

CHAPTER 2: GENERAL ZONING DISTRICT REGULATIONS

Section A - A-1 Agricultural District

PRINCIPAL PERMITTED AND CONDITIONED USES:	MINIMUM ZONING LOT REQUIREMENTS						MAXIMUM HEIGHT		FOOT-NOTES (Restrictions)	
	LOT SIZE (Area)	FRONTAGE WIDTH * (Feet)	YARD REQUIREMENTS (Feet)				REAR (Setback)	(Feet)		(Stories)
			FRONT (Setback) **	SIDE						
				LEAST WIDTH	SUM OF BOTH					
1. Agriculture, Farm Markets, & related buildings & structures	40 Acres	--	--	--	--	--	--	--	1,2,3, 5	
2. Rural Farm Housing	--	--	--	--	--	--	--	--	2, 4, 5, 5a, 6	
3. Private Landing Fields	--	--	--	--	--	--	--	--	7	
4. Agricultural-Related Processing & Marketing	1 Acre	150	50	30	60	50	35	2	5, 8	
5. Garden Centers and Greenhouses	1 Acre	150	50	30	60	50	35	2	5	
6. Farm and Construction Labor Camps	--	--	--	--	--	--	--	--	5, 16	
7. Manufactured Farm Homes	--	--	100	100	--	100	--	--	5, 10	

CONDITIONALLY PERMITTED USES (Requires BZA Approval):	MINIMUM ZONING LOT REQUIREMENTS						MAXIMUM HEIGHT		FOOT-NOTES (Restrictions)	
	LOT SIZE (Area)	FRONTAGE WIDTH * (Feet)	YARD REQUIREMENTS (Feet)				REAR (Setback)	(Feet)		(Stories)
			FRONT (Setback) **	SIDE						
				LEAST WIDTH	SUM OF BOTH					
1. Home Occupations	--	--	-	--	--	--	--	--	9	
2. Bed and Breakfast	1 Acre	150	40	25	60	60	35	2	2, 5, 6, 30	
3. Private and Public Outdoor Recreation Areas	--	--	--	--	--	--	--	--	5, 11	
4. Penal and Correctional Institutions	10 Acres	--	--	--	--	--	--	--	5, 15	
5. Cemeteries	3 Acres	--	--	--	--	--	--	--	17	
6 Animal Hospitals, Veterinary, Clinics & Kennel	1 Acre	150	50	30	60	50	35	2	5, 18	
7. Resource and Mineral Extraction	--	--	--	--	--	--	--	--	19	
8. Sanitary Landfill	--	--	--	--	--	--	--	--	20	
9 Demolition Disposal Facility	--	--	--	--	--	--	--	--	24	
10 Airports	--	--	--	--	--	-	--	--	5,21	
11. Radio, Television, and Telecommunications Transmission & Receiving Towers	5 Acres								22	
12. Hospitals and Auxiliary Facilities	1 Acre	150	100	100	300	150	35	2	23	
13. Group Care Home	1 Acre	150	50	30	60	50	35	2	5,27	
14. Nursing Homes, Convalescent Homes, & Rest Homes	1 Acre	150	50	30	60	50	35	2	5,28	
15. Feed Lot, Grain Elevators, & Slaughterhouse	5 Acres	150	40	50	100	50	--	--	2, 5, 29	
16. Day-Care Centers & Rest Homes	1 Acre	150	50	30	60	50	35	2	2, 5, 25	
17. Churches and Similar Places of Worship	1 Acre	150	50	30	60	50	45	2	5, 12	
18. Primary and Secondary Schools	90,000 SF	300	100	100	200	100	35	2	5, 13	
19. Institutions of Higher Learning	10 Acres	300	100	100	200	100	35	2	1, 14	

* The frontage is measured at the minimum zoning front setback line. Lots 5 to 10 acres in size shall have a minimum frontage of 250 feet and lots more than 10 acres in size shall have a minimum frontage of 350 feet.

** The front yard setback shall be measured from the right-of-way established on the Official Thoroughfare Plan for Clark County.

- NOTE: A. Off-street parking and loading/unloading requirements specified in Chapter 5.
B. Any other use which is of the same general character as the above Principal, Conditioned or Conditionally Permitted Uses as determined by the Zoning Inspector and/or by the Board of Zoning Appeals.

(All lot lines shall be identified on site)

*REFERENCES TO FOOTNOTES
(Restrictions) [Right Hand Column on Table]*

1. Related buildings and structures may include private garages, and manufactured farm homes for help employed on the premises as full-time farm labor. The minimum yard and height requirements for rural non-farm housing shall apply to such related buildings and structures.
2. On no lot or parcel in the A-1 district shall buildings be constructed which cover more than twenty-five (25) percent of the lot or parcel area.
3. Roadside sales of agricultural products at farm markets shall be permitted, provided that fifty (50) percent or more of the gross income received from the market is derived from produce raised on farms owned or operated by the farm market operator in a normal crop year. The size of structure shall not exceed one-hundred (100) square feet in area or ten (10) feet in height. There shall be no minimum lot size required for farm markets, however, a setback of twenty (20) feet from the adjacent existing or proposed public right-of-way shall be required. No curb cuts along a public road shall be established, and, adequate area for parking shall exist adjacent to the market so as not to interfere with vehicular traffic on adjacent thoroughfares.
4. Rural farm housing denotes the principal residence on a farm. A farm is entitled to one (1) dwelling unit by right. The minimum yard and height requirements of rural non-farm housing shall apply to such dwelling.
5. In every case where a lot is not served with public water supply and/or the disposal of sanitary wastes by means of public sewers, the proposed method of water supply and/or disposal of wastes shall have written approval from the dark County Health Department or from the Ohio E.P.A., as applicable, PRIOR TO ISSUING A ZONING CERTIFICATE.
- 5a. Factory-built housing subject to requirements for *Factory-Built Housing* specified in Chapter 7, Section 135.
6. No parcel of land in this district shall be used for residential purposes which has an area of less than one (1) acre. All lots or parcels within this district shall have a minimum lot frontage on a public road of one hundred fifty (150) feet. For lots or parcels under five (5) acres, the depth of such lot or parcel shall not exceed an amount equal to four (4) times its width. No new lot or lots shall be created by the platting of a subdivision in the A-1 District.
7. Private landing fields shall be permitted as an accessory use in the A-1 District, subject to the requirements of Chapter 8, Section B., 2., (d).
8. Subject to requirements for *Agricultural-Related Processing and Marketing* specified in Chapter 7, Section 101.
9. Subject to requirements for *Home Occupations* specified in Chapter 7, Section 118.

10. Subject to requirements for *Manufactured Farm Homes* specified in Chapter 7, Section 122.
11. Subject to requirements for *Private and Public Outdoor Recreation Areas* specified in Chapter 7, Section 127.
12. Subject to requirements for *Churches and Similar Places of Worship* specified in Chapter 7, Section 109.
13. Subject to requirements for *Primary and Secondary Schools* specified in Chapter 7, Section 126.
14. Subject to requirements for *Institutions of Higher Learning* specified in Chapter 7, Section 120.
15. Subject to requirements for *Penal and Correctional Institutions* specified in Chapter 7, Section 120.
16. Subject to requirements for *Farm and Construction Labor Camps* specified in Chapter 7, Section 120.
17. Subject to requirements for *Cemeteries* specified in Chapter 7, Section 108.
18. Subject to requirements for *Animal Hospitals, Veterinary Clinics, and Kennels* specified in Chapter 7, Section 103.
19. Subject to requirements for *Resource and Mineral Extraction* specified in Chapter 7, Section 129.
20. Subject to requirements for *Sanitary Landfills* specified in Chapter 7, Section 130.
21. Subject to requirements for *Airports* specified in Chapter 7, Section 102.
22. Subject to requirements for *Radio, Television, and Telecommunication Transmission/Receiving Towers* specified in Chapter 7, Section 128.
23. Subject to requirements for *Hospitals and Auxiliary Facilities* specified in Chapter 7, Section 119.
24. Subject to requirements for *Demolition Disposal Facility* specified in Chapter 7, Section 132.
25. Subject to requirements for *Day-Care Centers* specified in Chapter 7, Section 112.
26. Subject to requirements for *Day-Care Homes* specified in Chapter 7, Section 133.
27. Subject to requirements for *Group Care Homes* specified in Chapter 7, Section 117.
28. Subject to requirements for *Nursing Homes, Convalescent Homes, Rest Homes* specified in Chapter 7, Section 124.
29. Subject to requirements for *Feed Lot, Grain Elevators, and Slaughterhouse* specified in Chapter 7, Section 134.
30. Subject to requirements for *Bed and Breakfast* specified in Chapter 7, Section 137.

Section B - R-1 Rural Residence, R-1A Suburban Residence, and R-2 Low Density Single-Family Districts

PRINCIPAL PERMITTED AND CONDITIONED USES:	MINIMUM ZONING LOT REQUIREMENTS						MAXIMUM HEIGHT		FOOT-NOTES (Restrictions)
	LOT SIZE (Area)	FRONTAGE	YARD REQUIREMENTS (Feet)				(Feet)	(Stories)	
			WIDTH * (Feet)	FRONT (Setback) **	SIDE				
		LEAST WIDTH			SUM OF BOTH				
1. Agriculture, Farm Markets, & related buildings & structures	40 Acres	--	--	--	--	--	--	--	1,2,3, 5
2. Rural Farm Housing	--	--	--	--	--	--	--	--	2, 4, 5, 5a, 6
3. Private Landing Fields	--	--	--	--	--	--	--	--	7
4. Agricultural-Related Processing & Marketing	1 Acre	150	50	30	60	50	35	2	5, 8
5. Garden Centers and Greenhouses	1 Acre	150	50	30	60	50	35	2	5
6. Farm and Construction Labor Camps	--	--	--	--	--	--	--	--	5, 16
7. Manufactured Farm Homes	--	--	100	100	--	100	--	--	5, 10

CONDITIONALLY PERMITTED USES (Requires BZA Approval):	MINIMUM ZONING LOT REQUIREMENTS						MAXIMUM HEIGHT		FOOT-NOTES (Restrictions)
	LOT SIZE (Area)	FRONTAGE	YARD REQUIREMENTS (Feet)				(Feet)	(Stories)	
			WIDTH * (Feet)	FRONT (Setback) **	SIDE				
		LEAST WIDTH			SUM OF BOTH				
1. Home Occupations	--	--	--	--	--	--	--	--	9
2. Bed and Breakfast	1 Acre	150	40	25	60	60	35	2	2, 5, 6, 30
3. Private and Public Outdoor Recreation Areas	--	--	--	--	--	--	--	--	5, 11
4. Penal and Correctional Institutions	10 Acres	--	--	--	--	--	--	--	5, 15
5. Cemeteries	3 Acres	--	--	--	--	--	--	--	17
6. Animal Hospitals, Veterinary, Clinics & Kennel	1 Acre	150	50	30	60	50	35	2	5, 18
7. Resource and Mineral Extraction	--	--	--	--	--	--	--	--	19
8. Sanitary Landfill	--	--	--	--	--	--	--	--	20
9. Demolition Disposal Facility	--	--	--	--	--	--	--	--	24
10. Airports	--	--	--	--	--	--	--	--	5,21
11. Radio, Television, and Telecommunication Transmission & Receiving Towers	5 Acres								22
12. Hospitals and Auxiliary Facilities	1 Acre	150	100	100	300	150	35	2	23
13. Group Care Home	1 Acre	150	50	30	60	50	35	2	5,27
14. Nursing Homes, Convalescent Homes, & Rest Homes	1 Acre	150	50	30	60	50	35	2	5,28
15. Feed Lot, Grain Elevators, & Slaughterhouse	5 Acres	150	40	50	100	50	--	--	2, 5, 29
16. Day-Care Centers & Rest Homes	1 Acre	150	50	30	60	50	35	2	2, 5, 25
17. Churches and Similar Places of Worship	1 Acre	150	50	30	60	50	45	2	5, 12
18. Primary and Secondary Schools	90,000 SF	300	100	100	200	100	35	2	5, 13
19. Institutions of Higher Learning	10 Acres	300	100	100	200	100	35	2	1, 14

* The frontage is measured at the minimum zoning front setback line. Lots 5 to 10 acres in size shall have a minimum frontage of 250 feet and lots more than 10 acres in size shall have a minimum frontage of 350 feet.

** The front yard setback shall be measured from the right-of-way established on the Official Thoroughfare Plan for Clark County.

- NOTE: A. Off-street parking and loading/unloading requirements specified in Chapter 5.
B. Any other use which is of the same general character as the above Principal, Conditioned or Conditionally Permitted Uses as determined by the Zoning Inspector and/or by the Board of Zoning Appeals.

(All lot lines shall be identified on site)

REFERENCES TO FOOTNOTES
(Restrictions)[Right Hand Column on Table]

1. Related buildings and structures may include private garages, and manufactured farm homes for help employed on the premises as full-time farm labor. The minimum yard and height requirements for rural non-farm housing shall apply to such related buildings and structures.
2. On no lot or parcel in the A-1 district shall buildings be constructed which cover more than twenty-five (25) percent of the lot or parcel area.
3. Roadside sales of agricultural products at farm markets shall be permitted, provided that fifty (50) percent or more of the gross income received from the market is derived from produce raised on farms owned or operated by the farm market operator in a normal crop year. The size of structure shall not exceed one-hundred (100) square feet in area or ten (10) feet in height. There shall be no minimum lot size required for farm markets, however, a setback of twenty (20) feet from the adjacent existing or proposed public right-of-way shall be required. No curb cuts along a public road shall be established, and, adequate area for parking shall exist adjacent to the market so as not to interfere with vehicular traffic on adjacent thoroughfares.
4. Rural farm housing denotes the principal residence on a farm. A farm is entitled to one (1) dwelling unit by right. The minimum yard and height requirements of rural non-farm housing shall apply to such dwelling.
5. In every case where a lot is not served with public water supply and/or the disposal of sanitary wastes by means of public sewers, the proposed method of water supply and/or disposal of wastes shall have written approval from the dark County Health Department or from the Ohio E.P.A., as applicable, **PRIOR TO ISSUING A ZONING CERTIFICATE.**
- 5a. Factory-built housing subject to requirements for *Factory-Built Housing* specified in Chapter 7, Section 135.
6. No parcel of land in this district shall be used for residential purposes which has an area of less than one (1) acre. All lots or parcels within this district shall have a minimum lot frontage on a public road of one hundred fifty (150) feet. For lots or parcels under five (5) acres, the depth of such lot or parcel shall not exceed an amount equal to four (4) times its width. No new lot or lots shall be created by the platting of a subdivision in the A-1 District.
7. Private landing fields shall be permitted as an accessory use in the A-1 District, subject to the requirements of Chapter 8, Section B., 2., (d).
8. Subject to requirements for *Agricultural-Related Processing and Marketing* specified in Chapter 7, Section 101.
9. Subject to requirements for *Home Occupations* specified in Chapter 7, Section 118.
10. Subject to requirements for *Manufactured Farm Homes* specified in Chapter 7, Section 122.

11. Subject to requirements for *Private and Public Outdoor Recreation Areas* specified in Chapter 7, Section 127.
12. Subject to requirements for *Churches and Similar Places of Worship* specified in Chapter 7, Section 109.
13. Subject to requirements for *Primary and Secondary Schools* specified in Chapter 7, Section 126.
14. Subject to requirements for *Institutions of Higher Learning* specified in Chapter 7, Section 120.
15. Subject to requirements for *Penal and Correctional Institutions* specified in Chapter 7, Section 125.
16. Subject to requirements for *Farm and Construction Labor Camps* specified in Chapter 7, Section 115.
17. Subject to requirements for *Cemeteries* specified in Chapter 7, Section 108.
18. Subject to requirements for *Animal Hospitals, Veterinary Clinics, and Kennels* specified in Chapter 7, Section 103.
19. Subject to requirements for *Resource and Mineral Extraction* specified in Chapter 7, Section 129.
20. Subject to requirements for *Sanitary Landfills* specified in Chapter 7, Section 130.
21. Subject to requirements for *Airports* specified in Chapter 7, Section 102.
22. Subject to requirements for *Radio, Television, and Telecommunication Transmission/Receiving Towers* specified in Chapter 7, Section 128.
23. Subject to requirements for *Hospitals and Auxiliary Facilities* specified in Chapter 7, Section 119.
24. Subject to requirements for *Demolition Disposal Facility* specified in Chapter 7, Section 132.
25. Subject to requirements for *Day-Care Centers* specified in Chapter 7, Section 112.
26. Subject to requirements for *Day-Care Homes* specified in Chapter 7, Section 133.
27. Subject to requirements for *Group Care Homes* specified in Chapter 7, Section 117.
28. Subject to requirements for *Nursing Homes, Convalescent Homes, Rest Homes* specified in Chapter 7, Section 124.
29. Subject to requirements for *Feed Lot, Grain Elevators, and Slaughterhouse* specified in Chapter 7, Section 134.
30. Subject to requirements for *Bed and Breakfast* specified in Chapter 7, Section 137.

PIKE TOWNSHIP, OHIO
ZONING REGULATIONS

July 6, 2010

SECTION B SINGLE-FAMILY RESIDENCE DISTRICTS				R-1 RURAL R-1A SUBURBAN R-2 LOW DENSITY								
PRINCIPAL PERMITTED AND CONDITIONED USES:	ZONING DISTRICTS:			MINIMUM ZONING LOT REQUIREMENTS						MAXIMUM HEIGHT		FOOT- NOTES (Restrictions)
	R-1	R-1A	R-2	LOT SIZE (Area)	FRONTAGE WIDTH * (Feet)	FRONT (Setback) **	YARD REQUIREMENTS (Feet)			(Feet)	(Stories)	
							LEAST WIDTH	SUM OF BOTH	REAR (Setback)			
1. Single-Family Dwellings	Y	Y	Y	1 acre	150	40	15	50	60	35	2	1, 1a
	N	Y	Y	20,000 SF	100	35	12	30	50	35	2	1, 2
	N	N	Y	12,000 SF	80	30	6	16	25	35	2	1, 2
2. Agriculture, and Related Buildings and Structures				--	--	--	--	--	--	--	--	1, 1a, 2, 3

Y = Yes (Permitted)
N = No (Not permitted)

	ZONING DISTRICTS:			MINIMUM ZONING LOT REQUIREMENTS								
				LOT SIZE (Area)						MAXIMUM HEIGHT		FOOT- NOTES (Restrictions)
	R-1	Y	R-2	R-1A	FRONTAGE WIDTH * (Feet)	FRONT (Setback) **	YARD REQUIREMENTS (Feet)			(Feet)	(Stories)	
							LEAST WIDTH	SUM OF BOTH	REAR (Setback)			
1. Home Occupations	Y	Y	Y	--	--	--	--	--	--	--	--	4
2. Bed and Breakfast	Y	Y	Y	1 acre	150	40	15	50	60	35	2	1, 5
	N	N	Y	20,000 SF	100	35	12	30	50	35	2	1, 2, 5
	N	Y	Y	12,000 SF	80	30	6	16	25	35	2	1, 2, 5
3. Churches and similar places of worship	Y	Y	Y	1 acre	150	50	30	60	50	45	2	1, 6
4. Primary & Secondary Schools	Y	Y	Y	90,000 SF	300	100	100	200	100	35	2	1, 7
5. Institutions of Higher Learning	Y	Y	N	10 acres	300	100	100	200	100	35	2	1, 8
6. Hospitals & Auxiliary Facilities	Y	Y	Y	2 acres	150	100	100	300	150	35	2	1, 9
7. Group Care Homes	Y	Y	Y	1 acre	150	40	15	50	60	35	2	1, 10
	N	Y	Y	20,000 SF	100	35	12	30	50	35	2	1, 2, 10
	Y	Y	Y	12,000 SF	80	30	6	16	25	35	2	1, 2, 10
8. Farm Markets	Y	N	Y	--	--	--	--	--	--	--	--	11
9. Cemeteries	Y	Y	N	3 acres	--	--	--	--	--	--	--	12
10. Day-Care Home	Y	Y	Y	1 acre	150	40	15	50	60	35	2	1, 13
	N	N	Y	20,000 SF	100	45	20	40	60	35	2	1, 2, 13
	N	Y	Y	12,000 SF	80	35	15	25	35	35	2	1, 2, 13
11. Nursing Homes, Convalescent Homes, Rest Homes	Y	Y	Y	1 acre	150	50	30	60	60	35	2	1, 14
12. Radio, television, & Telecommunications	Y	N	N	5 acres	--	--	--	--	--	--	--	15
13. Zero Lot Line, Cluster, Detached, Semi-detached dwellings or other housing types	N	N	Y	--	--	--	--	--	--	--	--	1, 2, 16

* The frontage is measured at the minimum zoning front setback line. Lots 5 to 10 acres in size shall have a minimum frontage of 250 feet and lots more than 10 acres in size shall have a minimum frontage of 350 feet.

** The front yard setback shall be measured from the right-of-way established on the Official Thoroughfare Plan for Clark County.

- NOTE: A. Off-street parking and loading/unloading requirements specified in Chapter 5
B. Any other use which is of the same general character as the above Principal, Conditioned or Conditionally Permitted Uses as determined by the Zoning Inspector and/or by the Board of Zoning Appeals.

(All lot lines shall be identified on site)

REFERENCES TO FOOTNOTES (Restrictions)
[Right Hand Column on Table]

1. In every case where a lot is not served with public water supply and/or the disposal of sanitary wastes by means of public sewers, the proposed method of water supply and/or disposal of wastes shall have written approval from the Clark County Health Department or from the Ohio E.P.A., as applicable, PRIOR TO ISSUING A ZONING CERTIFICATE.
2. All Principal, Conditioned, and Conditionally Permitted Uses shall have a minimum frontage and lot size (area) as noted below:

<u>UTILITIES SERVING PROPERTY</u>	<u>FRONTAGE</u>	<u>LOT SIZE</u>
No public sewer or water -	150'	1 acre
Public water only-	125'	¾ acre
Public sewer only-	100'	½ acre

3. Related buildings and structures may include private garages, and manufactured farm homes for full-time farm labor. The minimum yard and height requirements for single-family dwellings in the R-1 district shall apply to such related buildings and structures.
4. Subject to requirements for Home Occupations specified in Chapter 7, Section 118.
5. Subject to requirements for Bed and Breakfast specified in Chapter 7, Section 137.
6. Subject to requirements for Churches and Similar Places of Worship specified in Chapter 7, Section 109.
7. Subject to requirements for Primary- and Secondary Schools specified in Chapter 7, Section 126.
8. Subject to requirements for Institutions of Higher Learning specified in Chapter 7, Section 120.
9. Subject to requirements for Hospitals and Auxiliary Facilities specified in Chapter 7, Section 119.
10. Subject to requirements for Group Care Homes specified in Chapter 7, Section 117.
11. Roadside sales of agricultural products at farm markets shall be permitted, provided that fifty (50) percent or more of the gross income received from the market is derived from produce raised on farms owned or operated by the farm market operator in a normal crop year. The size of structure shall not exceed one-hundred (100) square feet in area or ten (10) feet in height. There shall be no minimum lot size required for farm markets, however, a setback of twenty (20) feet from the adjacent public right-of-way shall be required. No curb cuts along a public road shall be established and, adequate area for parking shall exist adjacent to the market so as not to interfere with vehicular traffic on adjacent thoroughfares.

12. Subject to requirements for Cemeteries specified in Chapter 7, Section 108.
13. Subject to requirements for Day-Care Home specified in Chapter 7, Section 133.
14. Subject to requirements for Nursing Homes, Convalescent Homes, and Rest Homes specified in Chapter 7, Section 124.
15. Subject to requirements for Radio, Television, and Telecommunication Transmission/Receiving Towers specified in Chapter 7, Section 128.
16. Subject to requirements for Zero Lot Line, Cluster, Detached, Semi-Detached, or Attached Dwellings specified in Chapter 7, Section 131.

Section C – R-3 Medium Density Single and Two Family Residence District and R-4 Multiple Family

Principal Permitted And Conditioned Uses:	ZONING DISTRICTS:		MINIMUM ZONING LOT REQUIREMENTS						MAXIMUM HEIGHT		FOOT NOTES (Restrictions)
	R-3	R-4	LOT SIZE (Area)	FRONTAGE YARD REQUIREMENTS (Feet)					(Feet)	(Stories)	
				WIDTH * (Feet)	FRONT (Setback) **	SIDE		REAR (Setback)			
						LEAST WIDTH	SUM OF BOTH				
1. Single-Family Dwellings	Y	Y	7,500 SF	60	25	6	16	25	35	2	1, 1a, 2
2. Two-Family Dwellings	Y	Y	10,000 SF	80	25	8	20	25	35	2	1, 2
3. Three-Family Dwellings	N	Y	11,000 SF	80	25	10	24	25	35	2	1, 2
4. Four-Family Dwellings	N	Y	12,000 SF	80	25	10	24	25	35	2	1, 2
5. Multiple-Family Dwellings	N	Y	--	100	25	12	28	25	45	3	1, 2, 3
6. Condominium Residences	N	Y	--	--	--	--	--	--	--	--	1, 2, 3, 12
7. Agriculture and Related Buildings & Structures	Y	Y	--	--	--	--	--	--	--	--	1, 2, 4

Y = Yes (Permitted)
N = No (Not permitted)

* The frontage is measured at the minimum zoning front setback line. Lots 5 to 10 acres in size shall have a minimum frontage of 250 feet and lots more than 10 acres in size shall have a minimum frontage of 350 feet.

**The front yard setback shall be measured from the right-of-way established on the Official Thoroughfare Plan for Clark County.

NOTE: A. Off-street parking and loading/unloading requirements specified in Chapter 5.
B. Any other use which is of the same general character as the above Principal, Conditioned or Conditionally Permitted Uses as determined by the Zoning Inspector and/or by the Board of Zoning Appeals.

(All lot lines shall be identified on site)

*REFERENCES TO FOOTNOTES (Restrictions)
[Right Hand Column on Table]*

1. All Principal, Conditioned, and Conditionally Permitted Uses shall have a minimum frontage and lot size (area) as noted below:

<u>UTILITIES SERVING PROPERTY</u>	<u>FRONTAGE</u>	<u>LOT SIZE</u>
No public sewer or water -	150'	1 acre
Public water only -	125'	3/4 acre
Public sewer only -	100'	1/2 acre

NOTE: Public sewer and water required for three-, four-, or multiple-family dwellings.

2. In every case where a lot is not served with and is not proposed to be served with public water supply and/or the disposal of sanitary wastes by means of public sewers, the proposed method of water supply and/or disposal of wastes shall have written approval from the dark County Health Department or approval from the Ohio E.P.A., as applicable, PRIOR TO ISSUING A ZONING CERTIFICATE.

NOTE: Public sewer and water required for three-, four-, or multiple-family dwellings.

3. The minimum lot size requirement for multiple-family dwellings (i.e., in excess of a four-family dwelling) shall be two thousand nine hundred (2,900) square feet in lot area for each dwelling unit.
4. Related buildings and structures may include private garages and manufactured farm homes for full-time farm labor. The minimum yard and height requirements for single-family dwellings in the R-3 or R-4 district, as applicable, shall apply to such related buildings and structures.
5. Subject to requirements for Condominium Residences specified in Chapter 7, Section 140.

Section D – R-MHP Residential Manufactured Home Park District (Mobile Home)

PRINCIPAL PERMITTED USES:	MINIMUM ZONING LOT REQUIREMENTS					MAXIMUM HEIGHT		FOOT- NOTES (Restrictions)	
	LOT SIZE (Area)	FRONTAGE	YARD REQUIREMENTS (Feet)			REAR (Setback)	(Feet)		(Stories)
			FRONT (Setback **)	SIDE					
				LEAST WIDTH	SUM OF BOTH				
1. Mobile Homes	5 acres	300	50	30	60	50	15	1	1, 2
2. Manufactured Homes	5 acres	300	50	30	60	50	35	1	1, 2
3. Commercial Facilities	10,000 SF	300	50	30	60	50	35	2	1, 2

* The frontage is measured at the minimum zoning front setback line. Lots 5 to 10 acres in size shall have a minimum frontage of 250 feet and lots more than 10 acres in size shall have a minimum frontage of 350 feet.

** The front yard setback shall be measured from the right-of-way established on the Official Thoroughfare Plan for Clark County.

NOTE: A. Off-street parking and loading/unloading requirements specified in Chapter 5.
 B. Any other use which is of the same general character as the above Principal, Conditioned or Conditionally Permitted Uses as determined by the Zoning Inspector and/or by the Board of Zoning Appeals.

(All lot lines shall be identified on site)

REFERENCES TO FOOTNOTES (Restrictions)

[Right Hand Column on Table Above]

1. The requirements for (Mobile Home) Manufactured Home Parks contained in Chapter 4 shall also apply.
2. In any case where a lot is not provided with public water or disposal of sanitary wastes by means of public sewers, the proposed water supply system and/or disposal of wastes shall have written approval from the legally authorized agency charged with issuing water and sewage permits for this type of use.

Section E – PUD Planned Unit Development District

PRINCIPAL PERMITTED USES:	MINIMUM ZONING LOT REQUIREMENTS						MAXIMUM HEIGHT		FOOT-NOTES (Restrictions)	
	LOT SIZE (Area)	FRONTAGE	YARD REQUIREMENTS (Feet)				REAR (Setback)	(Feet)		(Stories)
			WIDTH * (Feet)	FRONT (Setback) **	SIDE					
					LEAST WIDTH	SUM OF BOTH				
1. Single-Family, Two-Family, Three-Family, Four-Family, & Multiple-Family Dwellings	--	--	--	--	--	--	--	--	1,2	
2. Non-residential uses of a religious, cultural, educational, or recreational nature or character	--	--	--	--	--	--	--	--	1,3	
3. Commercial uses intended to <i>serve</i> adjoining	--	--	--	--	--	--	--	--	1,4	
4. Parkland and Open Space	--	--	--	--	--	--	--	--	--	

CONDITIONALLY PERMITTED USES: (Requires BZA Approval)	MINIMUM ZONING LOT REQUIREMENTS						MAXIMUM HEIGHT		FOOT-NOTES (Restrictions)	
	LOT SIZE (Area)	FRONTAGE	YARD REQUIREMENTS (Feet)				REAR (Setback)	(Feet)		(Stories)
			WIDTH * (Feet)	FRONT (Setback) **	SIDE					
					LEAST WIDTH	SUM OF BOTH				
1. Home Occupations	--	--	--	--	--	--	--	--	5	

* The frontage is measured at the minimum zoning front setback line. Lots 5 to 10 acres in size shall have a minimum frontage of 250 feet and lots more than 10 acres in size shall have a minimum frontage of 350 feet.

** The front yard setback shall be measured from the right-of-way established on the Official Thoroughfare Plan for Clark County.

NOTE: A. Off-street parking and loading/unloading requirements specified in Chapter 5.
B. Any other use which is of the same general character as the above Principal, Conditioned or Conditionally Permitted Uses as determined by the Zoning Inspector and/or by the Board of Zoning Appeals.

(All lot lines shall be identified on site)

REFERENCES TO FOOTNOTES
(Restrictions) [Right Hand Column on Table Above]

1. The requirements for Planned Unit Developments contained in Chapter 4 shall also apply.
2. Residential structures may include the following types: detached, semi-detached, attached, modular, cluster, zero lotline, modular cluster, zero lot line, or any reasonable variation on the same themes.
3. Permitted non-residential facilities shall be designed and intended to serve the residents of the Planned Unit Development District, except that such facilities may serve adjoining residents or neighborhoods if they are located in proximity to major thoroughfares as to permit access without burdening residential streets.

4. No commercial use shall occupy more than ten (10) percent of the floor area of the developed portion of the District, and no commercial use shall be established prior to occupancy by a sufficient number of residents within the development to substantially support the commercial uses.

5. Subject to requirements for Home Occupations specified in Chapter 7, Section 118

Section F – PCD Planned Commercial Development District

PRINCIPAL PERMITTED USES:	MINIMUM ZONING LOT REQUIREMENTS						MAXIMUM HEIGHT		FOOT-NOTES (Restrictions)
	LOT SIZE (Area)	FRONTAGE	YARD REQUIREMENTS (Feet)				(Feet)	(Stories)	
			WIDTH * (Feet)	FRONT (Setback) **	SIDE				
					LEAST WIDTH	SUM OF BOTH			
1. Commercial and Office Establishments of all types developed & maintained within an organized development or associated commercial activities in accordance with an approved Development Plan	--	--	--	--	--	--	--	--	1
2. Community Facilities such as libraries, offices, or educational facilities operated by a public agency or government	--	--	--	--	--	--	--	--	1
3. Commercial Establishments normally associated with and intended to serve the traveling public with motels, service stations, restaurants, or any other allied activities	--	--	--	--	--	--	--	--	1
4. Other commercial ventures not provided by this or other Sections of these Regulations	--	--	--	--	--	--	--	--	1
5. Apartments or residences in areas above the commercial storeroom or office facilities	--	--	--	--	--	--	--	--	1

* The frontage is measured at the minimum zoning front setback line. Lots 5 to 10 acres in size shall have a minimum frontage of 250 feet and lots more than 10 acres in size shall have a minimum frontage of 350 feet.

** The front yard setback shall be measured from the right-of-way established on the Official Thoroughfare Plan for Clark County.

NOTE: A. Off-street parking and loading/unloading requirements specified in Chapter 5.
B. Any other use which is of the same general character as the above Principal, Conditioned or Conditionally Permitted Uses as determined by the Zoning Inspector and/or by the Board of Zoning Appeals.

(All lot lines shall be identified on site)

REFERENCES TO FOOTNOTES (Restrictions)
[Right Hand Column on Table Above]

1. The requirements for Planned Commercial Developments contained in Chapter 4 shall also apply.

Section G – O-1 and Office Business and OR-2 Office Residential District

PRINCIPAL PERMITTED AND CONDITIONED USES:	ZONING DISTRICTS:		O-1 OFFICE BUSINESS and OR-2 OFFICE RESIDENTIAL								
			MINIMUM ZONING LOT REQUIREMENTS						MAXIMUM HEIGHT		FOOT- NOTES (Restrictions)
	O-1	OR-2	LOT SIZE (Area)	FRONTAGE YARD REQUIREMENTS (Feet)					REAR (Setback)	(Feet)	
				WIDTH * (Feet)	FRONT (Setback) **	SIDE		SUM OF BOTH			
				LEAST WIDTH							
1. Business and/or Professional Offices, including Medical and Dental Clinics	Y	N	7,500 SF	60	50	--	--	--	45	3	1, 2, 3, 4, 5, 6, 7
2. Banks and Financial Institutions	Y	N	7,500 SF	60	50	--	--	--	45	3	1, 2, 3, 4, 5, 6, 7
3. Law, Real Estate, and Insurance Offices	Y	N	7,500 SF	60	50	--	--	--	45	3	1, 2, 3, 4, 5, 6, 7
4. Business Service Establishments	Y	N	7,500 SF	60	50	--	--	--	45	3	1, 2, 3, 4, 5, 6, 7
5. Single-Family Dwellings	N	Y	7,500 SF	60	25	6	16	25	35	2	1, 2
6. Incidental Business Uses	N	Y	7,500 SF	60	25	6	16	25	35	2	1, 2, 6, 8

Y = Yes (Permitted)
N = No (Not permitted)

* The frontage is measured at the minimum zoning front setback line. Lots 5 to 10 acres in size shall have a minimum frontage of 250 feet and lots more than 10 acres in size shall have a minimum frontage of 350 feet.

** The front yard setback shall be measured from the right-of-way established on the Official Thoroughfare Plan for Clark County.

NOTE: A. Off-street parking and loading/unloading requirements specified in Chapter 5.
B. Any other use which is of the same general character as the above Principal, Conditioned or Conditionally Permitted Uses as determined by the Zoning Inspector and/or by the Board of Zoning Appeals.

(All lot lines shall be identified on site)

REFERENCES TO FOOTNOTES (Restrictions)
[Right Hand Column on Table Above]

1. All Principal, Conditioned, and Conditionally Permitted Uses shall have a minimum frontage and lot size (area) as noted below:

UTILITIES SERVING PROPERTY	FRONTAGE	LOT SIZE
No Public Sewer or Water -	150'	1 Acre
Public Water Only -	150'	¾ Acre
Public Sewer Only -	150'	½ Acre

2. In every case where a lot is not served with and is not proposed to be served with public water supply and/or the disposal of sanitary wastes by means of public sewers, the proposed

method of water supply and/or disposal of wastes shall have written approval from the Clark County Health Department or approval from the Ohio E.P.A., as applicable, prior to issuing a zoning certificate.

3. No side yard shall be required, except that a side yard of twenty-five (25) feet shall be required between the principal building within an O-1 District and the lot line of any lot within an A-1 or "R" District; and, if located on a corner lot, the side yard requirement shall be twenty-five (25) feet when such side yard abuts on a public thoroughfare.

4. The rear yard requirement for all Principal Permitted and Conditioned Uses in the O-1 District shall be twenty (20) feet, except when a lot abuts an A-1 or "R" District, in which case the required rear yard shall be forty (40) feet.

5. All commercial areas adjacent to Agricultural or Residential Districts shall provide a screening of shrubbery or artificial fencing so as to hide trash collection areas and service and storage areas from the view of adjacent agricultural or residential areas. All such shrubbery shall be properly trimmed and all screening shall be maintained in a neat and tidy manner.

6. All uses, activities, and transactions (with the exception of off-street parking and loading/unloading) shall be conducted entirely within an enclosed building.

7. No business or office unit in this District shall contain more than five thousand (5,000) square feet of ground floor space.

8. Related buildings and structures may include storage structures and other accessory buildings as defined in Chapter 10.

9. Subject to requirements for Office-Residential uses specified in Chapter 7, Section 141

PIKE TOWNSHIP, OHIO
ZONING REGULATIONS

July 6, 2010

Section H-B-1 Neighborhood, H-B-2 Community, H-B-3 General, and H-B-4 Heavy Business Districts

PRINCIPAL PERMITTED AND CONDITIONED USES:	Zoning Districts:				MINIMUM ZONING LOT REQUIREMENTS						MAXIMUM HEIGHT		FOOTNOTES (Restrictions)
					LOT SIZE (Area)	FRONTAGE	YARD REQUIREMENTS (Feet)			(Feet)	(Stories)		
	WIDTH * (Feet)	FRONT (Setback) **	SIDE			REAR (Setback)							
	B-1	B-2	B-3	B-4				LEAST WIDTH	SUM OF BOTH				
1. Business and/or Professional Offices	Y	Y	Y	Y	7,500 SF	60	25	--	--	--	35	3	1, 2, 3, 4, 5, 6
2. Banks & Financial Institutions	Y	Y	Y	Y	7,500 SF	60	25	--	--	--	35	3	1, 2, 3, 4, 5, 6
3. Eating and Drinking Places, excluding Drive-in or Carry-out	Y	Y	Y	Y	7,500 SF	60	25	--	--	--	35	3	1, 2, 3, 4, 5, 6
4. Radio and Television Broadcasting Studios	Y	Y	Y	Y	7,500 SF	60	25	--	--	--	35	3	1, 2, 3, 4, 5, 6
5. Funeral Homes & Mortuaries	Y	Y	Y	Y	10,000 SF	60	25	--	--	--	35	3	1, 2, 3, 4, 5, 6
6. Automotive Service Stations	Y	Y	Y	Y	10,000 SF	100	50	--	--	50	35	2	1, 2, 3, 5, 9
7. Custom Butcher Shops	Y	Y	Y	Y	10,000 SF	100	50	--	--	50	35	2	1, 2, 3, 5
8. Indoor Motion Picture Theaters	N	Y	Y	Y	10,000 SF	100	50	--	--	--	45	3	
9. Retail Food Stores	N	Y	Y	Y	10,000 SF	100	50	--	--	--	35	2	
10. Drive-in, Fast Food, Drive-in Carry-out Restaurants and/or Drive-through Retail Establishments	N	Y	Y	Y	10,000 SF	100	50	--	--	50	35	2	
11. Garden Centers, Greenhouses	N	Y	Y	Y	10,000 SF	100	50	--	--	50	35	1	
12. Automotive Repair Garages	N	Y	Y	Y	10,000 SF	100	50	--	--	50	35	2	
13. Car Washes	N	Y	Y	Y	10,000 SF	100	50	--	--	50	45	1	
14. Air Conditioning, Plumbing, Heating, and Roofing Shops	N	Y	Y	Y	10,000 SF	100	50	--	--	50	45	3	
15. Automotive & Auto Accessory Sales	N	Y	Y	Y	10,000 SF	100	50	--	--	50	45	3	
16. Building and Related Trades	N	Y	Y	Y	10,000 SF	100	50	--	--	50	45	3	
17. Commercial Recreation Establishments	N	Y	Y	Y	10,000 SF	100	50	--	--	50	35	2	
18. Animal Hospitals, Veterinary Clinics, and Kennels	N	N	Y	Y	10,000 SF	100	50	--	--	--	45	3	
19. Building Material Sales Yard	N	N	Y	Y	10,000 SF	100	50	--	--	--	45	3	
20. Drive-In Motion Picture Theater	N	N	Y	Y	3 Acres	200	50	--	--	--	--	--	
21. Private and Public Outdoor Recreation Areas	N	N	Y	Y	--	--	--	--	--	--	--	--	1, 2, 5, 20
22. Motels and Hotels	N	N	Y	Y	1 Acre	150	100	20	40	50	45	3	
23. Hospitals and Auxiliary Facilities	N	N	Y	Y	3 Acres	150	100	100	200	150	45	3	
24. Automotive Body Shop	N	N	Y	Y	10,000 SF	100	50	--	--	50	45	3	
25. Carpenter, Sheet Metal & Sign Painting Shop, Bakery, Laundry, Wholesale Business	N	N	N	Y	10,000 SF	100	50	--	--	40	45	3	
27. Contractor's Equipment Storage Yard or Storage & Rental Contractors Equipment	N	N	N	Y	10,000 SF	100	50	--	--	40	45	3	1, 2, 3, 26, 28
28. Motor Vehicle, Boat, & Camper Storage	N	N	N	Y	10,000 SF	100	50	--	--	40	35	1	1, 2, 3, 26, 28, 29
29. Trucking and Motor Freight Station or Terminal	N	N	N	Y	10,000 SF	100	50	--	--	40	45	3	1, 2, 3, 26, 28
30. Carting, Express, or Hauling Establishments	N	N	N	Y	10,000 SF	100	50	--	--	40	45	3	1, 2, 3, 26, 28
31. Stone or Monument Works	N	N	N	Y	10,000 SF	100	50	--	--	40	45	3	1, 2, 3, 26, 27, 28
32. Mini-Warehouse or Self Storage Facilities	N	N	N	Y	10,000 SF	100	50	--	--	40	35	3	1, 2, 3, 26, 28
33. Private and Public Outdoor Recreation Areas	N	N	N	Y	10,000 SF	--	--	--	--	--	--	2	2, 10, 20

Y = Yes (Permitted)
N = No (Not permitted)

CONDITIONALLY PERMITTED USES (Requires BZA Approval):	ZONING DISTRICTS:				MINIMUM ZONING LOT REQUIREMENTS						MAXIMUM HEIGHT		FOOTNOTES (Restrictions)
	B-1	B-2	B-3	B-4	LOT SIZE (Area)	FRONTAGE WIDTH * (Feet)	YARD REQUIREMENTS (Feet)			REAR (Setback)	(Feet)	(Stories)	
							FRONT (Setback) **	LEAST WIDTH	SUM OF BOTH				
1. Commercial Recreation Establishments	Y	-	-	-	10,000 SF	100	25	--	--	--	35	2	1, 2, 3, 4, 5, 6, 11
2. Day-Care Centers	Y	Y	Y	Y	10,000 SF	100	50	--	--	50	35	2	1, 2, 3, 5, 6, 8
3. Nursing Homes. Convalescent Homes. Rest Homes	Y	Y	Y	Y	1 Acre	100	50	30	60	50	35	2	1, 2, 3, 5, 10
4. Clubs. Fraternal or Lodge Organizations	Y	Y	Y	Y	10,000 SF	100	25	--	--	--	35	2	1, 2, 3, 4, 5, 6
5. Animal Hospitals, Veterinary Clinics, and Kennels	Y	Y	-	-	10,000 SF	100	25	--	--	50	35	2	1, 2, 3, 5, 12
6. Bars and Taverns	N	Y	Y	Y	10,000 SF	100	50	--	--	50	35	2	1, 2, 3, 4, 13
7. Wholesale Establishments	N	N	Y	Y	10,000 SF	100	50	--	--	50	35	2	1, 2, 3, 5, 24
8. Adult Entertainment Establishments	N	N	N	Y	10,000 SF	100	50	--	--	50	35	2	1, 2, 3, 30

Y = Yes (Permitted)
N = No (Not permitted)

*The frontage is measured at the minimum zoning front setback line. Lots 5 to 10 acres in size shall have a minimum frontage of 250 feet and lots more than 10 acres in size shall have a minimum frontage of 350 feet.

**The front yard setback shall be measured from the right-of-way established on the Official Thoroughfare Plan for Clark County.

NOTE: A. Off-street parking and loading/unloading requirements specified in Chapter 5.
B. Any other use which is of the same general character as the above Principal, Conditioned or Conditionally Permitted Uses as determined by the Zoning Inspector and/or by the Board of Zoning Appeals.

(All lot lines shall be identified on site)

REFERENCES TO FOOTNOTES (Restrictions)
[Right Hand Column on Table]

1. All Principal, Conditioned, and Conditionally Permitted Uses shall have a minimum frontage and lot size (area) as noted below:

<u>UTILITIES SERVING PROPERTY</u>	<u>FRONTAGE</u>	<u>LOT SIZE</u>
No public sewer or water -	150'	1 Acre
Public water only -	125'	3/4 acre
Public sewer only -	100'	1/2 acre

2. In every case where a lot is not served with and is not proposed to be served with public water supply and/or the disposal of sanitary wastes by means of public sewers, the

proposed method of water supply and/or disposal of wastes shall have written approval from the dark County Health Department or from the Ohio E.P.A., as applicable, **PRIOR TO ISSUING A ZONING CERTIFICATE.**

3. Side yards shall be required adjacent to Agricultural or Residential Districts not less than twenty (20) feet from the adjacent Agricultural or Residential District. The side yard requirement on a corner lot shall be twenty-five (25) feet when such side yard abuts on a public thoroughfare.
4. Rear yards of not less than thirty (30) feet shall be required when commercial areas are adjacent to Agricultural or Residential Districts.
5. All commercial areas adjacent to Agricultural or Residential Districts shall provide screening of shrubbery or artificial fencing so as to hide trash collection areas and service and storage areas from the view of adjacent agricultural or residential areas. All such shrubbery shall be properly trimmed and all screening shall be maintained in a neat and tidy manner.
6. All uses, activities, and transactions (with the exception of off-street parking, loading/unloading, and outdoor seating areas associated with restaurants) shall be conducted entirely within an enclosed building.
7. Subject to requirements for *Funeral Homes and Mortuaries* specified in Chapter 7, Section 116.
8. Subject to requirements for *Day-Care Centers* specified in Chapter 7, Section 112.
9. Subject to requirements for *Automotive Service Stations* specified in Chapter 7, Section 136.
10. Subject to requirements for *Nursing Homes, Convalescent Homes, Rest Homes* specified in Chapter 7, Section 124.
11. Subject to requirements for *Commercial Recreation Establishments* specified in Chapter 7, Section 110.
12. Subject to requirements for *Animal Hospitals, Veterinary Clinics, and Kennels* specified in Chapter 7, Section 103.
13. Subject to requirements for *Bars and Taverns* specified in Chapter 7, Section 105.
14. Subject to requirements for *Drive-in Restaurants, Fast Food Restaurants, Carry-out Restaurants, and/or Drive-through Retail Establishments* specified in Chapter 7, Section 114.
15. Subject to requirements for *Automotive Repair Garages* specified in Chapter 7, Section 104.
1. Subject to requirements for *Car Washes* specified in Chapter 7, Section 107.
2. Subject to requirements for *Commercial Recreation Establishments* specified in Chapter 7, Section 110.

3. Subject to requirements for *Building Materials Sales Yards* specified in Chapter 7, Section 106.
4. Subject to requirements for *Drive-in Motion Picture Theaters* specified in Chapter 7, Section 113.
5. Subject to requirements for *Private and Public Outdoor Recreation Areas* specified in Chapter 7, Section 127.
6. Subject to requirements for *Motels and Hotels* specified in Chapter 7, Section 123.
7. Subject to requirements for *Hospitals and Auxiliary Facilities* specified in Chapter 7, Section 119.
8. Subject to requirements for *Automotive Body Shops* specified in Chapter 7, Section 138.
9. Subject to requirements for wholesale establishments.
10. All buildings used for such processing and distribution together with loading space shall be at least one hundred (100) feet from any R-District.
11. All uses must comply with the following: (1) When conducted wholly within a completely enclosed building, said building must not be located within one hundred (100) feet of any R-District, PUD District, or existing residential structure; or (2) when conducted within an area enclosed on all sides with a solid wall or uniformly painted solid board fence not less than six (6) feet high, said use shall not be within two hundred (200) feet of any R-District, PUD District, or existing residential structure.
12. Such uses shall not employ power driven tools except if employing such tools within a completely enclosed building and said building must be located at least one hundred (100) feet from any R-District or existing residential structure.
13. Processes and equipment employed and goods processed or sold shall be limited to those which are not objectionable by reason of odor, dust, smoke, cinders, gas fumes, noise, vibration, refuse matter or water carried wastes.
14. Outside storage of motor vehicles, boats, and recreational vehicles shall be kept in an organized manner and completely enclosed area with a solid wall or fence not less than eight (8) feet high. This use shall not be considered to include junkyards, or disabled or inoperable vehicle storage as defined in Chapter 10.
15. Subject to requirements for *Adult Entertainment Establishments* specified in Chapter 7, Section 100.

Section I – I-1 Industrial District

PRINCIPAL PERMITTED AND CONDITIONED USES:	MINIMUM ZONING LOT REQUIREMENTS						MAXIMUM HEIGHT		FOOT- NOTES (Restrictions)	
	LOT SIZE (Area)	FRONTAGE	YARD REQUIREMENTS (Feet)				REAR (Setback)	(Feet)		(Stories)
			FRONT (Setback **)	SIDE						
		WIDTH * (Feet)		LEAST WIDTH	SUM OF BOTH					
1. Industrial and Manufacturing Establishments	1 Acre	150	50	--	--	30	50	3	2, 3, 4, 5	
2. Warehouses	1 Acre	150	50	--	--	30	50	3	2, 3, 4, 5	
3. Wholesale Establishments	20,000 SF	100	50	--	--	30	50	3	1, 2, 3, 4, 5	
4. Manufacturing Retail Outlets	--	150	50	--	--	30	50	3	1, 2, 3, 4, 5, 6	
5. Any use permitted and as regulated as a Principal Permitted or Conditioned Use in the B- 4 District	--	--	--	--	--	--	--	--	--	

CONDITIONALLY PERMITTED USES: (Requires BZA Approval):	MINIMUM ZONING LOT REQUIREMENTS						MAXIMUM HEIGHT		FOOT- NOTES (Restrictions)	
	LOT SIZE (Area)	FRONTAGE WIDTH * (Feet)	YARD REQUIREMENTS (Feet)				REAR (Setback)	(Feet)		(Stories)
			FRONT (Setback **)	SIDE						
				LEAST WIDTH	SUM OF BOTH					
1. Any use permitted and as regulated as a Conditionally Permitted Use in the B-4 District	--	--	--	--	--	--	--	--	--	
2. Junkyards and Automobile Wrecking Yards	5 Acres	--	--	--	--	--	--	--	3, 7	
3. Resource and Mineral Extraction	--	--	--	--	--	--	--	--	3, 8	
4. Penal and Correctional Facilities	--	--	--	--	--	--	--	--	1, 2, 3, 9	

* The frontage is measured at the minimum zoning front setback line. Lots 5 to 10 acres in size shall have a minimum frontage of 250 feet and lots more than 10 acres in size shall have a minimum frontage of 350 feet.

**The front yard setback shall be measured from the right-of-way established on the Official Thoroughfare Plan for Clark County.

NOTE: A. Off-street parking and loading/unloading requirements specified in Chapter 5.
B. Any other use which is of the same general character as the above Principal, Conditioned or Conditionally Permitted Uses as determined by the Zoning Inspector and/or by the Board of Zoning Appeals.

(All lot lines shall be identified on site)

REFERENCES TO FOOTNOTES (Restrictions)
[Right Hand Column on Table Above]

1. All Principal, Conditioned, and Conditionally Permitted Uses shall have a minimum frontage and lot size (area) as noted below:

UTILITIES SERVING PROPERTY	FRONTAGE	LOT SIZE
No Public Sewer or Water -	150'	1 Acre
Public Water Only -	125'	¾ Acre
Public Sewer Only -	100'	½ Acre

2. In every case where a lot is not served with and is not proposed to be served with public water supply and/or the disposal of sanitary wastes by means of public sewers, the proposed method of water supply and/or disposal of wastes shall have written approval from the Clark County Health Department or approval from Ohio E.P.A., as applicable, prior to issuing a zoning certificate.
3. No side yard shall be required, except that a side yard of twenty-five (25) feet shall be required between the principal building within an I-1 District and the lot line of any lot within an A-1 or "R" District; and, if located on a corner lot, the side yard requirement shall be twenty-five (25) feet when such side yard abuts on a public thoroughfare.
4. The rear yard requirement for all Principal Permitted Uses in the I-1 District shall be thirty (30) feet, except when a lot abuts an A-1 or "R" District, in which case the required rear yard shall be forty (40) feet.
5. All commercial areas adjacent to Agricultural or Residential Districts shall provide a screening of shrubbery or artificial fencing so as to hide trash collection areas and service and storage areas from the view of adjacent agricultural or residential areas. All such shrubbery shall be properly maintained in a neat and tidy manner.
6. Manufacturing retail outlets must be clearly an accessory use to the Principal Permitted Industrial or manufacturing use and shall not occupy greater than twenty-five (25) percent of the total floor area of the industrial or manufacturing establishment. Access to a major thoroughfare shall be required.
7. Subject to requirements for Junkyards and Automobile Wrecking Yards specified in Chapter 7, Section 121.
8. Subject to requirements for Resource and Mineral Extraction specified in Chapter 7, Section 129.
9. Subject to requirements for Penal and Correctional Facilities specified in Chapter 7, Section 125.

Section J – (RESERVED FOR FUTURE USE)

Section K – S Specific Use Control District

There are certain limited circumstances under which the specific use control (S-District) may be allowed- The intent is to allow property which is being rezoned to be restricted to one or more uses of a particular zoning district where better control of its use is needed to ensure the health, morals, safety, prosperity, and general welfare of the community. Specific Use control classifies or reclassifies an area in a manner which cannot be controlled as similarly situated land. All requirements of the identified district and all other general requirements shall apply to the specified use or uses.

Procedure

- A. The Specific Use Control may be implemented in the following manner:
 1. The property owner or lessee (or authorized agent) may state in the application for rezoning that the property shall be used for one or more specific uses and those uses only.
 2. The County Planning Commission may state that the property shall be used for one or more specific uses in its recommendation to the Township Zoning Commission.
 3. The Township Zoning Commission may state that the property shall be used for one or more specific uses in its motion which is forwarded to the Township Trustees.
 4. The Township Trustees may state that the property shall be used for one or more specific uses in its motion to rezone said property. If the Township Trustees denies or modifies the recommendation of the Township Zoning Commission, a unanimous vote of the Board shall be required.
- B. The Specific Use Control is subject to the following:
 1. If the specific use (or uses) is a Principal Permitted Use of a particular zoning district, the rezoning to that specific use (or uses) becomes effective thirty (30) days after the date of adoption by the Board of Township Trustees.
 2. If the specific use (or uses) is a Conditionally Permitted Use of a particular zoning district, the Board of Zoning Appeals must also approve said use (or uses) as outlined in Chapter 7 of these regulations. The property owner or lessee (or authorized agent) may apply to the Board of Zoning Appeals for approval of the Conditionally Permitted use (or uses) only after the Township Trustees have acted upon and approved said request.
- C. The Specific Use Control shall be noted on the official zoning maps by the designation of an "S" immediately following the particular zoning district. (Sample - B-1S, B-3S, I-IS, etc.)
- D. Any S-District designated B-1AS, B-2AS, M-1S, or M-2S are specific uses granted under the previous zoning regulations and therefore any change in use in these districts may be granted only if an appropriate district under these regulations is requested. No change in use of an S-District as regulated under the previous zoning will be permitted.
- E. All requirements of the identified District (i.e. frontage, setbacks, etc.) and all other general requirements (i.e. parking, signs, etc.) shall apply to the specified use or uses.

Change of Use or Uses

If a property owner wishes to change the use or uses on a tract which is designated as S (Specific Use), an application for rezoning must be completed and filed which indicates either rezoning for another specific use or uses or rezoning to another zoning district without the S Specific Use

Control. If the request is to change from one specific use to another specific use, the appropriate zoning district must be requested. All such requests will be processed in accordance with Chapter 9, Section G 2, of these regulations.