by the Zoning Inspector.

## **M-1 GENERAL MANUFACTURING DISTRICT**

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### **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.
- 4. Linen, towels, diaper and shop supply services.
- 5. Frozen food lockers, food processing plants.
- 6. Lumber mill.
- 7. Building materials (general retail).
- 8. General warehousing/storage (excluding flammable, toxic, or explosive materials). Any outdoor storage requires an eight (8) foot opaque fence.
- 9. Sheet Metal work.
- 10. Machine shops, jobbing, and repair.
- 11. Beverage industries.
- 12. Manufacturing of the following:
  - a. Metal can and container
  - b. Household appliance
  - c. Miscellaneous electrical machinery, equipment, and supplies
  - d. Musical instruments and parts
  - e. Toys, amusements, sporting and athletic goods
  - f. Pens, pencils, and other office and artist material
  - g. Farm equipment
- 13. Aircraft landing, storage, and maintenance facilities
- 14. Integrated Solar Energy Systems**
- 15. Rooftop Solar Energy Systems**
- 16. Ground Mounted Solar Energy Systems**
- 17. All Other Small Solar Facilities**

## **16.3 REQUIRED LOT AREA AND LOT WIDTH**

- 1. Each use to be established in the M-1 District shall provide a minimum lot area of five (5) acres or 217,800 sq. ft. and a minimum lot width of three hundred (300) feet of road frontage.

## **16.4 BUILDING REGULATIONS**

1. Any building constructed for use in the M-1 district shall have a minimum size of 1,800 square feet of finished floor area.
2. No dwelling shall exceed two and one half (2½) stories or thirty-five (35) feet in height. No other building shall exceed fifty (50) feet in height.

## **16.5 YARDS REQUIRED**

All structures except conditional use single family dwellings (see 16.7) to be constructed, altered, or moved in the M-1 District shall provide yards of the following minimum depths:

Front Yard	200 feet	
Side Yard	50 feet	Except where a side yard abuts an unlike land use in which case a side yard of one hundred (100) feet shall be provided.
Rear Yard	50 feet	Except where a rear yard abuts an unlike land use in which case a rear yard of one hundred (100) feet shall be provided.

## **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:

**Any Residential District and/or Use:           30 feet wide**  
**All Business Districts and/or Use:           20 feet wide**

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

### *Revisions:*

*Adopted Date 5-3-2021, Effective Date 6-2-2021 Added 16.4 # 1*

*Adopted Date 5-22-2018, Effective Date 6-21-2018 Adopted Date 11-22-2016, Effective Date 12-22-2016*

*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*

## **End of proposed additions and revisions.**

Trustee Smith inquired if the Zoning Inspector was satisfied with the buffering. Valerie stated that she was satisfied since a 5 acre lot is required in the M-1 District.

Trustee Van Buren commented that the state requires a bond on file to cover dismantling small solar facilities. He stated that this could be researched and find out who will hold the bond. This can be added at a later time if needed.

**-Eric Smith moved to adopt the proposed revisions to the Harrison Township Zoning Resolution, Article 3 Definitions, Article 10 District and General Provisions and Article 16 M-1 General Manufacturing. Ray Foor seconded the motion. Roll call: Van Buren YES, Smith YES and Foor YES. The motion passed.**

Being no further business, Chairman Mark Van Buren adjourned the Public Hearing at 9:13 a.m. Minutes are unofficial until approved by the trustees.

Respectively Submitted,

Carolyn I. Elder  
Harrison Township Fiscal Officer