



Logan-Union-Champaign regional planning commission

Director: Bradley J. Bodenmiller

Zoning Text Amendment Checklist

Date: June 29, 2026

Township: Allen

Amendment Title: Permissive Zoning, Agri-tourism, Short-Term Rentals

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

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

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

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

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

10820 St Rt 347, PO Box 219
East Liberty, Ohio 43319
• Phone: 937-666-3431 •

• Email: luc-rpc@lucplanning.com • Web: www.lucplanning.com

To: Logan-Union-Champaign Regional Planning Commission
From: Allen Township Zoning Commission
Re: Various Text Amendments and Additions
Date: June 29, 2026

Dear LUC Regional Planning Commission Members:

The Allen Township Zoning Commission met on Thursday, June 25, 2026, at 7:00 p.m. A motion to amend by addition or deletion of text to the Allen Township Zoning Resolution and edits or changes to the Official Schedule of District Regulations was approved.

The Commission is requesting approval of changes, additions, and deletions to various sections including the following:

- **Article II Establishment of Districts**
Eliminate **Objectionable and Prohibited Uses** in all districts.
- **Article II--Delete Section 272 Special Recreation District Park (SR-3).**
- **Article V-- Add Section 575 Agritourism.**
- **Article V-- Add Section 576 Short-Term Rentals.**
- **Article IV District Regulations-- Amend Section 400 Compliance with Regulations**
- **Article X Administration and Enforcement-- Amend Section 1011 Hearing Appeals; Notices, and Section 1015 Conditional Use**
- Add or amend **Article XII Definitions:** Agritourism; Battery Energy Storage System, Off-site; Data Center; Family; Fueling and/or Charging Stations; Public Service Facility; Storage Facility, Personal; Transient Lodging.
- Various text changes to align with additions and deletions.
- **Official Schedule of District Regulations** additions, changes, and corrections
- Miscellaneous grammar edits

A public hearing is scheduled for **Thursday, July 23, 2026 at 6:30 p.m.** at the Allen Township Community Building, 16945 Allen Center Road, Marysville, Ohio 43040.

Questions and comments should be directed to Charlotte Blumenschein at (937) 644-4111 or dudley@centurylink.net or through written correspondence sent to her attention at the Allen Township address in the preceding paragraph.

Sincerely,

Charlotte Blumenschein
Zoning Commission Chairman

Attachments:

Proposed Zoning Resolution Text Amendments (text changes shown removed and added)

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Article II ESTABLISHMENT OF DISTRICTS

Section 200 ~~District Types~~Intent

The following zoning districts are hereby established for the Township. The zoning districts have been formulated for the interpretation of this Resolution to realize the general purposes as set forth in the preamble of this Resolution. The specific purpose of each zoning district shall be as stated.

The Township is hereby divided into ~~fourteen~~ eleven districts as follows: Rural District (U-1), Low Density Residential District (R-1), Medium Density Residential District (R-2), Professional Services District (B-1), ~~Institutional or Quasi-public District~~, Retail Store District (B-2), Heavy Retail/~~Wholesale~~ District (B-3), ~~Wholesale District~~, Light Manufacturing District (M-1), Heavy Manufacturing District (M-2), Special Recreation District – Club (SR-1), Special Recreation District – Amusement (SR-2), ~~Special Recreation District – Park~~, Light Manufacturing District, ~~Heavy Manufacturing District~~ and Special Limited Industrial District (I-1).

Section 210 ~~Rural~~ District (U-1)

The intention of the ~~rural~~ Rural ~~district~~ District is to provide land, which is suitable or used for agriculture, conservation, and very low-density residence not to exceed one (1) family per 87,120 sq. ft. or two (2) acres. Very ~~low~~ Low-density residential land use refers to farm housing units and isolated residential developments not requiring a major plat under the county subdivision regulations. (A major plat consists of 6 or more lots.) On-site water and sewer facilities are permitted, provided such facilities comply with the county health regulations (see Section 567).

~~Objectionable uses for this district are fireworks manufacture or sales, gun clubs, hunting preserves and slaughterhouses.~~

~~Prohibited uses are adult entertainment establishments, mobile homes or mobile home parks, medical marijuana cultivators, medical marijuana processors, and medical marijuanadispensaries.~~

Section 220 ~~Low Density Residential~~ District (R-1)

The purpose of the ~~low~~ Low-density ~~Density residential~~ Residential ~~district~~ District is to provide land for single family ~~housing units~~ dwellings not to exceed one (1) family per 87,120 sq. ft. or two (2) acres. ~~Commercial and industrial development is prohibited.~~ Group or central water and sewer facilities may be required (see Section 567). This district shall also include land that is subdivided which requires a major plat under the county's subdivision regulations. (A major plat consists of 6 or more lots.)

~~Objectionable uses for this district are fireworks manufacture or sales and junkyards.~~

~~Prohibited uses are adult entertainment establishments, gun clubs, mobile homes or mobile home parks, slaughterhouses, medical marijuana cultivators, medical marijuana processors, and medical marijuana dispensaries.~~

Section 230 Medium Density Residential District (R-2)

The purpose of the ~~medium-Medium density-Density residential-Residential district-District~~ is to provide land for ~~single and multi-family housing units-dwellings~~ not to exceed four (4) ~~families dwelling units~~ per 87,120 sq. ft. or two (2) acres. ~~Commercial development is prohibited unless introduced under the planned unit development approach.~~ ~~Group or Central-central~~ water and sewer facilities may be required.

~~Objectionable uses for this district are fireworks manufacture or sales and junkyards.~~

~~Prohibited uses are adult entertainment establishments, gun clubs, slaughterhouses, medical marijuana cultivators, medical marijuana processors, and medical marijuana dispensaries.~~

Section 250 Professional Services District (B-1)

The purpose of the Professional, ~~Institutional or Quasi-Public~~ ~~Services district-District~~ is to provide land for professional offices: doctor, dentist, lawyer, accountant, financial institutions, insurance, professional business, broker, mortuary, school, day-care center, health care, museum, etc., which may require highway orientation along or near major thoroughfares and intersections. Residential development is prohibited. ~~, but B-1 uses may be contiguous to an R-1 district. (See Official Schedule of District Regulations of Permitted Uses)~~ Group or central water and sewer facilities may be required (see Section 567).

See side and rear yard requirements for non-residential uses abutting residential uses and other districts in Section 551.

Conditional Uses: None

~~Some determining factors may be~~ These types of uses are commonly associated with the following characteristics:

- A. Twelve (12) or less operating hours per day.
- B. Low traffic volume.
- C. Very low noise level.

~~Objectionable uses for this district are fireworks manufacture or sales and junkyards.~~

~~Prohibited uses are adult entertainment establishments, gun clubs, mobile homes or mobile home parks, slaughterhouses, medical marijuana cultivators, medical marijuana processors, and medical marijuana dispensaries.~~

Section 251 Retail Store District (B-2)

The purpose of the ~~retail-Retail store-Store district-District~~ is to provide land for retail businesses such as, retail hardware, bowling alley, grocery, skating rink, drugstore, movie theatre, barber shop, beauty salon, home furnishing store, carry-out, drive-thru, eating establishments, bakery, butcher shop, and dry cleaners, which may require highway orientation or location along or near major thoroughfares and intersections. Residential development is prohibited. ~~(See Official Schedule of District Regulations of Permitted Uses)~~ ~~B-2 uses may not be contiguous to an R-1~~

~~district, unless a twenty-five (25) foot wide buffer zone is provided.~~ Group or central water or sewer facilities may be required.

See side and rear yard requirements for non-residential uses abutting residential uses and other districts in Section 551.

~~Conditional Uses: Hotel/Motel, permitted uses in B-1~~

~~These types of uses are commonly associated with the following characteristics. Some determining factors may be:~~

- A. Low to medium noise level.
- B. Moderate to high traffic volume.

~~Objectionable uses for this district are fireworks manufacture or sales and junkyards.~~

~~Prohibited uses are adult entertainment establishments, gun clubs, mobile homes or mobile home parks, slaughterhouses, medical marijuana cultivators, medical marijuana processors, and medical marijuana dispensaries.~~

Section 252 Heavy Retail/Wholesale District (B-3)

The purpose of the ~~heavy~~ Heavy retail-Retail/Wholesale district District is to provide land for auto dealer sales, service and repair businesses such as plumbing, wholesale hardware supply, electric supply, lumber, building supply, service station, body shop, implement dealer, horticultural nursery, wholesalers, warehouse, trucking contractor, truck and tractor repair, veterinary clinic, kennels, animal boarding, construction/contractors, and hotel/motel with or without eating establishments, which require a highway orientation or large tracts of land. Residential development is prohibited. ~~(See Official Schedule of District Regulations for Permitted Uses).~~ B-3 uses may not be contiguous to an R-1 district, unless a twenty-five (25) foot wide buffer zone is provided. Group or central water and sewer facilities may be required.

See side and rear yard requirements for non-residential uses abutting residential uses and other districts in Section 551.

~~Conditional Uses: Permitted uses in B-1 and B-2~~

Some determining factors may be:

- A. Medium noise level.
- B. Moderate to heavy traffic volume.

~~Objectionable uses for this district are fireworks manufacture or sales and junkyards.~~

~~Prohibited are adult entertainment establishments, gun clubs, mobile homes or mobile home parks, slaughterhouses, medical marijuana cultivators, medical marijuana processors, and medical marijuana dispensaries.~~

Section 260 Light Manufacturing District (M-1)

The purpose of the ~~light~~ Light manufacturing ~~Manufacturing district~~ District is to provide land for ~~light manufacturing and related offices, printing and publishing, storage facilities, wholesale and warehousing or food processing facilities~~ or industrial establishments which are clean, quiet and free of hazardous or objectionable elements such as noise, odor, dust, smoke, ~~or glare, or pollution, of any kind~~; operate within enclosed structures; and generate little industrial traffic. Heavy manufacturing ~~or heavy industrial development~~ is prohibited. ~~A twenty-five (25) foot buffer zone must be provided when contiguous to U-1, R-1, R-2, B-1, B-2, B-3, SR-1, SR-2, or SR-3 Districts.~~ Water and sewer facilities must be approved by appropriate agencies prior to issuance of zoning certificate.

See side and rear yard requirements for non-residential uses abutting residential uses and other districts in Section 551.

~~Objectionable uses of this district are acid manufacture; explosives or fireworks manufacture or storage; garbage, offal or dead animal reduction or dumping; gas manufacture; petroleum refining and residential.~~

~~Prohibited uses are slaughterhouses, adult entertainment establishments, medical marijuana cultivators, medical marijuana processors, and medical marijuana dispensaries.~~

Section 261 Heavy Manufacturing District (M-2)

The purpose of the ~~heavy~~ Heavy manufacturing ~~Manufacturing district~~ District is to provide land for ~~heavy-major manufacturing, processing, storage, warehousing, research, and testing establishments and related offices, wholesale and warehousing, printing and publishing, and transport terminals~~ which require large sites, extensive community services and facilities, ready access to regional transportation, have large open storage and service areas, generate heavy traffic, and create no nuisance discernible beyond the district. ~~Extractive manufacturing~~ Mineral extraction ~~use~~ is permitted as a conditional use if the operation does not create a hazard or nuisance which adversely affects the health, safety, and general well-being of the community and other manufacturing establishments in the district. Residential development is prohibited. ~~Light manufacturing or industrial uses are permitted as conditional uses. All w~~ Water and sewer facilities must be approved by appropriate agencies prior to issuance of zoning certificate. ~~A twenty-five (25) foot buffer zone must be provided when contiguous to U-1, R-1, R-2, B-1, B-2, B-3, SR-1, SR-2, or SR-3 Districts.~~

See side and rear yard requirements for non-residential uses abutting residential uses and other districts in Section 551.

~~Objectionable uses of this district are acid manufacture, explosives or fireworks manufacture or storage; garbage, offal or dead animal reduction or dumping; gas manufacture and petroleum refining.~~

~~Prohibited uses are slaughterhouses, residential housing, adult entertainment establishments, medical marijuana cultivators, medical marijuana processors, and medical marijuana dispensaries.~~

Section 270 Special Recreation District – Club (SR-1)

The purpose of the ~~special-Special recreation-Recreation district-District~~ is to provide land for certain uses as specified below.

The following uses listed shall be subject to this Special Recreation District Regulations, except as they may be permitted by other provisions of this Zoning Resolution.

Golf course, golf club, fishing club, model airplane club, driving range, private swimming pool and related facilities operated on an admission fee or membership basis.

~~Objectionable uses of this district are fireworks sales and use, gun club and archery/gun range.~~

~~Prohibited uses are adult entertainment establishments, medical marijuana cultivators, medical marijuana processors, and medical marijuana dispensaries.~~

Section 271 Special Recreation District – Amusement (SR-2)

The purpose of the ~~special-Special recreation-Recreation district-District~~ – Amusement is to provide land for certain uses as specified below.

The following uses listed shall be subject to this Special Recreation District ~~Regulations~~ – Amusement, except as they may be permitted by other provisions of this Zoning Resolution.

Amusement center, amusement park, driving range, miniature golf, miniature cart/go-cart track, sports arena/stadium, multipurpose sports complex, golf course, community swimming pool, fishing lake or similar recreational facilities operated as a public facility (free admission) or on an admission fee basis.

~~Objectionable uses of this district are fireworks sales and use, gun club and archery/gun range.~~

~~Prohibited uses are adult entertainment establishments, medical marijuana cultivators, medical marijuana processors, and medical marijuana dispensaries.~~

Section 272 Special Recreation District – Park (SR-3)

~~The purpose of the special recreation district is to provide land for certain uses as specified below.~~

~~The following uses listed shall be subject to this Special Recreation District Regulations, except as they may be permitted by other provisions of this Zoning Resolution.~~

~~Parks, camping or boating facilities, picnic grounds, or similar recreational facilities operated on an admission fee or membership basis.~~

~~Objectionable uses of this district are fireworks sales and use, archery/gun range, gun club and hunting preserve.~~

~~Prohibited uses are adult entertainment establishments, medical marijuana cultivators, medical marijuana processors, and medical marijuana dispensaries.~~

Section 295 Special Limited Industrial District (I-1)

The purpose of the ~~special-Special limited-Limited industrial-Industrial district-District~~ is to provide land to be used exclusively for major industrial or manufacturing or related purposes requiring a larger site than is required in the M-2 District, and specifically including without limitation:-

- (a) Establishments for the development, manufacture and assembly of motor vehicles and other forms of transportation; the development, manufacture, and assembly of production equipment; the development, manufacture and assembly of engines; the development, manufacture and assembly of power products and equipment; and any and all other processes related to any of the foregoing;
- (b) Establishments and facilities for the conduct of research and testing concerning the development of: automotive, vehicular, and other forms of transportation; engines; power products and equipment; production equipment; any and all other processes related to any of the foregoing; and improved highway facilities for vehicular traffic;
- (c) Transport terminals, any wholesale, storage (open or enclosed) or warehousing business or business structure or premises for receiving, storing, and/or distributing goods, including railroad stations, lines and terminals;
- (d) Storage (enclosed by screening of 100 percent opacity) of dismantled or wrecked motor vehicles or parts thereof used in connection with the research, development and testing activities and uses under the foregoing clause (b);
- (e) Aviation field (private); and
- (f) Utilities to service all of the above; and excluding all other uses except as specifically permitted in this Resolution or the Official Schedule of District Regulations, provided that such permitted industrial or manufacturing establishments meet the requirements of Sections 530 to 540, inclusive, of this Resolution concerning Special Provisions for Commercial and Industrial Uses. In order to qualify for the I-1 District classification, a lot (as defined with respect to the I-1 District in Article XII) must be comprised of at least nine hundred (900) contiguous acres and be owned, leased or controlled by a person. (See Official Schedule of District Regulations--).

~~Prohibited uses are mineral extraction, major residential development, medical marijuana cultivators, medical marijuana processors, medical marijuana dispensaries, and other uses prohibited by law.~~

ARTICLE IV DISTRICT REGULATIONS

Section 400 Compliance with Regulations

The regulations set by this Resolution within each district shall be minimum regulations and shall apply uniformly to each class or kind of structure or land, except as hereinafter provided:

- (1) No building, structure or land shall hereafter be used or occupied, and no building or structure or part thereof shall hereafter 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.

~~No tract shall be restricted against agricultural pursuits or the construction or use of buildings or structure incident to the use for agricultural purposes of the land on which such buildings or structures are located. Provided however, dwelling houses constructed thereon shall conform to all specifications as set forth in this section and all other buildings shall conform to setback lines.~~

It is the intent of this Resolution to be and remain in compliance with ORC 519.21 Powers not conferred on township zoning commission by chapter. ORC 519.21 is a statute, created and maintained by the State, which limits the authority of townships and establishes what is commonly referred to as the "agriculture exemption".

This Resolution does not affect the use of any land for agricultural purposes, or the construction or use of buildings or structures incident to the use for agricultural purposes of the land on which such buildings or structures are located, including buildings or structures that are used primarily for vinting and selling wine and that are located on land, any part of which is used for viticulture, and no zoning certificate shall be required for any such building or structure. (Residential dwellings do require a permit however.)

There are two conditions where the agriculture exemption does not apply. 1) In any platted subdivision; and, 2) In any area consisting of fifteen or more lots approved under ORC 711.131 that are contiguous to one another, or some of which are contiguous to one another and adjacent to one side of a dedicated public road, and the balance of which are contiguous to one another and adjacent to the opposite side of the same dedicated public road. When either of these two conditions exist, the requirements of this Resolution apply to:

- (a) Agriculture on lots of one acre or less; and,
- (b) Buildings or structures incident to the use of land for agricultural purposes on lots greater than one acre but not greater than five acres by: setback building lines, height, and size.

- (2) No building or other structure shall hereafter be erected or altered:
 - (a) to exceed the height or bulk,

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- (b) to accommodate or house a greater number of families,
 - (c) to occupy a greater percentage of lot area, and
 - (d) to have narrower or smaller rear yards, front yards, side yards, or other open spaces than herein required, or in any other manner contrary to the provisions of this Resolution.
- (3) No yard or lot existing at the time of passage of this resolution shall be reduced in dimension or area below the minimum requirements set forth herein. Yards or lots created after the effective date of this Resolution shall meet at least the minimum requirements established by this Resolution.
- (4) To calculate living area, measurement shall be the sum of the horizontal areas of the several floors of the building measured from the exterior faces of the walls.
- (5) Pursuant ORC 512.21 (D), medical marijuana cultivators, medical marijuana processors, and medical marijuana dispensaries are not considered an agricultural use. ~~(paragraph 3)~~
- (6) Furthermore, medical marijuana cultivators, medical marijuana processors, and medical marijuana dispensaries are prohibited in all districts of Allen Township, including any Planned Unit Development. ~~(paragraph 4)~~
- (7) Medical marijuana research labs and testing facilities are exempt from regulation.
- (8) Any use not defined by this Resolution shall be prohibited. No specific use which is defined by this Resolution shall be construed as being included within the definition of any other defined use.

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ARTICLE V SUPPLEMENTARY DISTRICT REGULATIONS

Section 551 Side and Rear Yard Requirements for Non-residential Uses abutting Residential Uses and Other Districts

Non-residential buildings or uses shall ~~not-neither~~ be located nor conducted closer than forty (40) feet to any lot line of a residential district, except that the minimum yard requirements may be reduced to 50 percent of ~~the this~~ requirement if acceptable landscaping or screening approved by the Zoning Inspector is provided.

Buildings or uses located within the M-1 or M-2 districts shall neither be located nor conducted closer than forty (40) feet to any lot line of a U-1, R-1, R-2, B-1, B-2, B-3, SR-1, or SR-2 district. The minimum yard requirements shall not be reduced unless a variance is granted by the Board of Zoning Appeals.

-Such screening shall be a masonry or solid fence between six (6) and eight (8) feet in height maintained in good condition and free of all advertising or other signs. Landscaping provided in lieu of such wall or fence shall consist of a strip of land not less than twenty (20) feet in width planted with an evergreen hedge or dense planting of evergreen shrubbery not less than four (4) feet in height at the time of planting. Either type of screening shall not obscure traffic visibility ~~within twenty (20) feet of an intersection at intersections as required by Section 554.~~

Section 554 Visibility at Intersections in Residential Districts

On a corner lot in any ~~residential~~ district, nothing shall be erected, placed, planted, or allowed to grow in such a manner as ~~to~~ materially ~~to~~ impede vision between a height of two and one-half (~~2-4/22.5~~) and ten (10) feet above the center line grades of the intersecting streets in the area bounded by the ~~street lines~~right-of-way lines of such corner lots and a line joining points along said street lines fifty (50) feet from the point of intersection.

Section 575 Agritourism

In the interest of protecting the public health and safety, an Agritourism use shall satisfy the conditions in this Section. Capitalized terms not defined in this Section shall have the respective meanings given to them in Article XII Definitions of this Zoning Resolution or in the Ohio Revised Code.

In addition to the procedure for approval of conditional use permits, as stated in Section 1011 Hearing Appeals; Notices, Section 1013 Powers and Duties of the Board of Zoning Appeals, Section 1015 Conditional Uses except item (6), the Board of Zoning Appeals shall direct the Zoning Inspector to issue a conditional use permit if the applicant establishes the following conditions have been met by a preponderance of the evidence presented in the application for conditional use permit and at the public hearing:

1. The Agritourism use will be on a "Farm".
2. Each proposed Agritourism Use is an agriculturally related educational, entertainment, historical, cultural, and/or recreational activity (including you-pick operations or farm markets) conducted on a Farm that allows or invites members of the general public to

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observe, participate in, or enjoy the activity. A narrative statement regarding this shall be provided by the applicant and it shall replace and substitute any narrative statement otherwise required as part of an application for conditional use permits.

3. A site plan of the proposed Agritourism site showing the following, when applicable:
 - a. The floor areas, heights, and setbacks of all structures, including buildings, used primarily for Agritourism; and,
 - b. The size and setbacks of all parking areas, including loading spaces, used primarily for Agritourism; and,
 - c. Provisions for egress and ingress.

These criteria shall replace and substitute any site plan otherwise required as part of an application for conditional use permits.

4. The size and setback for any structure used primarily for Agritourism shall conform to the requirements of the zoning district in which the Agritourism Use will be located and/or any size and/or setback requirements, if any, specified in this Section.
5. Off-street parking in accordance with setback and size requirements (only) in Article V Supplementary District Regulations. Specifically, off-street parking shall be in accordance with Sections 510 Off-Street Parking Requirements, 511 Number of Parking Spaces Required, and 513 Minimum Distance and Setbacks.
 - a. Additionally, off-street parking of a size adequate to meet peak time demand shall be provided in a manner that does not cause nuisance or conflict with adjoining properties. Estimates of traffic generation shall be submitted. In no instance shall parking be permitted within yard setback areas or within 20 feet of the road right-of-way.
 - b. The Board of Zoning Appeals may not require any parking area to be improved in any manner, including requirements governing drainage, parking area base, parking area paving, or any other improvement.
6. Safe and adequate ingress and egress shall be maintained at all times.
7. The Board of Zoning Appeals may not prescribe conditions and/or safeguards not otherwise stated in this Section.

Within forty-five (45) days after the date the public hearing was first opened, or a later date the applicant agrees to in writing, the board of zoning appeals shall conclude and adjourn the hearing. The board shall decide the appeal within twenty (20) days after the conclusion and adjournment of the hearing. Appeals from board decisions shall be made in a manner specified in Section 1019 Duties of Zoning Inspector, Board of Zoning Appeals, Governing Body and Courts on Matters of Appeal.

Upon approval, the Township shall provide notice to the local Fire Chief and Health Department.

Section 576 Short-Term Rentals

In the interest of protecting the public health, safety, and general welfare, this Section establishes conditions for the establishment of a short-term rental. Further, it is the intent of this Section to protect the purpose and intent of each district, where a short-term rental is conditionally permitted.

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In addition to the other requirements in this Resolution the following conditions shall apply:

1. Maximum number of short-term rentals. Only one (1) dwelling unit per lot may be used as a short-term rental.
2. Maximum number of rooms. No short-term rental shall contain more than five (5) sleeping rooms.
3. Trash Areas. Trash 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 with a gate on the fourth side if such area is not within an enclosed building or structure.
4. Parking. Parking shall comply with Section 510-519 and the following additional restrictions:
 - a. Number. One (1) parking space shall be provided per sleeping room on the lot.
 - b. Location. No additional parking spaces proposed in conjunction with the short-term rental shall be located in the required front yard setback.
5. Signs. Signage shall comply with Article VIII and the following additional requirements:
 - a. Maximum Number, Size, and Type Permitted. A short-term rental shall be limited to one (1) wall sign no larger than twelve (12) square feet and one (1) monument sign no larger than twelve (12) square feet.
 - b. Exterior Lighting Only. Sign lighting shall be employed by a white, steady, stationary light of reasonable intensity directed solely at the sign and/or otherwise prevented from beaming directly onto adjacent properties or right-of-way.
6. Public Services. There shall be no undue burden placed upon existing public services, provided to the lot as a result of the short-term rental.

The Zoning Inspector shall provide notice to the County Auditor and Building Department within 30 days of the issuance of any conditional use permit.

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ARTICLE VI PLANNED UNIT DEVELOPMENT**Section 600 Purpose of Planned Unit Development**

Planned development of land may be permitted in any district as listed on the Official Schedule of District Regulations ~~except SR-1, SR-2, AND SR-3~~ to encourage and provide a means for effectuating a more desirable physical development pattern than would be possible through the strict application of the density and dimensional requirements of this Resolution.

DRAFT - 06-25-2026

ARTICLE X ADMINISTRATION AND ENFORCEMENT

Section 1011 Hearing Appeals; Notices

Appeals to the Board of Zoning Appeals concerning interpretation or administration of this Resolution may be taken by any person aggrieved or by any officer or bureau of the governing body of the Township affected by any decision of the Zoning Inspector. Such appeals shall be taken within a reasonable time, not to exceed ~~thirty (30)~~forty (40) days or such lesser period as may be provided by the rules of the Board of Zoning Appeals. The Zoning Inspector shall transmit to the Board of Zoning Appeals all papers constituting the record from which the action appealed was taken. The Board of Zoning Appeals shall fix a reasonable time for the hearing of appeal, give at least ten (10) days notice to the parties in interest by Registered/Certified mail with return receipt, give notice of such public hearing ~~by one publication in one or more newspapers of general circulation in the county~~in accordance with ORC 519.15 as amended from time to time at least ten (10) days before the date of such hearing and decide the same within a reasonable time. At the hearing, any party may appear in person, or by agent or attorney.

Section 1015 Conditional Uses

(2) Notice shall be given at least ten (10) days in advance of the public hearing ~~by publication in a newspaper of general circulation in the area~~in accordance with ORC 519.15 as amended from time to time. The notice shall state the date, time, and place and the nature of the proposed hearing. The same information shall be mailed by Registered/Certified mail with return receipt to all parties in interest. These shall include the applicant and property owners contiguous to and directly across the road (street) from the property concerned.

ARTICLE XII DEFINITIONS

Agriculture. Pursuant to ORC 519.01, as amended or replaced from time to time,

~~"Agriculture"~~agriculture includes farming; ranching; ~~algaculture meaning the farming of algae;~~ aquaculture; apiculture; horticulture; viticulture; animal husbandry, including, but not limited to, the care and raising of livestock, equine and fur bearing animals; poultry husbandry and the production of poultry and poultry products; dairy production; the production of field crops, tobacco, fruits, vegetables, nursery stock, ornamental shrubs, ornamental trees, flowers, sod or mushrooms; timber-~~;~~ pasturage; any combination of the foregoing; the processing, drying, storage and marketing of agricultural products when those activities are conducted in conjunction with, but are secondary to, such husbandry or production.

Agritourism related definitions:

- a. Agricultural Production. Pursuant to ORC 901.80 and 929.01, as amended or replaced from time to time, "agricultural production" means commercial aquaculture, algaculture meaning the farming of algae, apiculture, animal husbandry, or poultry husbandry; the production for a commercial purpose of timber, field crops, tobacco, fruits, vegetables, nursery stock, ornamental shrubs, ornamental trees, flowers, or sod; the growth of timber for a noncommercial purpose if the land on which the timber is grown is contiguous to or part of a parcel of land under common ownership that is otherwise devoted exclusively to agricultural use; or any combination of such husbandry, production, or growth; and includes the processing, drying, storage, and marketing of agricultural products when those activities are conducted in conjunction with such husbandry, production, or growth. "Agricultural production" includes conservation practices, provided that the tracts, lots, or parcels of land or portions thereof that are used for conservation practices comprise not more than twenty-five per cent of tracts, lots, or parcels of land that are otherwise devoted exclusively to agricultural use and for which an application is filed under Section 929.02 of the Revised Code.
- b. Agritourism. Pursuant to ORC 901.80 as amended or replaced from time to time, "Agritourism" means an agriculturally related educational, entertainment, historical, cultural, or recreational activity, including you-pick operations or farm markets, conducted on a Farm that allows or invites members of the general public to observe, participate in, or enjoy that activity.
- c. Agritourism Provider. Pursuant to ORC 901.80, as amended or replaced from time to time, "Agritourism Provider" means a person who owns, operates, provides, or sponsors an agritourism activity or an employee of such a person who engages in or provides agritourism activities whether or not for a fee.
- d. Farm. Pursuant to ORC 901.80 as amended or replaced from time to time, "Farm" means land that is composed of tracts, lots, or parcels totaling not less than ten (10) acres devoted to agricultural production or totaling less than ten (10) acres devoted to agricultural production if the land produces an average yearly gross income of at least twenty-five hundred dollars (\$2,500) from agricultural production.

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

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

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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.

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Enclosed Storage. Any building such as a warehouse, pole barn, etc. fully enclosed on all sides and with roof.

Family. Those persons living in a dwelling unit who are related by blood, adoption or marriage, and no more than two unrelated individuals. One or more persons occupying a single dwelling unit and living as a single housekeeping unit.

Vehicle Fueling and/or Charging Station. A facility used for the dispensing and sale at retail of any vehicle fuels, oils, or accessories, including lubrication of vehicles and replacement or installation of minor parts and accessories but not including major repair work. The term "fuel" includes gasoline, diesel, or alternative fuels such as electricity, hydrogen, compressed natural gas (CNG), liquefied natural gas (LNG), propane, biofuels, or other non-petroleum energy sources for vehicles. This type of facility may include convenience retail, air pumps, and other minor vehicle services.

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Public Service Facility. Any facility or utility operated in the interest of the public, including electricity, gas, telephone, transportation, water, sewer, solid waste disposal, or any similar public service structure or land use, excluding Telecommunication Towers. 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, by a railroad, whether publicly or privately owned, or by a municipal or other governmental agency, including the furnishing of electrical, gas, rail transport, communication, public or private water and sewage services. This definition excludes small off-site battery energy storage systems, principal solar energy production facilities, sanitary landfills, wind power projects, and other uses defined separately herein.

Setback Line, Front. Determined from the edge of the road right-of-way.

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Storage Facilities Facility. Land, buildings and structures devoted primarily to the storage of goods, equipment and material for the holding of goods and merchandise.

Storage Facility, Personal. A building or group of buildings in a controlled access compound that contain equal or varying sizes of individual, compartmentalized stalls or lockers for the storage of customers' goods or wares.

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Transient Lodging. 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, apartment hotel or ~~Bed and Breakfast~~ bed and breakfast, and short-term rental.

- a. Bed and Breakfast Establishment. A single family private residence that provides overnight accommodations and a morning meal to transients for compensation. The owner/operator of the bed and breakfast must live full-time on the inn's premises. Bed and breakfast inns shall contain no more than six (6) separate guest rooms.
- b. Motel or Hotel. A series of attached, semi-detached, or detached sleeping or living units, for the accommodation primarily of automobile transient guests, having convenient access to off-street parking spaces, for the exclusive use of the guests or occupants and including also such accessory commercial uses operated primarily for the convenience of guests and subject to such restrictions as may be specified in the district where located.
- c. Short-Term Rental. A dwelling unit, rented wholly or in part, for less than thirty (30) consecutive days by persons other than the resident family as lodging for monetary compensation. No short-term rental shall contain more than five (5) sleeping rooms.

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OFFICIAL SCHEDULE OF DISTRICT REGULATIONS (DRAFT 06-25-2026)

TOWNSHIP OF ALLEN, COUNTY OF UNION, STATE OF OHIO

ZONING DISTRICTS	PERMITTED USES	CONDITIONAL USES	PLANNED UNIT DEVELOPMENT USES	MINIMUM LOT SIZE (square feet)		MINIMUM LOT WIDTH AT BUILDING LINE OF LOT FRONT YARD SETBACK	MINIMUM LOT FRONTAGE WIDTH AT RIGHT-OF-WAY	MAXIMUM PERCENTAGE OF LOT TO BE OCCUPIED	MINIMUM FLOOR AREA	MAXIMUM HEIGHT OF (PRINCIPAL) BUILDINGS		MINIMUM YARD DIMENSIONS (SETBACKS) (Feet)				ACCESSORY BUILDINGS (Feet)						
SYMBOLS AS USED ON THE OFFICIAL ZONING MAP	ACCESSORY USES AND ESSENTIAL SERVICES ARE INCLUDED	PERMITTED UPON ISSUANCE OF A CONDITIONAL USE CERTIFICATE BY THE BOARD OF ZONING APPEALS	PERMITTED UPON APPROVAL BY ZONING COMMISSION AND TOWNSHIP TRUSTEES	WITH ON-SITE WATER & SEWAGE TREATMENT	WITH GROUP OR CENTRAL WATER & SEWAGE TREATMENT	FEET	(Minimum Feet)	PRINCIPAL AND ACCESSORY BUILDINGS	(Square Feet)	STORIES	FEET	FRONT YARD (COMPUTED FROM RIGHT-OF-WAY)	SIDE YARD (ONE SIDE YARD)	SIDE YARD (SUM OF BOTH SIDE YARDS)	REAR YARD	MAXIMUM HEIGHT (feet)	MINIMUM DISTANCE IN FEET TO FRONT LOT LINE (MEASURE FROM EDGE OF R/W)	MINIMUM DISTANCE IN FEET TO SIDE LOT LINE	MINIMUM DISTANCE IN FEET TO REAR LOT LINE	MINIMUM (MANDATORY) OFF-STREET PARKING SPACE	MINIMUM (MANDATORY) OFF-STREET LOADING SPACE	SIGNS PERMITTED
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23
U-1 RURAL DISTRICT	Agriculture; Home Occupation; Public Use; Quasi-Public Use; Very Low Density Residence; Enclosed Storage	Agritourism; Limited Business; Mineral Extraction or Extractive Industry; Public Service Facility; Recreation (Non-Commercial); Short-Term Rental; Sign/Advertising Structures	Commercial; Industrial; Public Use; Quasi-Public Use; Residential; (Individually or in Combination)	87,120	87,120	150	150	25	1,100, 1,300 Split-Level	2 1/2	35	50	20	40	40	20*	50	10	10	2 Per Family Unit	None	Yes, Under Article VIII
R-1 LOW DENSITY RESIDENTIAL DISTRICT	Public use; Quasi-Public Use; Single Family Dwelling; Housing; Enclosed Storage	Agritourism; Home Occupation; Recreation (Non-Commercial); Short-Term Rental; Sign/Advertising Structures;	Public Use; Quasi-Public Use; Residential; (Individually or in Combination)	87,120	87,120	150	150	25	1,100, 1,300 Split-Level	2 1/2	35	50	20	40	40	20	50	10	10	2 Per Family Unit	None	Yes, Under Article VIII
R-2 MEDIUM DENSITY RESIDENTIAL DISTRICT	Multi-Family Housing Dwelling; Public Use; Quasi-Public Use; Single Family Housing Dwelling;	Agritourism; Home Occupation; Mobile Home Park; Recreation (Non-Commercial); Senior Citizen Housing; Short-Term Rental; Sign/Advertising Structures & Billboards; Telecommunications Tower	Public Use; Quasi-Public Use; Residential; (Individually or in Combination)	87,120	21,780	150	150 per housing structure	25	1,100**	3	40	50	20	40	40	20	50	10	10	2 Per Family Unit	None	Yes, Under Article VIII
B-1 PROFESSIONAL SERVICES DISTRICT	Professional Service Businesses Offices; such as: Accountant; Broker; Dentist; Doctor; Financial Institution; Insurance; Lawyer; Mortuary; Professional Businesses;	Agritourism;	Commercial; Industrial; Public Use; Quasi-Public Use; (Individually or in Combination)	87,120	50,000	150	150	30	1,100	3	40	50	20	40	40	20	50	10	10	1 Space for each Employee and 2 Spaces for each 200 sq. ft. Floor Area	As required in Section 518	Yes, Under Article VIII See Article VIII Sections 800 through 812
B-2 RETAIL STORE DISTRICT	Retail Businesses such as: Bakery; Barber Shop; Beauty Salon; Bowling Alley; Butcher Shop; Carry Out & Drive Thru; Drugstore; Dry Cleaners; Eating Establishments; Grocery; Retail Hardware Store; Home Furnishing Store; Movie Theatre; Skating Rink;	Agritourism; Commercial Recreation; Hotel/Motel; Permitted Uses of B1	Commercial; Industrial; Public Use; Quasi-Public Use; (Individually or in Combination)	87,120	50,000	150	150	30	1,100	3	40	50	20	40	40	20	50	10	10	See Chart in Section 511 for additional requirements	As required in Section 518	Yes, Under Article VIII See Article VIII Sections 800 through 812
B-3 HEAVY RETAIL/WHOLESALE DISTRICT	Animal Boarding; Auto Dealer Sales; Body Shop; Building Supply; Construction Contractors; Electric Supply; Horticultural Nursery; Hotel/Motel (With or Without Eating Establishments); Implement Dealer; Kennel; Lumber; Service and Repair Businesses such as Plumbing; Service Station; Truck and Tractor Repair; Trucking Contractor; Veterinary Clinic; Warehouse; Wholesale Hardware Supply; Wholesalers; and	Agritourism; Vehicle Fueling and/or Charging Station; Permitted Uses of B1 & B2	Commercial; Industrial; Public Use; Quasi-Public Use; (Individually or in Combination)	150,000	87,120	150	150	30	1,100	3	40	50	20	40	40	20	50	10	10	See Chart in Section 511 for additional requirements	As required in Section 518	Yes, Under Article VIII See Article VIII Sections 800 through 812
M-1 LIGHT MANUFACTURING DISTRICT	Food Processing Facilities; Light Manufacturing and Related Offices; Printing & Publishing; Storage Facilities; Wholesale & Warehousing;	Agritourism; Company Provided Child Care Service/Facility; Public Service Facilities; Public Use; Quasi-Public Use; Signs & Advertising Structures; Storage Facility; Personal Storage Facility; Transportation Terminals	Commercial; Industrial; Public Use; Quasi-Public Use; (Individually or in Combination)	200,000	200,000		350	50	1,100	4	50	75	45	90	65	25	75	35	35	See Chart in Section 511 for additional requirements	As required in Section 518	Yes, Under Article VIII See Article VIII Sections 800 through 812
M-2 HEAVY MANUFACTURING DISTRICT	Heavy Manufacturing & Related Offices; Printing & Publishing; Transportation Terminals; Wholesale & Warehousing;	Agritourism; Company Provided Child Care; Service/Facility; Mineral Extraction or Extractive Industry; Light Manufacturing & Related Offices; Permitted Uses of B-3 District; Signs & Advertising Structures	Commercial; Industrial; Public Use; Quasi-Public Use; (Individually or in Combination)	500,000	500,000		750	50	1,100	4	50	75	45	90	65	25	75	35	35	See Chart in Section 511 for additional requirements	As required in Section 518	Yes, Under Article VIII See Article VIII Sections 800 through 812

SR-1 SPECIAL RECREATION DISTRICT - CLUB	Any Membership Clubs; Driving Range; Fishing; Golf; Model Airplane; Private Community or Club Swimming Pools;	Agritourism ; Permitted Uses of B-2, R-1, SR-2, SR3 Districts	None	500,000	500,000	150	1,000	25	1,100	3	40	50	50	100	50	50	50	50	50	See Chart in Section 511 for additional requirements	As required in Section 518	Yes, Under Article VIII See Article VIII Sections 800 through 812
SR-2 SPECIAL RECREATION DISTRICT - AMUSEMENT	Amusement Center; Amusement Park; Community Swimming Pools; Driving Range; Fishing Lake; Go/Miniature Cart Track; Golf Course; Miniature Golf Course; Sports Arena/Stadium; Sports Complex (Multipurpose);	Agritourism ; Permitted Uses of B-1, R-1, SR-1; SR-3 Districts; Amphitheater (Outdoor); Drag Strip; Racing Tracks (Stock Car/Motorcycle)	None	500,000	500,000	150	1,000	25	1,100	5	80	50	50	100	50	60	50	50	50	See Chart in Section 511 for additional requirements	As required in Section 518	Yes, Under Article VIII See Article VIII Sections 800 through 812
SR-3 SPECIAL RECREATION DISTRICT-- PARK	Camping; Boating Facilities; Parks; Picnic Grounds and Similar Recreationat Facilities	Permitted Uses of B-2, SR-1, SR-2, & R-1 Districts	None	500,000	500,000		1,000	25	1,100	3	40	50	50	100	50	50	50	50	50	See Chart in Section 511 for additional requirements	As required in Section 518	See Article VIII Sections 800 through 812
I-1 SPECIAL LIMITED INDUSTRIAL DISTRICT	Principal Permitted Uses a) Agriculture and Farms b) Industry, Light and Heavy Manufacturing c)Research, Development and Testing d) Wholesale and Warehousing; Transport Terminals e) Aviation Field (Private) f) Storage (open or enclosed) of New Vehicles; Storage (enclosed by screening of 100% opacity) of dismantled or wrecked motor vehicles or parts thereof used in connection with the uses listed in c) above g) Utilities (structures and installations which are necessary to service a permitted use within the I-1 District) Accessory Uses Accessory uses and structures used in conjunction with any permitted use shall be allowed, including without limitation, uses or structures for recreational, health, eating, and related purposes.	Agritourism ; Public Service Facility; Signs and Advertising Structures not otherwise specifically permitted	Commercial; Manufacturing and Special Limited Industrial; Public and Quasi-Public Uses; (Individually or in Combination)	900 acres (comprised of one or more contiguous parcels of land which are either, leased or controlled by a person)	900 acres (comprised of one or more contiguous parcels of land which are either, leased or controlled by a person)		5,000	***	None	8	96	▲ See Section 561	▲ See Section 561	▲ See Section 561	▲ See Section 561	50	100	10	20	See Chart in Section 511 for additional requirements	As required in Section 518	Yes, Under Article VIII See Article VIII Sections 800 through 812

*~~Excludes agricultural buildings~~

** Exception permitted for Senior Citizen, supervised/assisted living housing units

*** So long as the other requirements as to the I-1 District are complied with, there shall be no restrictions on the number of square feet of buildings which may be constructed or structurally altered, or the percentage of the lot occupied, on property in the I-1 District, regardless of any restriction as to the number of buildings per lot contained in Article V, Section 556 of this Resolution.