



Zoning Text Amendment Checklist

Date: April 14th, 2026

Township: Washington

Amendment Title: Article II Definitions (Battery Storage, Data Center, Public Service Facility); Article V Public Notice Requirements; Article VI Amendments; Article IX District Regulations; Illustrations

Notice: Incomplete Amendment requests **will not** be processed by our office. LUC Regional Planning Commission will return them to the requestor, stating the reason the amendment was not accepted.

Each Zoning Text Amendment change must be received in our office along with a cover letter, explaining the proposed zoning text change (s). All items listed below must be received **no later than 10 days** before the next scheduled LUC Regional Planning Commission Executive Board Meeting (second Thursday of every month). It is recommended that a person who is able to provide further information on the amendment attend the Zoning and Subdivision Committee meeting to answer any additional questions that may arise.

Required Item:	Completed by Requestor:	Received by LUC:
Cover Letter & Checklist	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Date of Request (stated in cover letter)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Description of Zoning Text Amendment Change (s)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Date of Public Hearing (stated in cover letter)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Township Point of Contact and contact information for zoning amendment (stated in cover letter)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Attachment of Zoning Text Amendment with changes highlighted or bolded	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Copy of current zoning regulation, or section to be modified for comparison	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Non-LUC Member Fee, If applicable	N/A <input type="checkbox"/>	N/A <input type="checkbox"/>

Additionally, after final adoption regarding this zoning text amendment, please provide LUC with a letter stating the results of the Trustees vote, along with a copy of the adopted language.

Please see reverse side for a timeline of the Township Zoning Amendment Process, per ORC 519.12

Date of Request.

April 14, 2026

Logan-Union-Champaign Regional Planning Commission
c/o Joseph Grove
PO Box 219
East Liberty, OH 43319
josephgrove@lucplanning.com

RE: Zoning Text Amendment Application, Washington Township, Union County

Amendment topic: Definitions (Small Off-Site Battery Energy Storage Systems, Data Center, Public Service Facility), Public Notice Requirements, Zoning Amendment Procedure, Prohibited Uses, Illustrations

Dear LUC Regional Planning Commission Committee Members:

The Washington Township Board of Trustees met at 7:00 PM on Monday, April 6, 2026. During the meeting, amendments to the Zoning Resolution were initiated by resolution of the Board of Trustees. The amendments propose alterations to the text of the Zoning Resolution.

Description of Zoning Text Amendments.

The proposal amends Article II by adding the definition of "Small Off-Site Battery Energy Storage System" and "Data Center", amends the definition of "Public Service Facility" in Article II, amends the public notice requirements in Article V Administration, amends the public notice requirements and procedure in Article VI Amendments, clarifies prohibited uses in Article IX District Regulations, and adds illustrations to the end of the Zoning Resolution.


Included with this cover letter, you will find a copy of the existing zoning as it appears in the Zoning Resolution. Proposed changes are **bolded** and ~~struck~~. Please refer to these attachments for further information.

Public Hearing.

The Washington Township Zoning Commission of Union County, Ohio, will hold a public hearing concerning the proposed amendments at 6:00 P M on May 19, 2026, in the Washington Township Hall.

Point of Contact.

Please consider me Washington Township's point of contact for this matter. My contact information is below:


Sincerely, 937-935-8343
lukebrill@gmail.com

Attachments.

1. Proposed Zoning Resolution Text Amendments (text changes shown ~~removed~~ and **added**)

April 14, 2026

Luke Brill
Chair, Zoning Commission
Washington Township
19748 State Route 739
Richwood, OH 43344

**RE: Action by Washington Township Board of Trustees
Certification of Resolution to initiate a Zoning Text Amendment**

Dear Mr. Luke Brill:

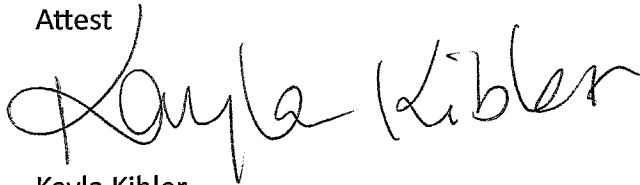
Please consider this document certification of action by the Washington Township Board of Trustees.

On April 6, 2026, the Washington Board of Trustees met. During the meeting,

~~Randy Sullivan~~ moved a motion to initiate a zoning text amendment. Ron Schilling seconded the motion. All in favor.

A copy of the zoning text amendments are attached. ORC 519.12 requires the Zoning Commission to hold a public hearing which date shall not be less than twenty (20) nor more than forty (40) days from the date of the certification of this resolution. Meaning, the public hearing is to be opened by 05-24-26.

Attest



Kayla Kibler


04-14-2026

Fiscal Officer, Washington Township



Washington Township
Union County, Ohio

Zoning Resolution



Amendment

This version: Amended and restated to reflect amendments adopted [January 27, 2025](#).

ARTICLE	V	ADMINISTRATION	38
Section	500	Office of Zoning Inspector Created	
Section	501	Duties of the Zoning Inspector	
Section	510	Proceedings of Zoning Board	
Section	511	Duties of Zoning Board	
Section	520	Board of Zoning Appeals Created	
Section	521	Proceedings of the Board of Zoning Appeals	
Section	522	Duties of the Board of Zoning Appeals	
Section	530	Duties of Zoning Inspector, Board of Zoning Appeals, Legislative Authority and Courts on Matters of Appeal	
Section	540	Procedure and Requirements for Appeals and Variances	
Section	541	Appeals	
Section	542	Stay of Proceedings	
Section	543	Variances	
Section	544	Application and Standards for Variances	
Section	545	Supplementary Conditions and Safeguards	
Section	546	Public Hearing by the Board of Zoning Appeals	
Section	547	Notice of Public Hearing in Newspaper	
Section	548	Notice to Parties in Interest	
Section	549	Action by Board of Zoning Appeals	
Section	560	Procedure and Requirements For Approval of Conditional Use Permits	
Section	561	General	
Section	562	Contents of Application for Conditional Use Permit	
Section	563	General Standards Applicable to all Conditional Uses	
Section	565	Supplementary Conditions and Safeguards	
Section	566	Procedure for Hearing, Notice	
Section	567	Action by the Board of Zoning Appeals	
Section	568	Expiration of Conditional Use Permit	
Section	569	Revocation	
ARTICLE	VI	AMENDMENT	45
Section	600	Procedure for Amendment or District Changes	
Section	601	General	
Section	602	Initiation of Zoning Amendments	
Section	603	Contents of Application	
Section	604	Transmittal to Zoning Board	
Section	605	Public Hearing by Zoning Board	
Section	606	Transmittal to Regional Planning Commission	
Section	607	Submission to Director of Transportation	
Section	608	Recommendation by Zoning Board	

Section 609	Public Hearing by Township Trustees	
Section 610	Notice of Public Hearing in Newspaper	
Section 611	Action by Township Trustees	
Section 612	Effective Date and Referendum	

ARTICLE VII	PROVISIONS FOR OFFICIAL ZONING MAP	48
Section 700	Official Zoning Map	
Section 710	Identification of the Official Zoning Map	
Section 720	Interpretation of District Boundaries	

ARTICLE VIII	ESTABLISHMENT AND PURPOSE OF DISTRICTS	49
Section 800	Intent	
Section 810	Rural Undeveloped District (U-1)	
Section 811	Low Density Residential District (R-1)	
Section 814	Local Business District (B-1)	
Section 816	Light Manufacturing District (M-1)	

ARTICLE IX	DISTRICT REGULATIONS	50
Section 900	Compliance with Regulations	
Section 910	Official Schedule of District Regulations Adopted	

ARTICLE X	SUPPLEMENTARY DISTRICT REGULATIONS	54
Section 1000	General	
Section 1001	Conversion of Dwellings to More Units	
Section 1002	Private Swimming Pools	
Section 1003	Community or Club Swimming Pools	
Section 1004	Temporary Buildings	
Section 1005	Parking and Storage of Certain Vehicles	
Section 1006	Required Trash Areas	
Section 1007	Fences & Walls	
Section 1010	Supplemental Yard and Height Regulations	
Section 1011	Setback Requirements for Corner Buildings	
Section 1012	Visibility at Intersections	
Section 1014	Yard Requirements for Multi-Family Dwellings	
Section 1015	Side and Rear Yard Requirements for Non-Residential Uses Abutting Residential Districts	
Section 1016	Architectural Projections	
Section 1017	Exceptions to Height Regulations	
Section 1018	Accessory Buildings 200 Square Feet or Less	
Section 1020	Special Provisions for Commercial and Industrial Uses	
Section 1021	Fire Hazards	
Section 1022	Electrical Disturbance	
Section 1023	Storage of Toxic or Hazardous Materials	

take-off. A airport shall not be construed to be a private landing field as defined herein.

Alley. Any public way or thoroughfare less than twenty (20) feet in width, which has been dedicated to the public or public use.

Alterations, Structural. Any change in the supporting members of a building such as bearing walls, columns, beams, or girders.

Animal Feed Lot. A paved animal feeding or holding area or other lot, pen, yard, or other feeding or holding area where grass or other suitable vegetative cover is not maintained.

Apartment. A portion of a building comprising a single dwelling unit consisting of a room or suite of rooms intended, designed, or used as a permanent residence by an individual or one (1) family.

Automotive Repair. The repair, rebuilding or reconditioning of motor vehicles or parts thereof, including collision services, painting, and steam cleaning of vehicles.

Automotive Service Station. That portion of property where flammable or combustible liquids or gases used as fuel are stored and dispensed from fixed equipment into the fuel are stored and dispensed from fixed equipment into fuel tanks of motor vehicles. Accessory activities shall be permitted to include automotive repair and maintenance, car wash service, and food sales.

Automotive Vehicle. A vehicle which is designed and manufactured to be self-propelling or self moving upon the public highway. More specifically, as referred to in this Resolution, it includes: automobiles, trucks, tractors, and motorcycles.

Aviation Field (Private). Any privately owned and operated F.A.A. (Federal Aviation Administration) approved runway, landing area or other facility designed, used, or intended to be used for the landing and taking off of aircraft, including all necessary taxiways, aircraft storage facilities and tie-down areas, hangars and other necessary buildings and open spaces.

Basement. A story all or partly underground but having at least one-half of its height below the average level of the adjoining ground.

Battery Energy Storage System, Small Off-Site. [A principal use that is designed and built to connect into the distribution or transmission grid with a nameplate capacity of less than 50 megawatts \(MW\). This type of system is capable of absorbing, storing, and/or discharging electrical energy from/to the grid or a power plant\(s\).](#)

alternative to construction of public or private streets for accessing small numbers of lots and reduces the number of driveways along public roads. All lots as part of a Common Access Driveway shall have the required road frontage (see Official Schedule of District Regulations). Lots not meeting the required road frontage shall be required to obtain a variance from the Township Board of Zoning Appeals.

Community Facilities. Structures and uses intended to be of a cultural, educational, recreational, administrative, or service type which provides for areas of public purposes in higher density residential developments.

Comprehensive Development Plan. A plan or any portion thereof, adopted by the Regional Planning Commission and the Board of County Commissioners showing the general location and extent of present and proposed physical facilities including housing, industrial, and commercial uses, major thoroughfares, parks, schools, and other community facilities. This plan establishes the goals, objectives, and policies of the community.

Conditional Use. A use permitted within a district other than a principally permitted use, requiring a conditional use permit and approval of the Board of Zoning Appeals. Conditional uses permitted in each district are listed in the Official Schedule of District Regulations.

Conditional Use Permit. A permit issued by the Zoning Inspector upon approval by the Board of Zoning Appeals to allow a use other than a principally permitted use to be established within the district.

Construction Trailer. A temporary building or trailer used in conjunction with construction work that only may be permitted in any district during the period construction work is in progress, but such temporary facilities shall be removed upon completion of the construction work. A construction trailer shall not be used as a residential dwelling.

Corner Lot. See Lot Types.

Data Center. [An establishment engaging in the storage, management, processing, and/or transmission of digital data, and housing computer and/or network equipment, systems, servers, appliances, and other associated components related to digital data operations.](#)

Deed Restriction. A legal restriction, not enforceable by zoning, on the use of land, contained in the deed to the property.

Density. A unit of measurement; the number of dwelling units per acre of land.

Printing and Publishing. Any business which is engaged in the printing and/or publishing of newspapers, magazines, brochures, business cards and similar activities either for profit or non-profit.

Public Facilities. Any building or structure used by government for administrative or service purposes, but not including buildings devoted solely to the storage and maintenance of equipment and materials.

Public Service Facility. The erection, construction, alteration, operation, or maintenance of buildings, power plants, ~~or substations, water treatment plants or pumping stations,~~ sewage disposal ~~plant or pumping station plants, and other similar public service structures by a public utility, by a railroad, whether publicly or privately owned, or by a municipal or other governmental agency, including the furnishing of communications facilities and/or equipment,~~ electrical, gas, ~~rail transport, communication, public or private~~ water and sewerage services. ~~This definition excludes small off-site battery storage systems, principal solar energy production facilities, and other similar public service structures or facilities whether publicly or privately owned; but excluding sanitary landfills, wind power projects, and other uses defined separately herein.~~

Public Use. Uses including public parking, schools, and administrative, cultural, and service buildings, but not including public land or buildings devoted solely to the storage and maintenance of equipment and materials.

Public Utility. The erection, construction, alteration, operation or maintenance of buildings, power plants, substations, water treatment plant or pump station, sewage disposal plant or pump station, communications facilities and/or equipment, electrical, gas, water and sewerage service, sanitary landfills and other similar public service structures or facilities whether publicly or privately owned.

Public Uses. Public parks, schools, administrative and cultural buildings and structures, not including public land or buildings devoted solely to the storage and maintenance of equipment and materials and public service facilities.

Public Way. An alley, bridge, channel, ditch, easement, expressway, freeway, highway, land, road, sidewalk, street, walk, bicycle path; or other ways in which the general public entity have a right, or which are dedicated, whether improved or not.

Quasi-Public Use. Churches and other facilities of an educational, religious, charitable, philanthropic, or non-profit nature.

Section 546 Public Hearing by the Board of Zoning Appeals. The Board of Zoning Appeals shall hold a public hearing within ~~twenty (20)~~ forty (40) days after the receipt of an application for an appeal or variance from the Zoning Inspector or an applicant.

Section 547 Notice of Public Hearing in Newspaper. Before holding the public hearing required in Section 546, notice of such hearing shall be given ~~in one newspaper of general circulation in the township~~ at least ten (10) days before the date of said hearing in accordance with ORC 519.15 as amended from time to time. The notice shall set forth the date, time and place/location of the public hearing, and the nature of the proposed appeal or variance.

Section 548 Notice to Parties in Interest. Before holding the public hearing required in Section 546, written notice of such hearing shall be mailed by the chairman of the Board of Zoning Appeals, by first class mail, at least ten (10) days before the day of the hearing to all parties in interest. Parties of interest shall include, but not be limited to, property owners contiguous to and directly across the road (street) from the property concerned. The notice shall contain the same information as required of notices ~~published in newspapers~~ as specified in Section 547.

Section 549 Action by Board of Zoning Appeals. Within thirty (30) days after the public hearing required in Section 547, the Board of Zoning Appeals shall either approve, approve with supplementary conditions as specified in Section 545, or disapprove the request for appeal or variance. The Board of Zoning Appeals shall further make a finding that the reasons set forth in the application justify the granting of the variance that will make possible a reasonable use of the land, building, or structure. Appeals from Board decisions shall be made in the manner specified in Section 530.

Section 560 Procedure and Requirements for Approval of Conditional Use Permits. Conditional uses shall conform to the procedures and requirements of Section 561-563, inclusive of this Resolution.

Section 561 General. It is recognized that an increasing number of new kinds of uses are appearing daily, and that many of these and some other more conventional uses possess characteristics of such unique and special nature relative to location, design, size and method of operation, circulation, and public facilities that each specific use must be considered individually. These specific uses as they are conditionally permitted under the provisions of Article 9, shall follow the procedures and requirements set forth in Section 562-568, inclusive.

Section 562 Contents of Application for Conditional Use Permit. An application for a conditional use permit shall be filed with the Chairman of the Board of Zoning Appeals by

5. Will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community;
6. Will not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, or odors;
7. Will have vehicular approaches to the property, which shall be so designed as not to create an interference with traffic on surrounding public thoroughfares.

Section 565 Supplementary Conditions and Safeguards. In granting any conditional use, the Board may prescribe appropriate conditions and safeguards in conformity with this Resolution. Violations of such conditions and safeguards, when made a part of the terms under which the conditional use is granted, shall be deemed a violation of this Resolution and punishable under Section 350 of this Resolution.

Section 566 Procedure for Hearing, Notice. Upon receipt of the application for a conditional use permit specified in Section 562 the Board shall hold a public hearing, publish notice [in a newspaper](#), and give written notice to all parties in interest according to the procedures specified in Section 546 through 548.

Section 567 Action by the Board of Zoning Appeals. Within thirty (30) days after the public hearing required in Section 566, the Board shall either approve, approve with supplementary conditions as specified in Section 565, or disapprove the application as presented. If the application is approved or approved with modifications, the Board shall direct the Zoning Inspector to issue a conditional use permit listing the specific conditions specified by the Board for approval. If the application is disapproved by the Board, the applicant may seek relief through the Court of Common Pleas. Appeals from Board decisions shall be made in the manner specified in Section 530.

Section 568 Expiration of Conditional Use Permit. A conditional use permit shall be deemed to authorize only one particular conditional use, and said permit shall automatically expire if, for any reason, the conditional use shall cease for more than two (2) years.

Section 569 Revocation. A conditional use permit shall be revoked when the applicant fails to comply with conditions imposed by the Board of Zoning Appeals.

ARTICLE VI AMENDMENT(S)

Section 600 Procedure for Amendment or District Changes. This ~~resolution~~ Resolution may be amended utilizing the procedures specified in ~~Sections 601-611, inclusive if this resolution~~ ORC 519.12 as amended from time to time.

Section 601 General. Whenever the public necessity, convenience, general welfare, or good zoning practices require, the Board of Township Trustees may by Resolution, after receipt of recommendation thereon from the Zoning Board, and subject to procedures provided by law, amend, supplement, change or repeal the regulations, restrictions, and boundaries or classification of property.

Section 602 Initiation of Zoning Amendments. Amendments to this Resolution may be initiated in one of the following ways:

1. By adoption of a motion by the Zoning Board;
2. By adoption of a resolution by the Township Trustees;
3. By the filing of an application by at least one (1) owner or lessee of property within the area proposed to be changed or affected by said amendment.

Section 603 Contents of Application. Applications for amendments to the Official Zoning Map adopted as part of this Resolution by Section 700 shall contain at least the following information:

1. Name, address, and telephone number of the applicant;
2. Present use;
3. Present zoning district;
4. Proposed use;
5. Proposed zoning district;
6. A vicinity map at a scale approved by the Zoning Inspector showing property lines, thoroughfares, existing and proposed zoning, and such other items as the Zoning Inspector may require;
7. A list of all property owners and their addresses who are within, contiguous to, and directly across the road (street) from the parcel(s) proposed to be rezoned and others that may have a substantial interest in the case, except that addresses need not be included where more than ten (10) parcels are to be rezoned;
8. A fee as established by the Township Trustees, according to Section 360.

Section 604 Transmittal to Zoning Board. Immediately after the adoption of a resolution by the Township Trustees or the filing of an application by at least one (1) owner or lessee

of property, said resolution or application shall be transmitted to the Zoning Board. The Zoning Board shall comply with all the requirements of Chapter 519.12 of the Ohio Revised Code.

~~**Section 605 Public Hearing by Zoning Board.** The Zoning Board shall set a public hearing date no less than twenty (20) days nor more than forty (40) days after the filing of the application. Notice of the public hearing must be published in a newspaper of general circulation at least ten (10) days before the hearing. In the case of a zoning amendment to property or parcels, the Zoning Board shall mail a notice of the public hearing by first class mail to all the owners adjacent to or across the road from the property affected by the proposed change.~~

~~**Section 606 Transmittal to Regional Planning Commission.** Within five days after the adoption of such motion, the certification of such resolution, or the filing of such application for amendment, the Zoning Board shall transmit a copy of the proposed amendment together with text and map pertaining to the proposed amendment to ~~must also~~ provide the Regional Planning Commission, ~~with copies of the application and attachments, so that the Regional Planning Commission shall review the proposed change at their monthly Executive Committee meeting.~~ The Regional Planning Commission shall recommend approval or denial of the proposed amendment or some modification of it ~~approval with modifications.~~ The recommendation shall be considered at the public hearing held by the Zoning Board on the proposed amendment.~~

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Section 607 Submission to Director of Transportation. Before any zoning amendment is approved effecting any land within three hundred (300) feet of the centerline of a proposed new highway or highway for which changes are proposed as described in the certification to local officials by the Director of Transportation, or within a radius of five hundred (500) feet from the point of intersection of said centerline with any public road or highway the Zoning Board shall give notice, by registered mail or certified mail to the Director of Transportation. The Zoning Board may proceed as required by law, however, the Township Trustees shall not approve the amendment for one hundred twenty (120) days from the date the notice is received by the Director of Transportation. If the Director of Transportation notifies the Trustees that he shall proceed to acquire the land needed, then the Trustees shall refuse to approve the rezoning. If the Director of Transportation notifies the Trustees that acquisition at this time is not in the public interest or upon the expiration of the one hundred twenty (120) day period or any extension thereof agreed upon by the Director of Transportation and the property owner, the Trustees shall proceed as required by law.

~~**Section 608 Recommendation by Zoning Board.** Within seventy (70) days from the receipt of the proposed amendment, and within thirty (30) days of their public hearing, the Zoning Board (after advertised public hearing and complying with all the requirements of Chapter 519.12 of the Ohio Revised Code), shall transmit its recommendation to the~~

Township Trustees. The Zoning Board may recommend that the amendment be granted as requested, or it may recommend a modification of the amendment requested, or it may recommend that the amendment be denied.

Section 609 Public Hearing by Township Trustees. Upon receipt of the recommendation from the Zoning Board, the Township Trustees shall schedule a public hearing. Said hearing shall be not more than thirty (30) days from the receipt of the recommendation from the Zoning Board.

Section 610 Notice of Public Hearing in Newspaper. Notice of the public hearing required in Section 607 shall be given by the Township Trustees by at least one (1) publication in one (1) or more newspapers of general circulation in the Township. Said notice shall be published at least ten (10) days before the date of the required hearing. The published notice shall set forth the time and place of the public hearing and a summary of the proposed amendment. This shall comply with all the requirements of Chapter 519.12 of the Ohio Revised Code.

Section 611 Action by Township Trustees. Within twenty (20) days after the public hearing required in Section 607, the Township Trustees shall either adopt or deny the recommendation of the Zoning Board, or adopt some modification thereof. In the event the Trustees denies or modifies the recommendation of the Zoning Board, it must do so by a unanimous vote.

Section 612 Effective Date and Referendum. Such amendment adopted by the Trustees shall become effective thirty (30) days after the date of adoption unless within thirty (30) days after the passage of the Resolution there is presented to the Clerk a petition signed by a number of qualified voters residing in the Township equal to not less than eight (8) per cent of the total vote cast in such area at the last preceding general election at which a Governor was elected, requesting the Trustees to submit the zoning amendment to the electors of the Township for approval or rejection at the next primary or general election. No amendment for which such referendum vote has been requested shall be put into effect unless a majority of the vote cast on the issue is in favor of the amendment. Upon certification by the Board of Elections that the amendment has been approved by the voters, it shall take immediate effect. This shall comply with all of the requirements of Section 519.12 of the Ohio Revised Code.

ARTICLE IX DISTRICT REGULATIONS

Section 900 Compliance with Regulations. The regulations for each district set forth by this Resolution shall be minimum regulations and shall apply uniformly to each class or kind of structure or land, except as hereinafter provided; or as otherwise granted by the Board of Zoning Appeals.

1. No building, structure, or land shall be used or occupied and no building or structure or part thereof shall be erected, constructed, reconstructed, moved, or structurally altered except in conformity with all of the regulations herein specified for the district in which it is located.
2. No building or other structure shall be erected or altered:
 - a. to provide for greater height or bulk;
 - b. to accommodate or house a greater number of families;
 - c. to occupy a greater percentage of lot area;
 - d. to have narrower or smaller rear yards, front yards, side yards, or other open spaces;
3. No yard or lot existing at the time of passage of this Resolution shall be reduced in dimension or area below the minimum requirements set forth herein. Yards or lots created after the effective date of this Resolution shall meet at least the minimum requirements set forth herein.
4. Any use not defined by this Resolution shall be prohibited. No specific use which is defined by this Resolution shall be construed as being included within the definition of any other defined use.

Section 910 Official Schedule of District Regulations Adopted. District regulations shall be as set forth in the Official Schedule of District Regulations hereby adopted and declared to be a part of this Resolution and in Article 10 of this Resolution, "Supplementary District Regulations." Regulations for Mobile Home Parks shall be those specified in Article 13.

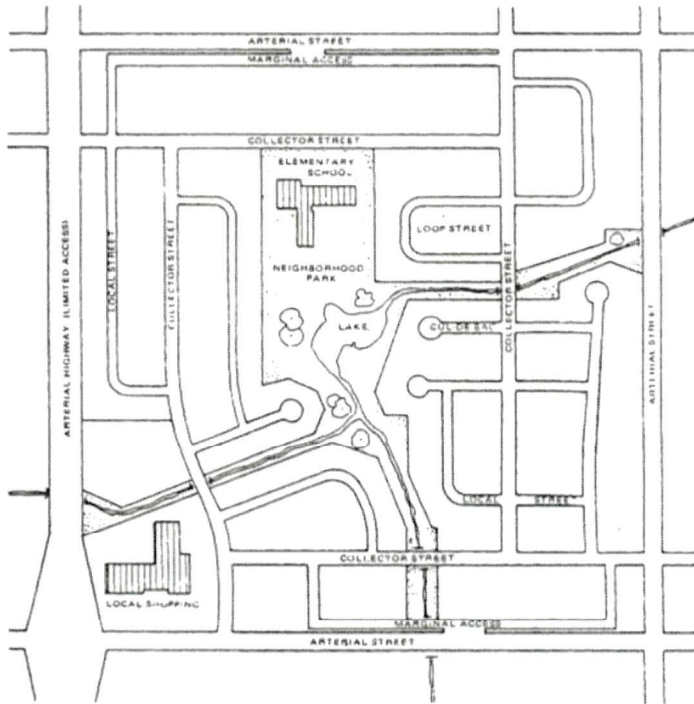
This Resolution is hereby adopted on this 27th day of ~~January~~ January 20265.

Chairman, Board of Township Trustees

Member, Board of Township Trustees

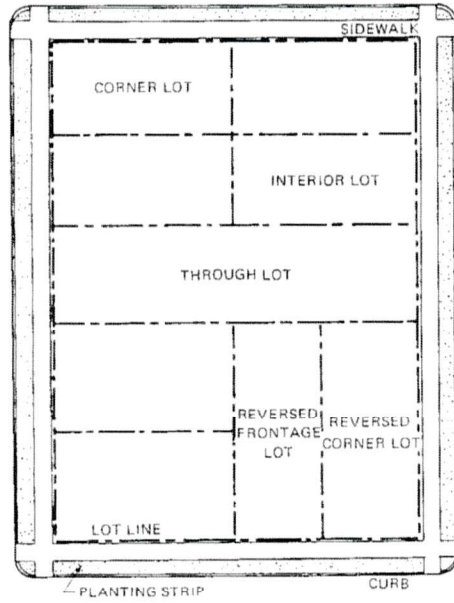
Member, Board of Township Trustees

Attest, Clerk Township Trustees

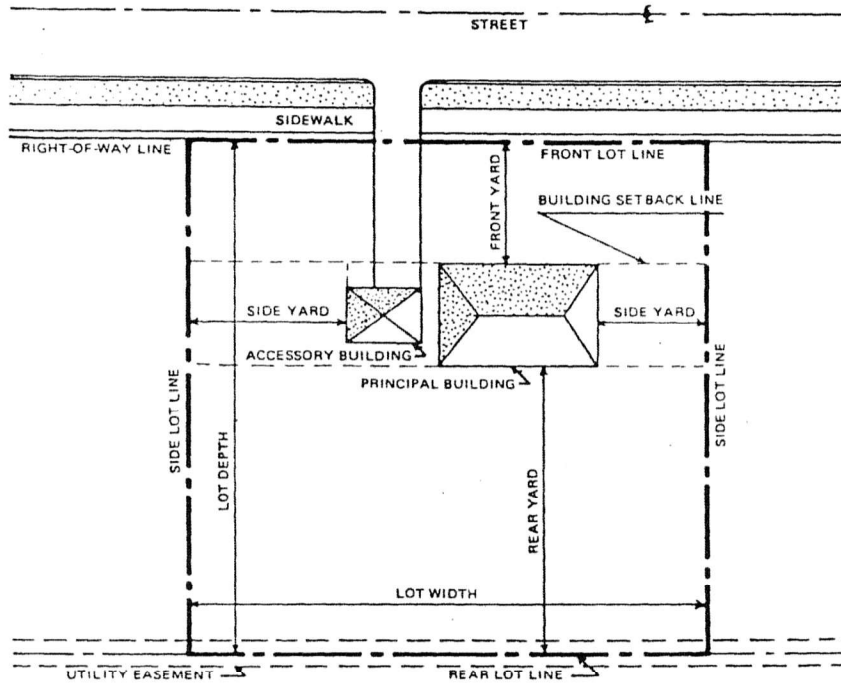


CLASSIFICATION OF THE THOROUGHFARE SYSTEM

STREET

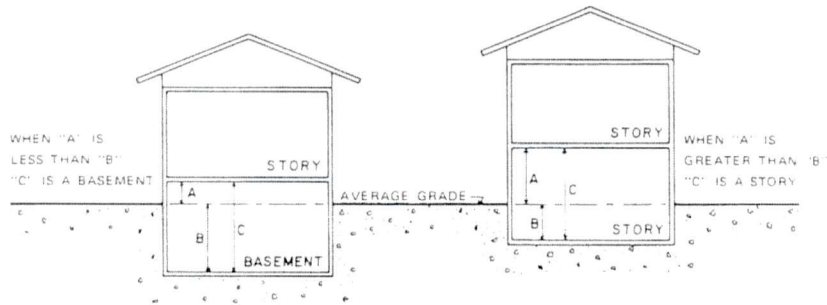


TYPES OF LOTS

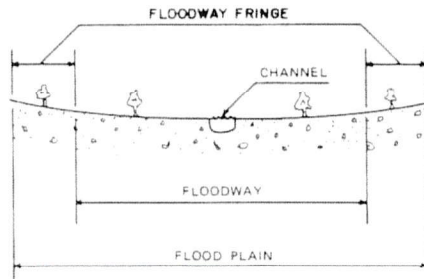


LOT AREA= TOTAL HORIZONTAL AREA
 LOT COVERAGE= PER CENT OF LOT OCCUPIED
 BY BUILDING

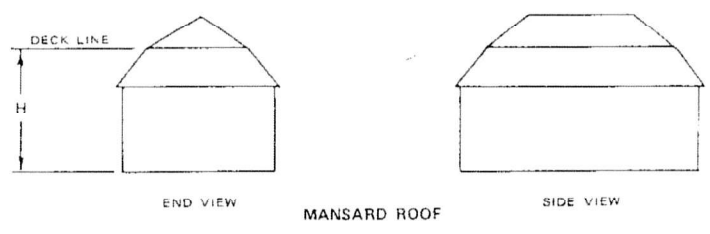
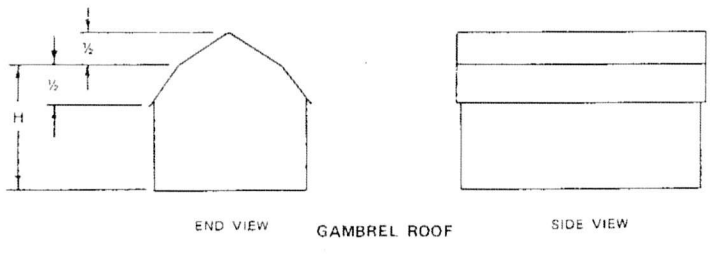
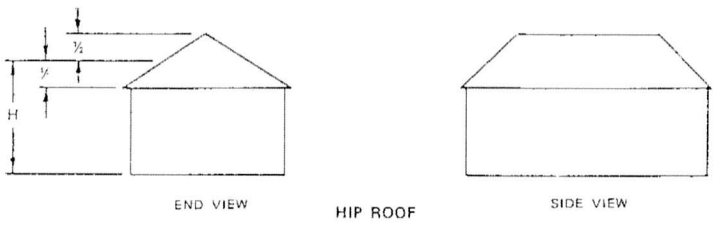
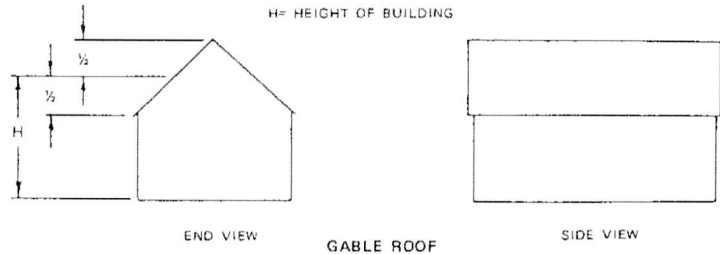
LOT TERMS



BASEMENT & STORY



FLOOD PLAIN TERMS



ROOF TYPES AND BUILDING HEIGHT