

THE VILLAGE OF VALLEY HI

325 N. MAIN ST.

BELLEFONTAINE, OH 43311

**RESOLUTION #06-01, DATED MARCH 9, 2006, SETS THE
FOLLOWING ZONING FEES EFFECTIVE MARCH 9, 2006:**

CONDITIONAL USE	\$ 300.00
VARIANCE	300.00
AMENDMENT	1,000.00
NEW CONSTRUCTION	25.00 flat fee + .15 per sq. ft.
PORCHES & GARAGES	25.00 flat fee + .15 per sq. ft.
SIGNS (LESS THAN 15 SQ. FT.)	50.00
LARGE SIGNS (MORE THAN 15 SQ. FT.)	250.00

APPLICATION FOR ZONING PERMIT

The Village of Valley Hi

Logan County, Ohio

Application # _____

The undersigned applies for a zoning permit for the following use, said permit to be issued on the basis of the information contained within this application. The applicant hereby certifies that all information and attachments to this application are true and correct. The applicant is required, in addition to the information requested on this form, to submit plans, in duplicate and drawn to scale, showing the actual dimensions and shape of the lot, exact sizes and locations of existing buildings on the lot, and the location and dimensions of the proposed buildings or alterations.

1. Locational Description: Subdivision Name _____

Section _____ Township _____ Range _____

VMS Designation _____ Block _____ Lot # _____

(If not located in platted subdivision, attach a map or drawing.)

2. Name of Owner _____

Mailing Address _____

Phone Number: Home _____ Business _____

3. Existing Use _____

4. Property Presently Zoned as _____

5. Proposed Use

New Construction _____ Business _____ Remodeling _____

Industry _____ Accessory Building _____

Sign _____ Size _____ Set Back from Road _____

Residence _____ No. of Units _____ Other (explain) _____

(If proposed use is business or industry, enclose a detailed description of the nature of the business or industry.)

6. Type of Sewage Disposal _____

7. Percentage of lot to be occupied _____ %
8. Lot Width _____ Lot Depth _____ Lot Area _____
9. Square Feet of Living Area (Residences) _____ sq. ft.
10. Square Feet in Garage _____ Basement _____ Accessory Bldg. _____
11. Square Feet of Commercial _____ Industrial _____ Office _____
12. Building Heights: Stories _____ Feet _____
13. Yard Dimensions: Front _____ Rear _____
 One Side _____ Sum of Side Yards _____
14. Accessory Building Dimensions: Height _____ Feet _____ Side _____
 Yard Setback _____ Rear Yard Setback _____
15. Number of Off-Street Parking Spaces to be Provided _____
16. Number of Off-Street Loading Berths to be Provided _____
17. On a separate sheet attach a list of other supplemental requirements or conditions that will be met, or explain any points you feel need clarification.

NOTE: This permit shall be void if work is not started within 180 days or completed within 1 ½ years.

Signature _____ Date _____

For Official Use Only

Date Received _____ Fee Paid _____

Date of Action on Application _____ Approved _____ Denied _____

If application is denied, reason for denial _____

 Zoning Officer

Village of Valley Hi Zoning Regulations

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PREAMBLE

AN ORDINANCE OF THE VILLAGE OF VALLEY HI, OHIO, ENACTED IN ACCORDANCE WITH A COMPREHENSIVE PLAN AND THE PROVISIONS OF CHAPTER 713, OHIO REVISED CODE, DIVIDING THE VILLAGE INTO ZONES AND DISTRICTS. ENCOURAGING, REGULATING, AND RESTRICTING THEREIN THE LOCATION, CONSTRUCTION, RECONSTRUCTION, ALTERATION AND USE OF STRUCTURES AND LAND; PROMOTING THE ORDERLY DEVELOPMENT OF RESIDENTIAL, BUSINESS, INDUSTRIAL, RECREATIONAL, AND PUBLIC AREAS; PROVIDING FOR ADEQUATE LIGHT, AIR, AND CONVENIENCE OF ACCESS TO PROPERTY BY REGULATING THE USE OF LAND AND BUILDINGS AND THE BULK OF STRUCTURES IN RELATIONSHIP TO SURROUNDING PROPERTIES; LIMITING CONGESTION IN THE PUBLIC RIGHT-OF-WAYS; PROVING THE COMPATIBILITY OF DIFFERENT LAND USES AND THE MOST APPROPRIATE USE OF LAND; PROVIDING FOR THE ADMINISTRATION OF THIS ORDINANCE; DEFINING THE POWERS AND DUTIES OF THE ADMINISTRATIVE OFFICERS AS PROVIDED HEREAFTER, AND PRESCRIBING PENALTIES FOR THE VIOLATION OF THE PROVISIONS IN THIS ORDINANCE OR ANY AMENDMENT THERETO, ALL FOR THE PURPOSE OF PROTECTING THE PUBLIC HEALTH, SAFETY, COMFORT AND GENERAL WELFARE: AND FOR THE REPEAL THEREOF.

THEREFORE, BE IT ORDAINED BY THE VILLAGE OF VALLEY HI, STATE OF OHIO:

ARTICLE I TITLE, INTERPRETATION, AND ENACTMENT

Section 100 Title

This ordinance shall be known and may be cited to as the “Zoning Ordinance of the Village of Valley Hi, Ohio.”

Section 110 Provisions of Ordinance Declared to be Minimum Requirements

In their interpretation and application, the provisions of this ordinance shall be held to be minimum requirements, adopted for the promotion of the public health, safety and the general welfare. Whenever the requirements of this ordinance conflict with the requirements of any other lawfully adopted rules, regulations, ordinances, or resolutions, the most restrictive, or that imposing the higher standards shall govern.

Section 120 Separability Clause

Should any section or provisions of this ordinance be declared by the courts to be unconstitutional or invalid, such decisions shall not affect the validity of the ordinance as a whole, or any part thereof other than the part so declared to be unconstitutional or invalid.

Section 130 Repeal of conflicting Ordinances, Effective Date

All ordinances or parts of ordinances in conflict with this zoning ordinance or inconsistent with the provisions of this ordinance are hereby repealed to the extent necessary to give this ordinance full force and effect. This ordinance shall become effective from and after the date of its approval and adoption, as provided by law.

ARTICLE II DEFINITIONS

Interpretation of Terms or Words:

For the purpose of this Ordinance certain terms or words used herein shall be interpreted as follows:

1. The word “person” includes a firm, association, organization, partnership, trust, company, or corporation as well as an individual.
2. The present tense includes the future tense, the singular number includes the plural, and the plural number includes the singular.
3. The word “shall” is a mandatory requirement, the word “may” is a permissive requirement, and the word “should” is a preferred requirement.
4. The words “used” or “occupied” include the words “intended, designed, or arranged to be used or occupied.”
5. The word “lot” includes the words “plot” or “parcel.”

Accessory Use or Structure

A use or structure on the same lot with, and of a nature customarily incidental and subordinate to, the principal use or structure.

Agriculture

“Agriculture” shall include farming, dairying, pasturage, horticulture, viticulture, animal and poultry husbandry, and raising and sales of agricultural products.

Automotive Repair

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

Alterations, Structural

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

Basement

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

Building

Any structure designed or intended for the support, enclosure, shelter, or protection of persons,

animals, chattels, or property.

Building, Accessory

A subordinate building detached from, but located on the same lot as the principal building, the use of which is incidental and accessory to that of the main building or use.

Building, Height

The vertical distance measured from the average elevation of the proposed finished grade at the front of the building to the highest point of the roof for flat roofs, to the deck line of mansard roofs, and the mean height between eaves and ridge for gable, hip, and gambrel roofs. Where a building is located on sloping terrain, the height may be measured from the average ground level of the grade at the building wall.

Building Line

See setback line.

Building, Principal

A building in which is conducted the main or principal use of the lot on which said building is situated.

Business, Convenience-Type Retail

Retail businesses whose market area is the neighborhood or part of the community, which provides convenience-type goods and personal services for the daily needs of the people within the residential area.

Business, Drive-in

Any business, structure or premise which is designed primarily to serve occupants of motor vehicles without the occupants having to leave the vehicle.

Business, Service

Any profit making activity which renders primarily services to the public or to other commercial or industrial enterprises. Some retail sales may be involved in connection with the service rendered.

Business, Shopping-Type Retail

A retail or service business which supplies a wide variety of comparison goods and services to consumers in a market area that includes the community or an area greater than a community.

Channel

A natural or artificial watercourse of perceptible extent with bed and banks to confine and conduct continuously or periodically flowing water.

Clinic

A place used for the care, diagnosis and treatment of sick, ailing, infirm, or injured persons, and those who are in need of medical and surgical attention, but who are not provided with board or room or kept overnight on the premises.

Club

A building or portion thereof or premises owned or operated by a person for a social, literary, political, educational, fraternal or recreational purpose primarily for the exclusive use of members and their guests.

Comprehensive Development Plan

A plan, or any portion thereof, adopted by the Village Planning Commission and the Village Commission showing the general location and extent of present and proposed physical facilities including housing and commercial uses, thoroughfares, parks 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.

Density

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

1. Gross Density-the number of dwelling units per acre of the total land to be developed.
2. Net Density-the number of dwelling units per acre of land when the acreage involved includes only the land devoted to residential uses.

Dwelling

Any building or structure (except a housetrailer or mobile home as defined hereunder which is wholly or partly used or intended to be used for living or sleeping quarters by one or more human occupants.

Dwelling Unit

Space, within a dwelling, comprising living, dining, sleeping room or rooms, storage closets, as well as space and equipment for cooking, bathing, and toilet facilities, all used by only one family and its household employees.

Dwelling, Single-Family

A dwelling consisting of single dwelling unit only, separated from other dwelling units by open space.

Dwelling, Multi-Family

A dwelling consisting of two or more dwelling units including condominiums with varying arrangements of entrances and party walls.

Dwelling, Modular Unit

A factory-fabricated transportable building designed to be used by itself or to be incorporated with similar units at a building site into a modular structure. The term is intended to apply to major assemblies and does not include prefabricated panels, trusses, plumbing trees, and other prefabricated sub-elements which are to be incorporated into a structure at the site.

Dwelling, Sectional Unit

A dwelling made of two or more modular units transported to the homesite, put on a foundation, and joined to make a single dwelling.

Dwelling, Mobile Home

A modular unit built on a chassis, with body width exceeding 8 feet or body length exceeding 32 feet, designed to be used as a dwelling, with or without a permanent foundation, when connected to the required utilities.

Double-wide or Triple-wide

A mobile home consisting respectively of two or three sections combined horizontally at the site to form a single dwelling, while still retaining their individual chassis for possible future movement.

Expandable Mobile Home

A mobile home with one or more room sections that fold, collapse, or telescope into the principal unit when being transported and which can be expanded at the site to provide additional living area.

Dwelling, Rooming House (Boarding House, Lodging House, Dormitory)

A dwelling or part thereof, other than a hotel, motel, or restaurant where meals and/or lodging are provided for compensation, for three or more unrelated persons where no cooking or dining facilities are provided in the individual rooms.

Essential Services

The erection, construction, alteration, or maintenance, by public utilities or municipal or other governmental agencies, of underground gas, electrical, water transmission, or distribution systems, collection, communications, supply or disposal systems or sites, including poles, wires, mains, drains, sewers, pipes, traffic signals, hydrants, or other similar equipment and accessories in connection therewith which are reasonably necessary for the furnishing of adequate service by such public utilities or municipal or other governmental agencies or for the public health or safety or general welfare, but not including buildings.

Family

One or more related persons occupying a single dwelling unit.

Flood Plain

That land, including the flood fringe and the floodway subject to inundation by the regional flood.

Flood, Regional

Large floods which have previously occurred or which may be expected to occur on a particular stream because of like physical characteristics. The regional flood generally has an average frequency of the one hundred (100) year recurrence interval flood.

Floodway

That portion of the flood plain, including the channel, which is reasonably required to convey the regional flood waters. Floods of less frequent recurrence are usually contained completely within the floodway.

Floodway Fringe

That portion of the flood plain, excluding the floodway, where development may be allowed under certain restrictions.

Floor Area of a Residential Building

The sum of the gross horizontal area of the several floors of a residential building, excluding basement floor areas not devoted to residential use and attached garages, but including the area of roofed porches and roofed terraces. All dimensions shall be measured between interior faces of walls.

Floor Area of a Non-Residential Building (To be used in Calculating Parking Requirements)

The floor area of the specified use excluding stairs, washrooms, elevator shafts, maintenance shafts and rooms, storage spaces, display windows, and fitting rooms, and similar areas.

Floor Area, Usable

Measurement of usable floor area shall be the sum of the horizontal areas of the several floors of the building, measured from the interior faces of the exterior walls.

Food Processing

The preparation, storage, or processing of food products. Examples of these activities include bakeries, dairies, canneries, and other similar businesses.

Forestry

The propagation and harvesting of forest trees.

Gasoline Service Station

Buildings and premises where gasoline, oil, grease, batteries, tires, and automobile accessories may be supplied and dispensed at retail.

Home Occupation

An occupation conducted in a dwelling unit, provided that: No more than one person other than members of the family residing on the premises shall be engaged in such occupation. The use of the dwelling unit for the home occupation shall be clearly incidental and subordinate to its use for residential purposes by its occupants, and not more than thirty-five (35) percent of floor area of the dwelling unit shall be used in the conduct of the home occupation. There shall be no change in the outside appearance of the building or premises, or other visible evidence of the conduct of such home occupation other than one sign, not exceeding four square feet in area,

non-illuminated and mounted flat against the wall of the principal building. No traffic shall be generated by such occupation in greater volume than would normally be expected in such a residential area and any need for parking generated by the conduct of such home occupation shall meet the off-street parking requirements as specified in this ordinance.

Junk

“Junk” means old scrap copper, brass, rope, rags, trash, waste, batteries, paper, rubber, junked, dismantled, or wrecked automobiles or parts thereof; iron, steel, and other old or scrap ferrous or non-ferrous materials.

Junk Yard

“Junk Yard” means an establishment or place of business which is maintained or operated for the purpose of storing, keeping, buying, or selling junk, or for the maintenance or operation of an automobile graveyard. It shall also include scrap metal processing facilities which are located within one thousand feet of the nearest edge of the right-of-way of a highway or street, and any site, location, or premise on which are kept two or more junk motor vehicles, whether or not for a commercial purpose.

Kenel

Any lot or premise on which dogs, cats or other household pets are boarded, bred or exchanged for monetary compensation.

Loading Space, Off-Street

Space logically and conveniently located for bulk pickups and deliveries, scaled to delivery vehicles expected to be used, and accessible to such vehicles when required off-street parking spaces are filled. Required off-street loading space is not to be included as off-street parking space in computation of required off-street parking space. All off-street loading spaces shall be located totally outside of any street or alley right-of-way.

Location Map

See Vicinity Map.

Lot

For the purposes of this Ordinance a lot is a parcel of land of sufficient size to meet minimum zoning requirements for use, coverage, and area for one principal building together with its accessory building and which provides such yards and other open spaces as are herein required. Such lot shall have frontage on an improved public street, or on an approved private street, and may consists of:

1. A single lot of record;
2. A portion of a lot of record;
3. A combination of complete lots of record, of complete lots of record and portions of lots or record, or of portions of lots of record.

Lot Coverage

The ratio of enclosed ground floor area of all buildings on a lot to the horizontally projected area of the lot, expressed as a percentage.

Lot Frontage

The front of a lot shall be construed to be the portion nearest the street. For the purpose of determining yard requirements on corner lots and through lots, all sides of a lot adjacent to streets shall be considered frontage, and yards shall be provided as indicated under “Yards” in this section.

Lot, Minimum Area of

The area of a lot is computed exclusive of any portion of the right-of-way of any public or private street.

Lot Measurements

A lot shall be measured as follows:

1. Depth

The distance between the mid-points of straight lines connecting the foremost points of the side lot lines in front and rearmost points of the side lot lines in the rear. No lot shall have an average depth which is more than three (3) times its average width.

2. Width

The distance between straight lines connecting front and rear lot lines at each side of the lot, measured at the building setback line.

Lot of Record

A lot which is part of a subdivision recorded in the office of the County Recorder, or a lot or parcel described by metes and bounds, the description of which has been so recorded.

Lot Types

Terminology used in this Ordinance with reference to corner lots, interior lots and through lots is as follows:

1. Corner Lot

A lot located at the intersection of two or more streets. A lot abutting on a curved street or streets shall be considered a corner lot if straight lines drawn from the foremost point of the side lot lines to the foremost point of the lot meet at an interior angle of less than one hundred thirty five (135) degrees.

2. Interior Lot

A lot with only one frontage on a street.

3. Through Lot

A lot other than a corner lot with frontage on more than one street. Through lots abutting two streets may be referred to as double frontage lots.

4. Reversed Frontage Lot

A lot on which frontage is at right angles to the general pattern in the area. A reversed frontage lot may also be a corner lot.

Major Thoroughfare Plan

The portion of the Comprehensive Plan adopted by the Village Commission indicating the

general location recommended for collector and local thoroughfares within the Village.

Manufacturing, Heavy

Manufacturing, processing, assembling, storing, testing and similar industrial uses which are generally major operations and extensive in character; require large sites, open storage and service areas, extensive services and facilities, ready access to regional transportation; and normally generate some nuisances such as smoke, noise, dust, glare, air pollution, odor, but not beyond the district boundary to any large extent.

Manufacturing, Light

Manufacturing or other industrial uses which are usually controlled operation; relatively clean, quiet, and free of objectionable or hazardous elements such as smoke, noise, odor, or dust; operating and storing within enclosed structures; and generating little industrial traffic and no major nuisances.

Mobile Home Park

Any site, or tract of land under single ownership, upon which three or more mobile homes used for habitation are parked, either free of charge or for revenue purposes; including any roadway, building, structure, vehicle, or enclosure used or intended for use as a part of the facilities of such park.

Non-Conformities

A building, structure or use of land existing at the time of enactment of this Ordinance and which does not conform to the regulations of the district or zone in which it is situated.

Nursery

A home or facility for the care and treatment of babies or children.

Offices

Quasi-commercial uses which may often be transitional between retail business and/or residential uses. Office business generally accommodates such occupations as administrative, executive, professional, accounting, clerical, drafting, etc. Institutional offices of a charitable, philanthropic, financial or religious or educational nature are also included in this classification.

Open Space

An area substantially open to the sky which may be on the same lot with a building. The area may include, along with the natural environmental features, water areas, swimming pools, and tennis courts, any other recreational facilities that the zoning commission deems permissive. Streets, parking areas, structures for habitation, and the like shall not be included.

Parking Space, Off-Street

For the purpose of this Ordinance an off-street parking space shall consist of an area adequate for parking an automobile with room for opening doors on both sides, together with properly related access to a public street or alley and maneuvering room, but shall be located totally outside of any street or alley right-of-way.

Personal Services

Any enterprise conducted for gain which primarily offers services to the general public such as barber shop, florists, beauty parlors, and similar activities.

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 Service Facility

The erection, construction, alteration, operation, or maintenance of buildings, power plants, or substations, water treatment plants or pumping stations, sewage disposal or pumping plants and other similar public service structures by a public utility, whether publicly or privately owned, or by a governmental agency, including the furnishing of electricity or gas. Public or private communications, water and/or sewage service.

Public Uses

Public parks, 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

A bridge, channel, ditch, easement, highway, land, road, sidewalk, bicycle path; or other ways in which the general public or a public entity have a right, or which are dedicated, whether improved or not.

Quasipublic Use

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

Recreation, Commercial

Any business which is operated as a recreational enterprise, either publicly or privately owned for profit. Examples include, but are not limited to: Golf Courses, Bowling Alleys, Swimming pools, Tennis Courts, Ski Trails, etc.

Recreation, Non-commercial

Any business which is operated as a recreational enterprise, either publicly or privately owned, for non-profit. Examples include, but are not limited to: fishing areas, parks, archery ranges, ball parks, etc.

Recreational Vehicle

A vehicular type unit primarily designed as temporary living quarters for recreational, camping, or travel use, which either has its own motive power or is mounted on or drawn by another vehicle. The basic entities are: travel trailer, camping trailer, truck camper and motor home.

Recreational Vehicle Park

A parcel of land upon which two or more recreational vehicle sites are located, established, or

maintained for occupancy by recreational vehicles of the general public as temporary living quarters for recreation or vacation purposes.

Recreational Vehicle Site

A plot of ground within a recreational vehicle park intended for the accommodation of either a recreational vehicle, tent, or other individual camping unit on a temporary basis.

Right-of-Way

A strip of land taken or dedicated for use as a public way. In addition to the roadway, it normally incorporates the curbs, lawn strips, sidewalks, lighting, and drainage facilities, and may include special features required as a public way. In addition to the roadway, it normally incorporates the curbs, lawn strips, sidewalks, lighting, and drainage facilities, and may include special features required by the topography such as landscaped areas and bridges.

Seat

For purposes of determining the number of off-street parking spaces for certain uses, the number of seats is the number of seating units installed or indicated, or each twenty-four (24) lineal inches of benches, pews, or space for loose chairs.

Setback Line

A line established by the Zoning Ordinance generally parallel with and measured from the lot line, designating the limits of a yard in which no building, other than accessory building, or structure may be located above ground, except as may be provided in said code.

Sewers, Central or Group

An approved sewage disposal system which provides a collection network and disposal system and central sewage treatment facility for a single development, community, or region.

Sewers, On-Site

A septic tank or similar installation on an individual lot which utilizes an aerobic bacteriological process or equally satisfactory process for the elimination of sewage and provides for the proper and safe disposal of the effluent, subject to the approval of health and sanitation officials having jurisdiction.

Sidewalk

That portion of the road right-of-way outside the roadway, which is improved for the use of pedestrian traffic.

Sign

Any device, designated to inform or attract the attention of persons not on the premises on which the sign is located.

1. Sign, On-Premises

Any sign related to a business or profession, conducted, or a commodity or service sold or offered upon the premises where such sign is located.

2. Sign, Off-Premises

Any sign unrelated to a business or profession conducted or to a commodity or service sold or offered upon the premises where such sign is located.

3. Sign, Illuminated

Any sign illuminated by electricity, gas, or other artificial light including reflecting or phosphorescent light.

4. Sign, Lighting Device

Any light, string of lights, or group of lights located or arranged so as to cast illumination on a sign.

5. Sign, Ground

Means a display sign supported by uprights or braces in or upon the ground surface.

6. Sign, Marquee

Means a display sign attached to or hung from a marquee canopy or other covered structure projecting from and supported by the building and extending beyond the building wall, building line or street lot line.

7. Sign, Pole

Means any sign which is erected on a pole or poles, which is wholly or partially independent of any building for support.

8. Sign, Projecting

Means a display sign which is attached directly to the building wall and which extends more than fifteen inches from the face of the wall.

9. Sign, Roof

Means a display sign which is erected, constructed and maintained above the roof of the building.

10. Sign, Temporary

Means a display, banner or other advertising device constructed on cloth, canvas, fabric or other light temporary material, with or without a structural frame, intended for a limited period of display, including decorative displays for holidays or public demonstrations.

11. Sign, Wall

Means a display sign which is painted on or attached directly to the building wall and which extends not more than fifteen inches from the face of the wall.

Story

That part of a building between the surface of a floor and the ceiling immediately above.

Transient Lodgings

A building in which lodging or boarding and lodging are provided and offered to the public for compensation. As such it is open to the public in contradistinction to a boarding house, rooming house, lodging house, or dormitory which is herein separately defined. Examples include: hotel, motel and apartment hotel.

Structure

Anything constructed or erected, the use of which requires location on the ground, or attachment or something having a fixed location on the ground. Among other things, structures include buildings, mobile homes, walls, fences and billboards.

Swimming Pool

A pool, pond, lake, or open tank containing at least 1.5 feet of water at any point and maintained by the owner or manager.

1. Private

Exclusively used without paying an additional charge for admission by the residents and guests of a single household, a multifamily development, or a community, the members and guests of a club, or the patrons of a motel or hotel; and accessory use.

2. Community

Operated with a charge for admission; a primary use.

Thoroughfare, Street, or Road

The full width between property lines bounding every public way or whatever nature with a part thereof to be used for vehicular traffic and designated as follows:

1. Arterial Street

A general term denoting a highway primarily for through traffic, carrying heavy loads and large volume of traffic, usually on a continuous route.

2. Collector Street

A thoroughfare, whether within a residential, commercial, or other type of development, which primarily carries traffic from local streets to arterial streets, including the principal entrance and circulation routes within residential subdivisions.

3. Cul-de-Sac

A local street of relatively short length with one end open to traffic and the other end terminating in a vehicular turnaround.

4. Dead-end Street

A street temporarily having only one (1) outlet for vehicular traffic and intended to be extended or continued in the future.

5. Local Street

A street primarily for providing access to residential or other abutting property.

6. Loop Street

A type of local street, each end, of which terminates at an intersection with the same arterial or collector street, and whose principal radius points of the one hundred and eighty (180) degree system of turns are not more than one thousand (1000) feet from said arterial or collector street, nor normally more than six hundred (600) feet from each other.

7. Marginal Access Street

A local or collector street, parallel and adjacent to an arterial or collector street, providing access to abutting properties and protection from arterial or collector streets. (Also called Frontage Street).

Use

The specific purposes for which land or a building is designated, arranged, intended, or for which it is or may be occupied or maintained.

Variance

A variance is a modification of the strict terms of the relevant regulations where such

modification will not be contrary to the public interest and where owing to conditions peculiar to the property and not the result of the action of the applicant, a literal enforcement of the regulations would result in unnecessary and undue hardship.

Vicinity Map

A drawing located on the plat which sets forth by dimensions or other means, the relationship of the proposed subdivision or use to other nearby developments or landmarks and community facilities and services within the general area in order to better locate and orient the area in question.

Walkway

A public way, four (4) feet or more in width, for pedestrian use only, whether along the side of a road or not.

Wholesale and Warehousing

Business establishments that generally store and sell commodities in large quantities or by the piece to retailers, jobbers, other wholesale establishments, or manufacturing establishments. These commodities are basically for further resale, for use in the fabrication of a product, or for use by a business service.

Yard

A required open space other than a court unoccupied and unobstructed by any structure or portion of a structure from three (3) feet above the general ground level of the graded lot upward; provided, accessories, ornaments, and furniture may be permitted in any yard, subject to height limitations and requirements limiting obstruction of visibility.

1. Yard, Front

A yard extending between side lot lines across the front of a lot and from the front lot line to the front of the principal building.

2. Yard, Rear

A yard extending between side lot lines across the rear of a lot and from the rear lot line to the rear of the principal building.

3. Yard, Side

A yard extending from the principal building to the side lot line on both sides of the principal building between the lines establishing the front and rear yards.

Zoning Certificate

A document issued by the Zoning Inspector authorizing the occupancy or use of a building or structure or the actual use of lots or land in accordance with the previously issued Zoning Permit.

Zoning Permit

A document issued by the zoning inspector authorizing the use of lots, structures, uses of land and structures, and the characteristics of the uses.

ARTICLE III ENFORCEMENT

Section 300 Zoning Permits Required

No building, or other structure, shall be erected, moved, added to, structurally altered, nor shall any building structure or land be established or changed in use without a permit therefor, issued by the Zoning Inspector. Zoning permits shall be issued only in conformity with the provisions of this ordinance unless the Zoning Inspector receives a written order from the Board of Zoning Appeals deciding an appeal conditional use, or variance.

Section 301 Contents of Application for Zoning Permit

The application for zoning permit shall be signed by the owner or applicant attesting to the truth and exactness of all information supplied on the application. Each application shall clearly state that the permit shall expire and may be revoked if work has not begun within one year or substantially completed within two and one-half (2 ½) years. At a minimum, the application shall contain the following information:

1. Name, address, and phone number of applicant;
2. Legal description of property;
3. Existing use;
4. Proposed use;
5. Zoning district;
6. Plans in duplicate drawn to scale, showing the actual dimensions and the shape of the lot to be built upon; the exact size and location of existing buildings on the lot, if any; and the location and dimensions of the proposed building(s) or alteration;
7. Building heights;
8. Number of off-street parking spaces or loading berths;
9. Number of dwelling units;
10. Such other matters as may be necessary to determine conformance with, and provide for the enforcement of this ordinance.

Section 302 Approval of Zoning Permit

Within thirty (30) days after the receipt of an application, the Zoning Inspector shall either approve or disapprove the application in conformance with the provisions of this ordinance. All zoning permits shall, however, be conditional upon the commencement of work within one year. One copy of the plans shall be returned to the applicant by the Zoning Inspector, after the Zoning Inspector shall have marked such copy either as approved or disapproved and attested to same by his signature on such copy. One copy of plans, similarly marked, shall be retained by the Zoning Inspector. The Zoning Inspector shall issue a placard, to be posted in a conspicuous place on the property in question, attesting to the fact that the use or alteration is in conformance with the provisions of this ordinance.

Section 304 Expiration of Zoning Permit

If the work described in any zoning permit has not begun within one year from the date of issuance thereof, said permit shall expire; it shall be revoked by the Zoning Inspector; and written notice thereof shall be given to the persons affected. If the work described in any zoning permit has not been substantially completed within two and one half (2 ½) years of the date of issuance thereof, said permit shall expire and be revoked by the Zoning Inspector, and written notice thereof shall be given to the persons affected, together with notice that further work as

described in the cancelled permit shall not proceed unless and until a new zoning permit has been obtained or extension granted.

Section 310 Certificate of Occupancy

It shall be unlawful to use or occupy or permit the use or occupancy of any building or premises, or both, or part thereof hereafter created, erected, changed, converted, or wholly or partly altered or enlarged in its use or structure until a certificate of occupancy shall have been issued therefore by the Zoning Inspector stating that the proposed use of the building or land conforms to the requirements of this ordinance.

Section 311 Temporary Certificate of Occupancy

A temporary certificate of occupancy may be issue by the Zoning Inspector for a period not exceeding six (6) months during alterations or partial occupancy of a building pending its completion.

Section 312 Record of Zoning Permits and Certificates of Occupancy

The Zoning Inspector shall maintain a record of all zoning permits and certificates of occupancy and copies shall be furnished upon request to any person.

Section 320 Failure to Obtain a Zoning Permit or Certificate of Occupancy

Failure to obtain a zoning permit or certificate of occupancy shall be a punishable violation of this Ordinance.

Section 330 Construction and Use to be as Provided in Applications, Plans, Permits and Certificates

Zoning permits or certificates of occupancy issued on the basis of plans and applications approved by the Zoning Inspector authorize only the use and arrangement, set forth in such approved plans and applications or amendments thereto, and no other use, arrangement, or construction. Use, arrangement, or construction contrary to that authorized shall be deemed a punishable violation of this ordinance.

Section 340 Complaints Regarding Violations

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

Section 350 Penalties for Violation

Violation of the provisions of this ordinance or failure to comply with any of its requirements, including violations of conditions and safeguards established in various sections of this ordinance shall constitute a misdemeanor. Any person who violates this ordinance or fails to comply with any of its requirements shall upon conviction thereof be fined not more than one-hundred (100) dollars and in addition shall pay all costs and expenses involved in the case. Each day such violation continues after receipt of a violation notice, shall be considered a separate offense. The owner or tenant of any building, structure, premises, or part thereof, and any

architect, builder, contractor, agent, or other person who commits, participates in, assists, in, or maintains such violation may each be found guilty of a separate offense and suffer the penalties herein provided. Nothing herein contained shall prevent the Village from taking such other lawful action as is necessary to prevent or remedy any violation.

Section 360 Schedule of Fees, Charges and Expenses

The Village Commission shall by ordinance establish a schedule of fees, charges, and expenses and a collection procedure for zoning permits, amendments, appeals, variances, conditional use permits, plan approvals, and other matters pertaining to the administration and enforcement of this ordinance requiring investigations, inspections, legal advertising, postage, and other expenses. The schedule of fees shall be posted in the office of the Zoning Inspector, and may be altered or amended only by the Village Commission. Until all applicable fees, charges, and expenses have been paid in full, no action shall be taken on any application or appeal.

ARTICLE IV NON-CONFORMITIES

Section 400 Intent

Within the districts established by this ordinance or amendment that may later be adopted there exists lots, uses of land, structures, and uses of structures and land in combination which were lawful before this ordinance was passed or amended, but which would be prohibited, regulated, or restricted under the terms of this ordinance or future amendments. It is the intent of this ordinance to permit these non-conformities to continue until they are removed. It is further the intent of this ordinance that non-conformities shall not be enlarged upon, expanded or extended, nor be used as grounds for adding other structures or uses prohibited elsewhere in the same district.

Section 410 Incompatibility of Non-Conformities

Non-conformities are declared by this ordinance to be incompatible with permitted uses in the districts in which such use is located. A non-conforming use of land, or a non-conforming use of a structure and land in combination shall not be extended or enlarged after passage of this ordinance by attachment on a building or premises of additional signs intended to be seen from off the premises, or by the addition of other uses of a nature which would be generally prohibited in the district in which such use is located.

Section 420 Avoidance of Undue Hardship

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

Section 430 Single Non-Conforming Lots of Record

In any district in which single-family dwellings are permitted, a single-family dwelling and customary accessory buildings including on-site septic systems if approved by the County Health

Department may be erected on any single lot of record at the effective date of adoption or amendment of this ordinance notwithstanding limitations imposed by other provisions of this ordinance. Such lot must be in separate ownership and not of continuous frontage with other lots in the same ownership. This provision shall apply even though such lot fails to meet the requirements for area or width, or both, that are generally applicable in the district, provided that yard dimensions and requirements other than those applying to area or width, or both, of the lot shall conform to the regulations for the district in which such lot is located. Variances of requirements listed in Articles 9 and 10 of this ordinance other than lot area or lot width shall be obtained only through action of the Board of Zoning Appeals as provided in Sections 540 through 549.

Section 431 Non-Conforming Lots of Record in Combination

If two or more lots or a combination of lots and portions of lots with continuous frontage in single ownership are of record at the time of passage or amendment of this ordinance and if all or part of the lots with no buildings do not meet the requirements established for lot width and area, the lands involved shall be considered to be an undivided parcel for the purposes of this ordinance and no portion of said parcel shall be used or sold in a manner which diminishes compliance with lot width and area requirements established by this ordinance, nor shall any division of any parcel be made which creates a lot with a width or area below the requirements stated in this ordinance.

Section 440 Non-Conforming Uses of Land

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

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

Section 450 Non-Conforming Structures

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

1. No such non-conforming structure may be enlarged or altered in a way which increased its non-conformity, but any structure or portion thereof may be altered to decrease its non-conformity;
2. Should such non-conforming structure or non-conforming portion of structure be destroyed by fire or an Act of God, it may after approval by the Board of Zoning Appeals, be reconstructed as it previously existed. All remaining debris shall be cleared away and disposed of properly within two months of the time of destruction;
3. Should such structure be moved for any reason for any distance whatever, it shall thereafter conform to the regulations for the district in which it is located after it is moved.

Section 460 Non-Conforming Uses of Structures or of Structures and Land in Combination

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

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

Section 470 Repairs and Maintenance

On any non-conforming structure or portion of a structure containing a non-conforming use, work may be done on ordinary repairs, or on repair or replacement of non-bearing walls, fixtures, wiring, or plumbing, provided that the cubic content existing when it became non-conforming

shall not be increased. Nothing in this section shall be deemed to prevent the strengthening or restoring to a safe condition of any building or part thereof declared to be unsafe by any official charged with protecting the public safety, upon order of such official.

Section 480 Uses Under Conditional Use Provisions Not Non-Conforming Uses

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

ARTICLE V ADMINISTRATION

Section 500 Office of Zoning Inspector Created

A Zoning Inspector designated by the Village Commission shall administer and enforce this ordinance. He may be provided with the assistance of such other persons as the Village Commission may direct.

Section 501 Duties of Zoning Inspector

For the purpose of this ordinance, the Zoning Inspector shall have the following duties:

1. Upon finding that any of the provisions of this ordinance are being violated, he shall notify in writing the person responsible for such violation(s) ordering the action necessary to correct such violation;
2. Order discontinuance of illegal uses of land, buildings, or structures;
3. Order removal of illegal buildings or structures or illegal additions or structural alterations;
4. Order discontinuance of any illegal work being done;
5. Take any other action authorized by this ordinance to ensure compliance with or to prevent violation(s) of this ordinance. This may include the issuance of and action on zoning and certificate of occupancy permits and such similar administrative duties as are permissible under the law.

Section 510 Proceedings of Planning Commission

The Commission shall adopt rules necessary to the conduct of its affairs in keeping with the provisions of this ordinance. Meetings shall be held at the call of the chairman and at such other times as the Commission may determine. All meetings shall be open to the public. The Commission shall keep minutes of its proceedings showing the vote of each member upon each question, or if absent or failing to vote, indicating such fact, and shall keep records of its examinations and other official actions all of which shall be a public record and be immediately filed in the office of the Commission.

Section 511 Duties of Planning Commission

For the purpose of this ordinance the Commission shall have the following duties:

1. Initiate proposed amendments to this ordinance;
2. Review all proposed amendments to this ordinance and make recommendations to the Village Commission as specified in Article 6;

Section 520 Board of Zoning Appeals Created

A Board of Zoning Appeals is hereby created, which shall consist of five (5) members to be appointed by the Village Commission each for a term of five (5) years, except that the initial appointments shall be one (1) member each for one (1), two (2), three (3), four (4) and five (5) year terms. Each member shall be a resident of the Village. Members of the Board may be removed from office by the Village Commission for cause upon written charges and after public hearing. Vacancies shall be filled by appointment by the Village Commission for the unexpired term of the member affected.

Section 521 Proceedings of the Board of Zoning Appeals

The Board shall adopt rules necessary to the conduct of its affairs in keeping with the provisions of this ordinance. Meetings shall be held at the call of the chairman and at such other times as the Board may determine. The Chairman, or in his absence the acting chairman, may administer oaths and compel the attendance of witnesses. All meetings shall be open to the public. The Board shall keep minutes of its proceedings, showing the vote of each member upon each question, or if absent or failing to vote, indicating such fact, and shall keep records of its examinations and other official actions, all of which shall be a public record and be immediately filed in the office of the Board.

Section 522 Duties of the Board of Zoning Appeals

In exercising its duties, the Board may, as long as such action is in conformity with the terms of this ordinance, reverse or affirm, wholly or partly, or modify the order, requirement, decision, or determination appealed from and may make such order, requirement, decision, or determination as ought to be made, and to that end shall have the powers of the Zoning Inspector from whom the appeal is taken. The concurring vote of four (4) members of the Board shall be necessary to reverse any order, requirement, decision, or determination of the Zoning Inspector, or to decide in favor of the applicant on any matter upon which it is required to pass under this ordinance or to effect any variation in the application of this ordinance. For the purpose of this ordinance the Board has the following specific responsibilities:

1. To hear and decide appeals where it is alleged there is an error in any order, requirement, decision, interpretation, or determination made by the Zoning Inspector;
2. To authorize such variances from the terms of this ordinance as will not be contrary to the public interest, where, owing to the special conditions, a literal enforcement of this ordinance will result in unnecessary hardship, and so that the spirit of this ordinance shall be observed and substantial justice done;
3. To grant conditional use permits as specified in the Official Schedule of District Regulations and under the conditions specified in Article 9 and such additional safeguards as will uphold the intent of this ordinance.

Section 530 Duties of Zoning Inspector, Board of Zoning Appeals, Legislative Authority and Courts on Matters of Appeal

It is the intent of this ordinance that all questions of interpretation and enforcement shall be first presented to the Zoning Inspector, and that such questions shall be presented to the Board only on appeal from the decision of the Zoning Inspector, and that recourse from the decisions of the

Board shall be to the courts as provided by law. It is further the intent of this ordinance that the duties of the Village Commission in connection with this ordinance shall not include hearing and deciding questions of interpretation and enforcement that may arise. The procedure for deciding such questions shall be as stated in this section and this ordinance. Under this ordinance the Village Commission shall have only the duties of considering and adopting or rejecting proposed amendments or the repeal of this ordinance as provided by law; and of establishing a schedule of fees and charges as stated in Section 360 of this ordinance. Nothing in this ordinance shall be interpreted to prevent any official of the Village from appealing a decision of the Board to the courts as provided in the Ohio Revised Code. Any such appeal shall be made within ten (10) days of the Board's written decision.

Section 540 Procedure and Requirements for Appeals and Variances

Appeals and variances shall conform to the procedures and requirements of Section 541-549, inclusive, of this ordinance. As specified in Section 522, the Board of Zoning Appeals has appellate jurisdiction relative to appeals and variances.

Section 541 Appeals

Appeals to the Board of Zoning Appeals concerning interpretation or administration of this ordinance may be taken by any person aggrieved or by any officer or bureau of the legislative authority of the Village affected by any decision of the Zoning Inspector. Such appeal shall be taken within thirty (30) days after the decision by filing, with the Zoning Inspector and with the Board of Zoning Appeals, a notice of appeal specifying the grounds upon which the appeal is being taken. The Zoning Inspector shall transmit to the Board of Zoning Appeals all the papers constituting the record upon which the action appealed from was taken.

Section 542 Stay of Proceedings

An appeal stays all proceedings in furtherance of the action appealed from, unless the Zoning Inspector from whom the appeal is taken certifies to the Board of Zoning Appeals after the notice of appeal is filed with him, that by reason of facts stated in the application, a stay would, in his opinion, cause imminent peril to life and property. In such case, proceedings shall not be stayed other than by a restraining order which may be granted by the Board of Zoning Appeals or by a court of record on application, on notice to the Zoning Inspector from whom the appeal is taken on due cause shown.

Section 543 Variances

The Board of Zoning Appeals may authorize upon appeal in specific cases such variance from the terms of this ordinance as will not be contrary to the public interest where, owing to special conditions, a literal enforcement of the provisions of this ordinance would result in unnecessary hardship. No non-conforming use of neighboring lands, structures, or buildings in the same district and no permitted or non-conforming use of land, structures, or buildings in other districts shall be considered grounds for issuance of a variance. Variances shall not be granted on the grounds of convenience or profit, but only where strict application of the provisions of this ordinance would result in unnecessary hardship.

Section 544 Application and Standards for Variances

A variance from the terms of this ordinance shall not be granted by the Board of Zoning Appeals

unless and until a written application for a variance is submitted to the Zoning Inspector and the Board of Zoning Appeals containing:

1. Name, address, and phone number of applicants;
2. Legal description of property;
3. Description of nature of variance requested;
4. A narrative statement demonstrating that the requested variance conforms to the following standards:
 - a. That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same district;
 - b. That a literal interpretation of the provisions of this ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this ordinance;
 - c. That special conditions and circumstances do not result from the actions of the applicant;
 - d. That granting the variance requested will not confer on the applicant any special privilege that is denied by this ordinance to other lands, structures, or buildings in the same district.

A variance shall not be granted unless the Board makes specific findings of fact based directly on the particular evidence presented to it, which support conclusions that the standards and conditions imposed by subsection 4 of this section have been met by the applicant.

Section 545 Supplementary Conditions and Safeguards

Under no circumstances shall the Board of Zoning Appeals grant an appeal or variance to allow a use not permissible under the terms of this ordinance in the district involved, or any use expressly or by implication prohibited by the terms of this ordinance in said district. In granting any appeal or variance, the Board of Zoning Appeals may prescribe appropriate conditions and safeguards in conformity with this ordinance. Violation of such conditions and safeguards, when made a part of the terms under which the appeal or variance is granted, shall be deemed a violation of this ordinance and punishable under Section 350 of this ordinance.

Section 546 Public Hearing by the Board of Zoning Appeals

The Board of Zoning Appeals shall hold a public hearing within thirty (30) days after the receipt of an application for an appeal of 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 Village at least ten (10) days before the date of said hearing. The notice shall set forth the time and place 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. The notice shall contain the same information as required of notices published in newspapers as specified in Section 547. The notice shall be sent to the applicant and to owners contiguous to, and directly across the street from the parcel(s) in question.

Section 549 Action by Board of Zoning Appeals

Within thirty (30) days after the public hearing required in Section 546, 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 specifies in Section 530.

Section 560 Procedure and Requirements for Approval of Conditional Use Permits

Conditional uses shall conform to the procedures and requirements of Sections 561-568, inclusive of this ordinance.

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, 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 Sections 562-568, inclusive.

Section 562 Contents of Application for Conditional Use Permit

An application for conditional use permit shall be filed with the Chairman of the Board of Zoning Appeals by at least one owner or lessee of property for which such conditional use is proposed. At a minimum, the application shall contain the following information:

1. Name, address, and phone number of applicant;
2. Legal description of property;
3. Description of existing use;
4. Zoning district;
5. Description of proposed conditional use;
6. A plan of the proposed site for the conditional use showing the location of all buildings, parking and loading area, traffic access and traffic circulation, open spaces, landscaping, refuse and service areas, utilities, signs, yards, and such other information as the Board may require determining if the proposed conditional use meets the intent and requirements of this ordinance.
7. A narrative statement evaluating the effects on adjoining property; the effect of such elements as noise, odor and fumes and on adjoining property; a discussion of the general compatibility with adjacent and other properties in the district; and the relationship of the proposed use to the comprehensive plan;

Section 563 General Standards Applicable to all Conditional Uses

The Board shall review the particular facts and circumstances of each proposed use in terms of

the following standards and shall find adequate evidence showing that such use at the proposed location:

1. Is in fact a conditional use as established under the provisions of Article 9 and appears on the Official Schedule of District Regulations adopted by Section 910 for the zoning district involved.
2. Will be harmonious with and in accordance with the general objectives, or with any specific objective of the Village's Comprehensive Plan and/or the zoning ordinance;
3. Will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area;
4. Will not be hazardous or disturbing to existing or future neighboring uses;
5. Will be served adequately by essential public facilities and services such as streets, police and fire protection, drainage structures, refuse disposal and water and sewer; or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services;
6. Will not create excess additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community;
7. Will not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes or odors;
8. 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 ordinance. 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 ordinance and punishable under Section 350 of this ordinance.

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 specifies 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.

ARTICLE VI AMENDMENT

Section 600 Procedure for Amendment or District Changes

This ordinance may be amended utilizing the procedures specified in Section 601-612; inclusive, of this ordinance.

Section 601 General

Whenever the public necessity, convenience, general welfare, or good zoning practices require the Village Commission may by ordinance after receipt of recommendation thereon from the Planning Commission, 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 ordinance may be initiated in one of the following ways:

1. By adoption of a motion by the Planning Commission;
2. By adoption of a resolution by the Village Commission;
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 ordinance by Section 700 shall contain at least the following information:

1. Name, address and phone number of 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 mailing addresses who are within, contiguous to, or directly across the 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 Village Commission according to Section 360.

Section 604 Transmittal to Planning Commission

Immediately after the adoption of a resolution by the Village Commission 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 Planning Commission.

Section 606 Recommendation by Planning Commission

Within sixty (60) days from the receipt of the proposed amendment, the Planning Commission shall transmit its recommendations to the Village Commission. The Planning Commission 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 607 Public Hearing by Village Commission

Upon receipt of the recommendation from the Planning Commission, Village Commission shall schedule a public hearing. Said hearing shall be not more than forty (40) days from the receipt of the recommendation from the Planning Commission.

Section 608 Notice of Public Hearing in Newspaper

Notice of the public hearing required in Section 607 shall be given by the Village Commission by at least one (1) publication in one (1) or more newspapers of general circulation in the Village. Said notice shall be published at least thirty (30) 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.

Section 609 Notice to Property Owners by Village Commission

If the proposed amendment intends to rezone or redistrict ten or less parcels of land, as listed on the tax duplicate, written notice of the hearing shall be mailed by the Clerk of the Village Commission by first class mail, at least twenty (20) days before the day of the public hearing to all owners of property within, contiguous to, and directly across the street from such area proposed to be rezoned or redistricted to the address of such owners appearing on the County Auditor's current tax list or the Treasurer's mailing list and to such other list or lists that may be specified by the Village Commission. The failure to deliver the notification, as provided in this section shall not invalidate any such amendment. The notice shall contain the same information as required of notices published in newspapers as specified in Section 608.

Section 610 Action by Village Commission

Within thirty (30) days after the public hearing required by Section 607, the Village Commission shall either adopt or deny the recommendation of the Planning Commission or adopt some modification thereof. In the event the Village Commission denies or modifies the recommendation of the Planning Commission, it must do so by not less than two-thirds of the full membership of the Village Commission. No such ordinance shall be passed unless it has been fully and distinctly read on three different days, except that such ordinance may become emergency legislation if two-thirds of the members of the Village Commission vote to dispense with this rule.

Section 611 Effective Date and Referendum

Such amendment adopted by the Village Commission shall become effective thirty (30) days after the date of such adoption unless within thirty (30) days after the passage of the ordinance there is presented to the Village Clerk a petition, signed by a number of qualified voters residing in the Village equal to not less than ten (10) per cent of the total vote cast in such area at the last preceding general election at which a Governor was elected, requesting the Village Commission

to submit the zoning amendment to the electors of the Village for approval or rejection at the next 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.

Section 612 Annexation

All land annexed to the Village subsequent to the adoption of this ordinance shall remain subject to the previous township zoning district until such time as the Official Zoning Map is amended according to the provisions of this Article.

ARTICLE VII PROVISIONS FOR OFFICIAL ZONING MAP

Section 700 Official Zoning Map

The districts established in Article 7 of this ordinance as shown on the Official Zoning Map which, together with all explanatory matter thereon, are hereby adopted as part of this ordinance.

Section 710 Identification of the Official Zoning Map

The Official Zoning Map shall be identified by the signature of the Chairman of the Village Commission and attested by the Village Clerk.

Section 720 Interpretation of District Boundaries

Where uncertainty exists with respect to the boundaries of any of the zoning districts as shown on the Official Zoning Map, the following rules shall apply:

1. Where district boundaries are indicated as approximately following the center lines of highways, street lines, or highway right-of-way lines, such center lines, street lines or highway right-of-way lines shall be construed to be such boundaries;
2. Where district boundaries are so indicated that they approximately follow the lot lines, such lot lines shall be construed to be said boundaries;
3. Where district boundaries are so indicated that they are approximately parallel to the center lines or street lines of streets, or the center lines or right-of-way lines of highways, such district boundaries shall be construed as being parallel thereto and at such distance therefrom as indicated on the Official Zoning Map. If no distance is given, such dimensions shall be determined by the use of the scale shown on the Official Zoning Map.
4. Where district boundaries are indicated as approximately following the center line of proposed streets (roads), as shown on the Master Development Plan of Mad River Mountain dated March 1978, such district boundaries shall be construed to be such boundaries.

ARTICLE VIII ESTABLISHMENT AND PURPOSE OF DISTRICTS

Section 800 Intent

The following zoning districts are hereby established for the Village of Valley Hi, Ohio. For the interpretation of this ordinance, the zoning districts have been formulated to realize the general purposes as set forth in the preamble of this ordinance. In addition, the specific purpose of each zoning district shall be as stated.

Section 810 Low Density Residential District (R-1), (Areas F through Q on Master Development Plan and such other areas as shown on the Official Zoning Map)

The purpose of the R-1 District is to permit the establishment of low density single family dwellings not to exceed four (4) dwelling units per gross acre. Specific permitted uses and conditional uses are listed on the Official Schedule of District Regulations.

Section 811 Medium Density Residential District (R-2), (Areas D and E on Master Development Plan)

The purpose of the R-2 District is to permit the establishment of medium density single family dwellings not to exceed eight (8) dwelling units per gross acre. Specific permitted uses and conditional uses are listed on the Official Schedule of District Regulations.

Section 812 High Density Residential District (R-3), (Areas C and R on Master Development Plan and such other areas as shown on the Official Zoning Map)

The purpose of the R-3 District is to permit the establishment of high density multi-family dwellings not to exceed sixteen (16) dwelling units per gross acre. Specific permitted uses and conditional uses are listed on the Official Schedule of District Regulations.

Section 820 Recreational Business District (B-1), (Ski Resort Area on Master Development Plan)

The purpose of the recreational business district is to provide larger tract(s) of land for commercial and non-commercial recreational activities which do not contribute to the design of a unified business center. Specific permitted uses and conditional uses are listed on the Official Schedule of District Regulations.

Section 821 Local Business District (B-2), (Areas A and B on Master Development Plan)

The purpose of the local business district is to provide land for small retail shops and personal service establishments offering convenience-type goods and services for primarily the daily needs of the people. Specific permitted uses and conditional uses are listed on the Official Schedule of District Regulations.

Section 825 Recreational Vehicle District (RV)

The purpose of the Recreational Vehicle District is to provide land for campgrounds designed for recreational vehicles. The district may be composed of individual lots under various ownership or it may be one parcel under sole ownership. The intent of the district is to further provide on a temporary basis, sites for use by recreational vehicle campers for recreation or camping.

Section 840 Flood Plain Area

The purpose of designating this area on the Official Zoning Map is to signal a warning that special precautions must be taken to minimize loss of life and property if construction of buildings is proposed within the designated area. The area was determined based upon a Flood

Hazard Analysis study of the Upper Mad River conducted by the Ohio Department of Natural Resources in September 1979.

ARTICLE IX DISTRICT REGULATIONS

Section 900 Compliance With Regulations

The regulations for each district set forth by this ordinance 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;than herein required, or in any other manner be contrary to the provisions of this ordinance.
3. No yard or lot existing at the time of passage of this ordinance shall be reduced in dimension or area below the minimum requirements set forth herein. Yards or lots created after the effective date of this ordinance shall meet at least the minimum requirements set forth herein.

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 ordinance and in Article 10 of this ordinance, "Supplementary District Regulations." Regulations for Mobile Home Parks shall be those specified in Article 13.

Section 920 Identification of the Official Schedule of District Regulations

The Official Schedule of District Regulations shall be identified by the signature of the Chairman of the Village Commission and attested to and kept secure by the Village Clerk.

ARTICLE X SUPPLEMENTARY DISTRICT REGULATIONS

Section 1000 General

The purpose of supplementary district regulations is to set specific conditions for various uses, classification of uses or areas where problems are frequently encountered.

Section 1002 Private Swimming Pools

A private swimming pool, not including farm ponds, shall be any pool, lake, or open tank not

located within a completely enclosed building and containing or normally capable of containing water to a depth at any point greater than one and one-half feet. No such swimming pool, exclusive of portable swimming pools with a diameter less than 12 feet or with an area of less than 100 square feet shall be allowed in any commercial or residential district, except as an accessory use and unless it complies with the following conditions and requirements:

1. The pool is intended and is to be used solely for the enjoyment of the occupants of the principal use of the property on which it is located.
2. It may not be located, including any walks or paved areas or accessory structures adjacent thereto, closer than 10 feet to any property line of the property on which it is located.
3. The swimming pool, or the entire property on which it is located shall be walled or fenced to prevent uncontrolled access by children from adjacent properties. Said fence or wall shall be not less than five feet in height and maintained in good condition with a gate and lock.

Section 1003 Community or Club Swimming Pools

Community and club swimming pools are permitted in any commercial district, but shall comply with the following conditions and requirements:

1. The pool is intended solely for the enjoyment of the members and families and guests of members of the association or club under whose ownership or jurisdiction the pool is operated.
2. The pool and accessory structures thereto, including the areas used by the bathers, shall not be closer than fifty (50) feet to any property line;
3. The swimming pool and all of the area used by the bathers shall be walled or fenced to prevent uncontrolled access by children from the streets (roads) or adjacent properties. Said fence or wall shall not be less than five (5) feet in height and maintained in good condition.

Section 1004 Temporary Buildings

Temporary buildings, construction trailers, equipment, and materials used in conjunction with construction work 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.

Section 1005 Parking and Storage of Certain Vehicles

Automotive vehicles without current license plates shall not be parked or stored on any residentially zoned property other than in completely enclosed buildings. The parking of a disable vehicle within a residential or commercial district for a period of more than two (2) weeks shall be prohibited, unless such vehicle is stored in an enclosed garage or other accessory building. However, one boat and one recreational vehicle may be stored in the rear or side yard if they have a current license.

Section 1006 Required Trash Areas

All commercial and multi-family residential uses that provide trash and/or garbage collection areas shall be enclosed on at least three sides by a solid wall or fence a minimum of four (4) feet

in height or one (1) foot higher than the receptacles therein if such area is not within an enclosed building or structure. Provisions for adequate vehicular access to and from such area or areas for collection of trash and/or garbage as determined by the Zoning Inspector shall be required.

Section 1010 Supplemental Yard and Height Regulations

In addition to all yard regulations specified in the Official Schedule of District Regulations and in other sections of this ordinance, the provisions of Sections 1011-10177, inclusive shall be used for interpretation and clarification.

Section 1011 Setback Requirements for Corner Buildings

On a corner lot the principal building and its accessory structures shall be required to have the same setback distance from all street right-of-way lines as required for the front yard in the district in which such structures are located.

Section 1012 Visibility at Intersections

On a corner lot in any district, nothing shall be erected, placed, planted, or allowed to grow in such a manner as to materially impede vision between a height of two and one half and ten feet above the center line grades of the intersecting streets in the area bounded by the right-of-way lines of such corner lots and a line joining points along said street lines fifty feet from the point of intersection.

Section 1014 Yard Requirements for Multi-Family Dwellings

Multi-family dwellings shall be considered as one (1) building for the purpose of determining front, side, and rear yard requirements. The entire group as a unit shall require one (1) front, one (1) rear, and two (2) side yards as specified for dwellings in the appropriate district. Each individual building shall meet all yard requirements for the R-3 district as though it were on an individual lot.

Section 1015 Side and Rear Yard Requirements for Non-residential Uses Abutting Residential Districts

Non-residential buildings or uses shall not be located nor conducted closer than twenty (20) feet to any lot line of a residential district, except that the minimum yard requirements may be reduced to fifty (50) percent of the requirement if acceptable landscaping or screening approved by the Zoning Inspector is provided.

Section 1016 Architectural Projections

Open structures such as porches, canopies, balconies, platforms, carports, covered patios, and similar architectural projections shall be considered parts of the building to which attached and shall not project into the required minimum front, side, or rear yard. Sidewalks are exempted from this provision.

Section 1017 Exceptions to Height Regulations

The height limitations contained in the Official Schedule of District Regulations do not apply to spires, belfries, cupolas, antennas, water tanks, ventilators, chimneys, or other appurtenances usually required to be placed above the roof level and not intended for human occupancy except where the height of such structures will constitute a hazard to aircraft.

Section 1020 Special Provisions for Commercial Uses

No land or building in any district shall be used or occupied in any manner creating dangerous, injurious, noxious, or similar objectionable conditions which could adversely affect the surrounding areas or adjoining premises, except that any use permitted by this ordinance may be undertaken and maintained if acceptable measures and safeguards to reduce dangerous and objectionable conditions to acceptable limits as established by the performance requirements in Sections 1021-1024, inclusive.

Section 1021 Fire Hazards

Any activity involving the use or storage of flammable chemicals, petroleum products or explosive materials shall be protected by adequate fire-fighting and fire-prevention equipment and by such safety devices as are normally used in the handling of any such material. Such hazards shall be kept removed from adjacent activities to a distance which is compatible with the potential danger involved.

Section 1022 Electrical Disturbance

No activity shall emit electrical disturbance adversely affecting the operation of any equipment at any point other than that of the creator of such disturbance. The disturbance must be due solely to the creator and not due to defective wiring, equipment etc., at the receiving point.

Section 1023 Enforcement Provisions

The Zoning Inspector, prior to the issuance of a zoning permit, may require the submission of statements and plans indicating the manner in which dangerous and objectionable elements involved in processing and in equipment operations are to be eliminated or reduced to acceptable limits and tolerances.

Section 1024 Measurement Procedures

Methods and procedures for the determination of the existence of any dangerous and objectionable elements shall conform to applicable standard measurement procedures published by the American Standards Association, Inc., New York, the Manufacturing Chemists' Association, Inc., Washington, D.C., the United States Bureau of Mines, and the Ohio Environmental Protection Agency.

ARTICLE XI OFF-STREET PARKING AND LOADING FACILITIES

Section 1100 General Requirements

1. No building or structure shall be erected, substantially altered, or its use changed unless permanently maintained off-street parking and/or loading spaces have been provided in accordance with the provisions of this ordinance. Any exceptions to this provision shall be granted only by the Board of Zoning Appeals.
2. The provisions of this Article, except where there is a change of use, shall not apply to any existing building or structure.
3. Whenever a building or structure constructed after the effective date of this ordinance is changed or enlarged in floor area, number of employees, number of dwelling units, seating capacity, or otherwise to create a need for an increase in the number of existing

parking spaces, additional parking spaces shall be provided on the basis of the enlargement or change. Whenever a building or structure existing prior to the effective date of this ordinance is enlarged to the extent of fifty (50) per cent or more in floor area, the number of employees, number of housing units, seating capacity or otherwise, said building or structure shall then and thereafter comply with the full parking requirements set forth herein.

Section 1110 Parking Space Dimensions

A parking space shall have a minimum rectangular dimensions of not less than nine (9) feet in width and nineteen (19) feet in length for ninety (90) degree parking, nine (9) feet in width and twenty-three (23) feet in length for parallel parking, ten (10) feet in width and nineteen (19) feet in length for sixty (60) degree parking, and twelve (12) feet in width and nineteen (19) feet in length for forty-five (45) degree parking. All dimensions shall be exclusive of driveways, aisles, and other circulation areas. The number of required off-street parking spaces is established in Section 1130 of this ordinance.

Section 1111 Loading Space Requirements and Dimensions

A loading space shall have minimum dimensions of not less than twelve (12) feet in width, fifty (50) feet in length, exclusive of driveways aisles, and other circulation areas, and height of clearance of not less than fifteen (15) feet. One off-street loading space shall be provided and maintained on the same lot requiring delivery of goods and having a modified gross floor area of up to five thousand (5,000) square feet. One loading space shall be provided for each additional ten thousand (10,000) square feet or fraction thereof of ground floor area.

Section 1112 Paving

The required number of parking and loading spaces as set forth in Sections 1111 and 1130, together with driveways, aisles, and other circulations areas, shall be paved with bituminous asphalt or concrete.

Section 1113 Drainage

All parking and loading areas shall provide for proper drainage of surface water to prevent the drainage of such water onto adjacent properties or walkways.

Section 1114 Maintenance

The owner of property used for parking and/or loading shall maintain such area in good condition without holes and free of all dust, trash, and other debris.

Section 1115 Lighting

Any lights used to illuminate a parking lot shall be so arranged as to reflect the light away from the adjoining property.

Section 1116 Location of Parking Spaces

The following regulations shall govern the location of off-street parking spaces and areas:

1. Parking spaces for all detached residential uses shall be located on the same lot as the use which they are intended to serve;

2. Parking spaces for commercial uses shall be located not more than seven hundred (700) feet from the principal use;
3. Parking spaces for apartments, or similar residential uses shall be located not more than three hundred (300) feet from the principal use.

Section 1117 Screening and/or Landscaping

Whenever a new parking area is located in or adjacent to a residential district it shall be effectively screened on all sides which adjoin or face any property used for residential purposes, by an acceptably designed fence, or planting screen. Such fence or planting screen shall be not less than four (4) feet nor more than six (6) feet in height and shall be maintained in good condition. In the event that terrain or other natural features are such that the erection of such fence or planting screen will not serve the intended purpose, then no such fence or planting screen and landscaping shall be required.

Section 1119 Minimum Distance and Setbacks

No part of any parking area for more than ten (10) vehicles shall be closer than twenty (20) feet to any dwelling unit unless separated by an acceptably designed screen. If on the same lot with a one-family residence, the parking area shall not be located within the front yard required for such building. In no case shall any part of a parking area be closer than four (4) feet to any established street or alley right-of-way.

Section 1120 Joint Use

Two or more non-residential uses may jointly provide and use parking spaces when their hours of operation do not normally overlap, provided that a written agreement approved by the Zoning Inspector shall be filed with the application for a zoning permit.

Section 1121 Wheel Blocks

Whenever a parking lot extends to a property line, wheel blocks or other suitable devices shall be installed to prevent any part of a parked vehicle from extending beyond the property line.

Section 1122 Width of Driveway Aisle

Driveways serving individual parking spaces shall be not less than twenty-five (25) feet wide for ninety (90) degree parking, twelve (12) feet wide for parallel parking, seventeen and one-half (17 ½) feet for sixty (60) degree parking, and thirteen (13) feet for forty-five (45) degree parking.

Section 1125 Striping

All parking areas with a capacity over twelve (12) vehicles shall be striped with painted lines five (5) inches wide between stalls to facilitate the movement into and out of the parking stalls. Lines shall be maintained in a good visible condition.

Section 1130 Parking Space Requirements

For the purpose of this ordinance, the following parking space requirements shall apply:

TYPE OF USE	PARKING SPACES REQUIRED
Single-family or two family dwelling	Two for each unit
Apartments, or multi-family dwelling	Two for each unit
Recreational Vehicle site	One for each unit
Mobile Homes	Two for each unit
Motel, hotel	One for each sleeping room plus one for each 300 sq. ft. of commercial floor uses therein
Dining rooms, restaurants, night clubs, etc.	One for each 100 sq. ft. of floor area
Retail stores	One for each 250 sq. ft. of floor area
Offices, public or professional, administration, or services	One for each 400 sq. ft. of floor area
Outdoor Recreational activities	One for every 1,500 sq. ft. of area used for recreational purpose
All other types of businesses or commercial uses permitted in any business district	One for each 300 sq. ft. of floor area
Private club or lodge	One for each five members
Bowling Alley	Five for each alley

Section 1131 General Interpretations

In the interpretation of this Article, the following rules shall govern:

1. Parking spaces for other permitted or conditional uses not listed in this Article shall be determined by the Board upon an appeal from a decision of the Zoning Inspector.
2. Fractional numbers shall be increased to the next whole number.
3. When a reason for parking demand is unusually low, then the parking space provisions cited above may be reduced proportionately by the Board upon an appeal from a decision of the Zoning Inspector.

ARTICLE XII SIGNS

Section 1200 Purpose and Scope

Signs and the sign industry represent an important part of the public communication and advertising system in our society. As such, it is recognized that advertising by means of signs is a legitimate part of the business enterprise and therefore signs should be permitted by right in certain portions of the village when meeting specific conditions.

Of equal importance is, that this intention should be accomplished in a manner that will not detract from existing business and residential investment, and should be consistent with local values of community appearance.

In recent years there is evidence of an increase in the number, size and characteristics of signs in the area. This increased use of signs sometimes leads to visual clutter as well as reducing the effectiveness of the individual messages and, in some cases, rendering the individual sign almost useless.

Thus, there is a public benefit, a public value and an element of public safety in controlling the location, type and size of signs within the village. The proposed sign controls take into consideration the effect of signs upon the environment in which they are located. (Community appearance, as well as safety, represents consideration in developing sign regulations.) In some areas of the village, distant views add substantially to the attractiveness of the village, and in such areas consideration should be given to protect these views.

The following standards and controls were developed to prevent critical problems from occurring, and to aid in making the village more attractive.

Section 1201 Governmental Signs Excluded

For the purpose of this ordinance “sign” does not include signs erected and maintained pursuant to and in discharge of any governmental function, or required by any law, ordinance, or governmental regulation.

Section 1202 General Requirements for all Signs and Districts

The regulations contained in this section shall apply to all signs and all use districts.

1. All signs should be designed and constructed of a material which is currently prevalent throughout the village in order to provide for uniformity.
2. Any illuminated sign or lighting device shall employ only light emitting a light of constant intensity. In no event shall an illuminated sign or lighting device be placed or directed so as to permit the beams and illumination therefrom to be directed or beamed upon a public thoroughfare so as to cause glare or reflection that may constitute a traffic hazard or nuisance;
3. All wiring, fittings, and materials used in the construction, connection, and operations of electrically illuminated signs shall be in accordance with approved and recognized methods.
4. No sign shall be placed on the roof of any building.
5. No portable or temporary sign shall be placed on the front or face of a building or on any premises, except as provided in Section 1220 herein;
6. No sign except as provided in Section 1220, or part thereof shall contain or consist of banners, posters, pennants, ribbons, streamers, spinners, or other similar moving devices. Such devices, as well as strings of lights, shall not be used for the purpose of advertising or attracting attention when not part of a sign.
7. No sign of any classification shall be installed, erected, or attached in any form, shape, or manner to a fire escape or any door or window giving access to any fire escape;
8. All signs hung and erected shall be plainly marked with the name of the person, firm, or corporation responsible for maintaining the sign;
9. Should any sign be or become unsafe or be in danger of falling, the owner thereof or the

person maintaining the same, shall upon receipt of written notice from the Zoning Inspector proceed at once to put such sign in a safe and secure condition or remove the sign;

10. Publicly owned signs, and directional signs, and signs directing and guiding traffic and parking on private property but bearing no advertising matter shall be permitted on any property.

Section 1203 Measurement of Sign Area

The surface area of a sign shall be computed as including the entire area within a regular, geometric form or combinations of regular, geometric forms comprising all of the display area of the sign and including all of the elements of the matter displayed. Frames and structural members not being advertising matter shall not be included in computation of surface area.

Section 1204 Awnings with Signs

1. Permanent type awnings that are a part of the building structure with no posts or supports shall be a minimum height of eight feet.
2. Roll down awnings attached to buildings are permitted if kept at a minimum height of seven feet when rolled down. They shall also be maintained in a good state of repair.
3. Signs, when a part of the awning (permanent or roll down) are permitted. The size of such signs is covered in Section 1212.

Section 1210 Signs Permitted in all Districts not Requiring a Permit

1. Signs advertising the sale, lease, or rental of the premises upon which the sign is located, shall not exceed twelve (12) square feet in area, except in all residential districts where the area of the sign shall not be more than eight (8) square feet;
2. Professional name plates not to exceed two feet by three feet in area.
3. Signs denoting the name and address of the occupants of the premises, not to exceed four (4) square feet in area.
4. Political signs.

Section 1212 Signs Permitted in Business Districts Requiring a Permit

1. In a business district, each business shall be permitted one flat or wall on-premises sign. Projection of wall signs shall not exceed two feet measured from the face of the main building. The area of all permanent on-premises signs for any single business enterprise may have an area equivalent to one and one-half (1 ½) square feet of sign area for each lineal foot of building width, or part of a building, occupied by such enterprise but shall not exceed a maximum area of one hundred (100) square feet.

Section 1220 Portable and Temporary Signs

1. Portable and/or temporary signs not exceeding sixty-four (64) square feet in area, announcing special public or institutional events, the erection of a building, the architect, the builders, or contractors may be erected for a period of sixty (60) days plus the

construction period. Such temporary signs shall conform to the general requirements listed in Section 1202, the setback requirements in Sections 1240-1241 and, in addition, such other standards deemed necessary to accomplish the intent of this Article as stated in Section 1200.

2. Special Displays-special decorative displays used for holidays, festivals, public demonstrations or promotion of civic, welfare or charitable purposes, when authorized by the Zoning Inspector, on which there is no commercial advertising are permitted provided the Village is held harmless for any damage resulting therefrom.

Section 1221 Free Standing Signs

Free standing on-premises signs not over thirty (30) feet in height, having a maximum total sign area of one hundred (100) square feet per display area and located not closer than twelve (12) feet to any adjoining lot line may be erected. Free standing signs shall have a minimum height of eight feet to the bottom of the sign.

Section 1230 Political Signs

No political sign shall be posted more than forty-five (45) days before an election in any place nor in any manner that is destructive to public property upon posting or removal. All candidates for public office, their campaign committees, or other persons responsible for the posting on public property of campaign material shall remove such material within one week following election day.

Section 1240 Sign Setback Requirements

Except as modified in Sections 1241-1244, on-premises signs where permitted shall be set back from the established right-of-way line of any thoroughfare at least eight (8) feet. No off-premises sign shall be erected in front of the required setback line for the appropriate zoning district unless granted by the Board of Zoning Appeals.

Section 1241 Increased Setback

For every square foot by which any on-premises sign exceeds fifty (50) square feet, the setback shall be increased by one-half (1/2) foot but need not exceed one hundred (100) feet.

Section 1244 Special Yard Provisions

On-premises signs where permitted shall be erected or placed in conformity with the side and rear yard requirements of the district in which located except that in any residential district, on-premises signs shall not be erected or placed within twelve (12) feet of a side or rear lot line. If the requirement for a single side yard in the appropriate zoning district is more than twelve (12) feet, the latter shall apply.

Section 1260 Violations

In case any sign shall be installed, erected, constructed, or maintained in violation of any of the terms of this ordinance, the Zoning Inspector shall notify in writing the owner or lessee thereof to alter such sign so as to comply with this ordinance. Corrective action must be taken within thirty (30) days and completed within sixty (60) days. Failure to comply with any of the provisions of this Article shall be deemed a violation and shall be punishable under Section 350 of this ordinance.

ARTICLE XIII MOBILE HOME PARKS

Section 1300 Location of Mobile Home Parks

A new mobile home park shall not be permitted in any district upon adoption of this ordinance.

Section 1310 Existing Mobile Home Park

The existing mobile home park shall, upon adoption of this ordinance, be permitted only as a pre-existing non-conforming use. Further development of the park may, in spite of non-conforming provision found elsewhere in this ordinance, be permitted, but shall meet the following:

1. Mobile homes shall have a minimum floor area of six hundred (600) square feet using accepted industry measurement standards.
2. The mobile home's axle and wheels shall be removed and the home shall be placed upon a permanent stand not less than ten (10) feet by fifty (50) feet. The stand shall be constructed of a minimum of six (6) inches of concrete and provide at least two tiedown rings.
3. The mobile home shall be skirted entirely enclosing the bottom section, within ninety (90) days after its placement. Skirting shall be constructed of vinyl, aluminum or other suitable material that is designed specifically for skirting.
4. The mobile home park shall be maintained in a condition satisfactory to the county health department at all times. It shall further meet the applicable requirements of Chapter 37-1-27 of the Ohio Department of Health, Public Health Council under the authority of the Ohio Revised Code Section 3733 and as amended.

ADOPTED 5/20/ 1981

ATTEST: Shirley A. Yarnall
Village Clerk

APPROVED 12/9/ 1981

Robert S. Gullett
Chairman, Village Commission

[Signature]
Village Solicitor

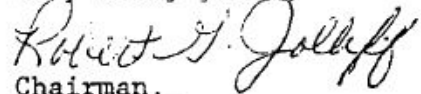
Village Commission
Village of Valley Hi, Ohio

Gentlemen:

This is to certify that this is a true copy of the Zoning Ordinance as adopted and recommended by the Village Planning Commission.

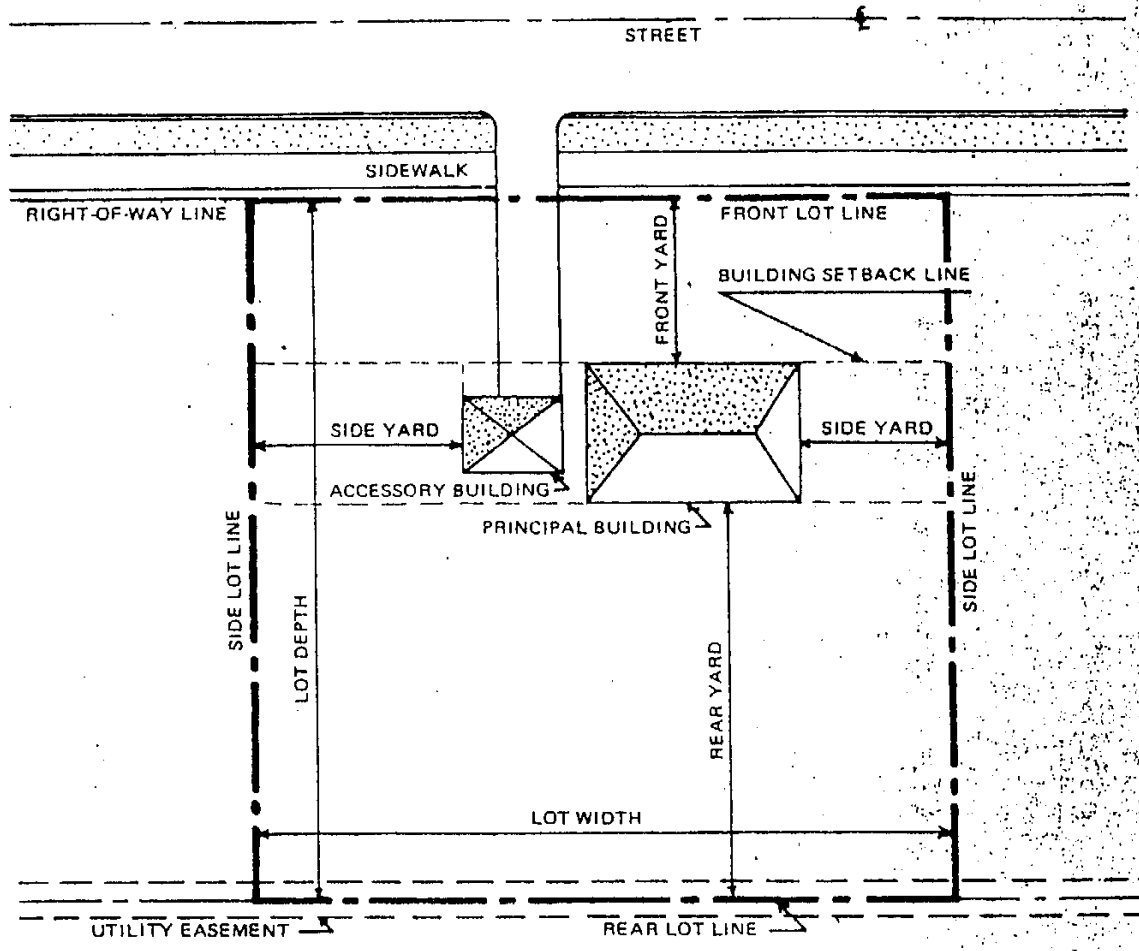
This is being forwarded to you for your consideration and official adoption.

Very truly yours,



Chairman,
Village Planning Commission

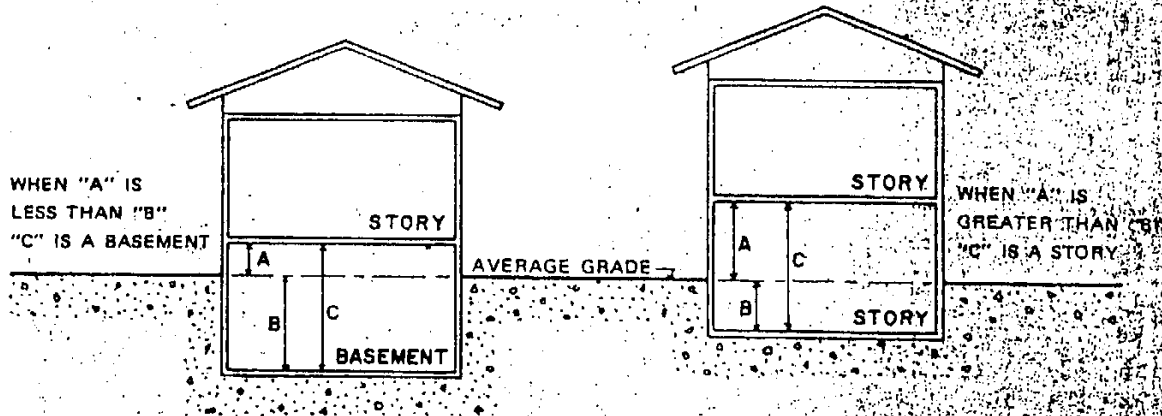
5/20/81
Date



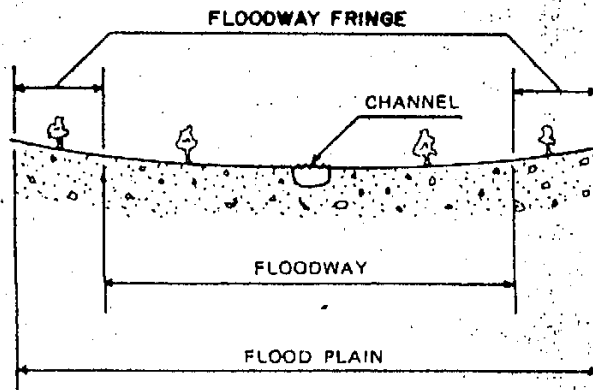
LOT AREA= TOTAL HORIZONTAL AREA

LOT COVERAGE= PER CENT OF LOT OCCUPIED
BY BUILDING

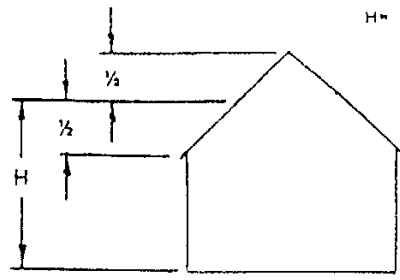
LOT TERMS



BASEMENT & STORY



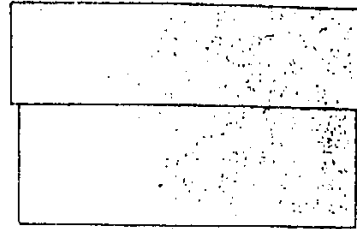
FLOOD PLAIN TERMS



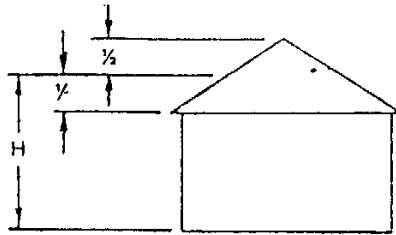
$H =$ HEIGHT OF BUILDING

END VIEW

GABLE ROOF

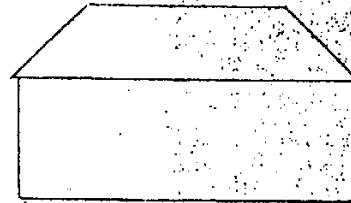


SIDE VIEW

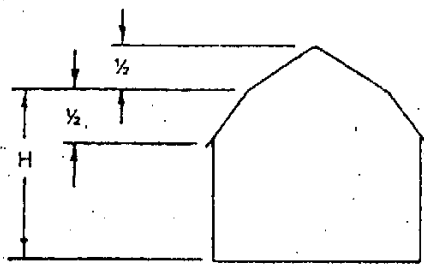


END VIEW

HIP ROOF

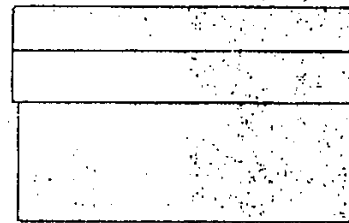


SIDE VIEW

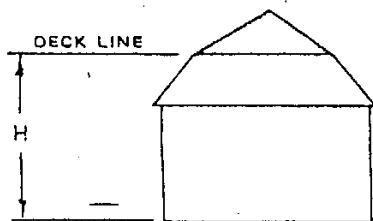


END VIEW

GAMBREL ROOF

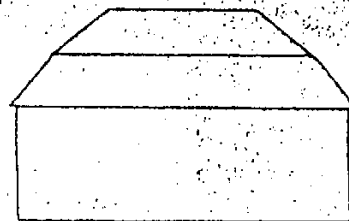


SIDE VIEW



END VIEW

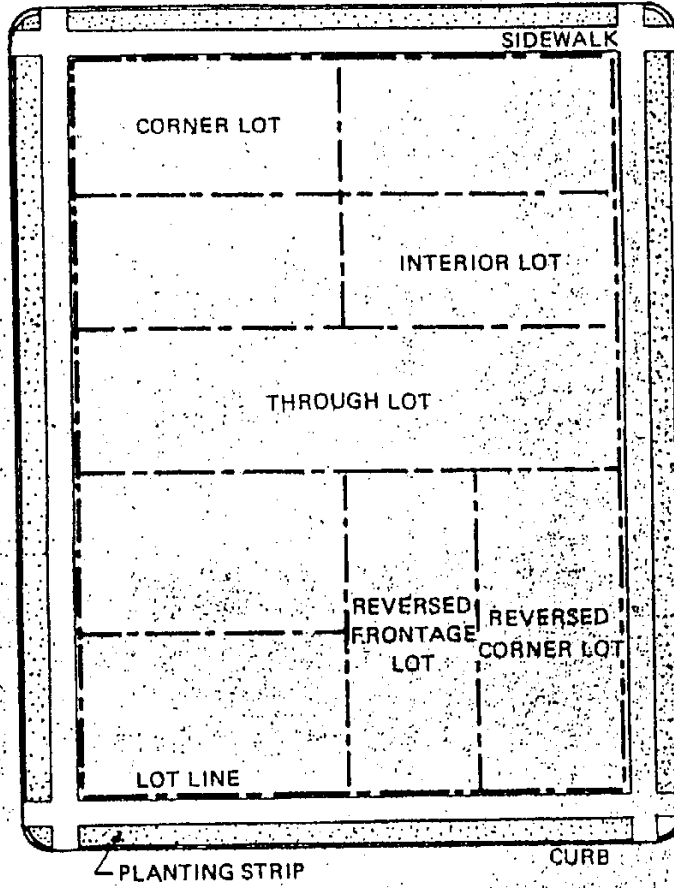
MANSARD ROOF



SIDE VIEW

ROOF TYPES AND BUILDING HEIGHT

STREET



TYPES OF LOTS

Zoning Districts	Permitted Uses	Conditional Uses (Permitted upon issuance of permit by Board of Zoning Appeals)	Minimum Lot Size	
			(Square feet per household)	
			With On-Site Sewage Treatment	With Group or Central Sewage Treatment
R-1 Low Density Residential	Single family dwelling, Public and quasipublic uses	Home occupation, Personal services, Public service facility	See Other Provisions and Requirements	10,800
R-2 Medium Density Residential	Single family dwelling, Multi-family dwelling, Public and quasipublic uses	Home occupation, Personal services, Public service facility	See Other Provisions and Requirements	10,800
R-3 High Density Residential	Multi-family dwelling, Public and quasipublic uses	Home occupation, Mobile Home Park (permitted only as non-conforming pre- existing uses subject to Article 13 and in conformance with Ohio Revised Code 5733.00	See Other Provisions and Requirements	2,700
B-1 Recreational Business	Commercial & Non- commercial recreation, Offices, Club, Transient lodgings, Eating & Drinking establishments, Personal services, Shopping retail, Service businesses, Public and quasipublic uses	Public service facility	n/a	7,500
B-2 Local Business	Service business, Drive-in business, Convenience retail, Shopping retail, Offices, Personal services, Printing & Publishing, Public and quasipublic uses	Public service facility	n/a	none
R-V Recreational Vehicle	Recreational vehicles, Non- commercial recreation	Public service facility	n/a	3,200

Width (feet)	Maximum Percentage of Lot to be Occupied (Principal and Accessory buildings)	Minimum Floor Area (Sq ft)	Maximum Height of Principal Buildings		Minimum Yard Dimensions (in ft)			
			Stories	Feet	Front	Side Yards		Rear
						One side yard	Total side yards	
80	25%	1,200	2.5	35	25	8	20	25
80	25%	800 Single, 600 Multi	2.5	35	25	4	10	25
80	25%	600	3	40	25	10	25	25
50	50%	none	3	40	30	none	none	20
none	100%	none	3	40	30	none	none	none
40	25%	none	n/a	n/a	20	5	10	15

Accessory Buildings			Minimum (Mandatory) On-Street Parking Space	Minimum (Mandatory) Off-Street Loading Space	Signs Permitted	Other Provisions and Requirements (Supplementary regulations, prohibitions, notes, etc.)
Maximum height (ft)	Minimum Distance (ft)					
	Side Lot Line	Rear Lot Line				
20	5	10	Two spaces for each dwelling unit	none	See Article XII	On-site sewer system permitted upon approval by the County Health
15	2	5	Two spaces for each dwelling unit	none	n/a	R-3 District Regulations apply; On-site sewer system permitted upon approval by the County Health
15	5	10	Two spaces for each dwelling unit	none	n/a	On-site sewer system permitted upon approval by the County Health Department
20	none	none	See Section 1130	One space for each 5,000 square feet of floor area or less	n/a	Non-residential use cannot be conducted closer than 40 feet from any residential district
25	none	none	See Section 1131	One space for each 5,000 square feet of floor area or less	n/a	n/a
10	2	5	One space for each recreational vehicle	none	n/a	n/a