



**Zoning Text Amendment Checklist**

Date: April 14th 2026 Township: York

Amendment Title: Article XII Definitions (Battery Storage, Data Center, Public Service Facility); Article IV District Regulations; Article VIII Public Notice Requirements; Article IX Amendments; Illustrations

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

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

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

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

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

**Date of Request.**

April 14, 2026

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

**RE: Zoning Text Amendment Application, York Township, Union County**

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

Dear LUC Regional Planning Commission Committee Members:

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

**Description of Zoning Text Amendments.**

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

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

**Public Hearing.**

The York Township Zoning Commission of Union County, Ohio, will hold a public hearing concerning the proposed amendments at 7:00 PM on May 20, 2026, in the York Township Hall.

**Point of Contact.**

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

Sincerely, *Charley Gilliland 937 243 7613*

**Attachments.**

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

April 14, 2026

Charlie Gilliland  
Chair, Zoning Commission  
York Township  
28736 Storms Road  
Raymond, OH 43067

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

Dear Mr. Charlie Gilliland:

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

On April 6, 2026, the York Board of Trustees met. During the meeting, LOGAN RIFE moved a motion to initiate a zoning text amendment. JUDY CHRISTIAN seconded the motion. All in favor.

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


  
Attest

Ryan Bugg  
04-14-2026  
Fiscal Officer, York Township



# York Township Union County, Ohio

## Zoning Resolution



Amendment

Adopted May 14, 1984

Revised March 05, 2007

Revised March 18, 2013

Revised July 16, 2018

Revised June 20, 2022

Revised August 21, 2023

Revised November 3, 2025

[Revised Month Day, 2026](#)



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This version: Amended and restated to reflect amendments adopted November 3, 20265.

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Section 840 Procedure and Requirements for Appeals and Variances  
 Section 841 Appeals  
 Section 842 Stay of Proceedings  
 Section 843 Variances  
 Section 844 Application and Standards for Variances  
 Section 845 Supplementary Conditions and Safeguards  
 Section 846 Public Hearing by the board of Zoning Appeals  
 Section 847 Notice of Public Hearing ~~in Newspaper~~  
 Section 848 Notice to Parties of Interest  
 Section 849 Action by Board of Zoning Appeals  
 Section 860 Procedure and Requirements for Approval of  
 Conditional Use Permits  
 Section 861 General  
 Section 862 Contents of Application for Conditional Use Permit  
 Section 863 General Standards Applicable to all Conditional Uses  
 Section 865 Supplementary Conditions and Safeguards  
 Section 866 Procedure for Hearing, Notice  
 Section 867 Action by the Board of Zoning Appeals  
 Section 868 Expiration of Conditional Use Permit

**ARTICLE IX AMENDMENT**

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Section 900 Procedure for Amendment or District Changes  
 Section 901 General  
 Section 902 Initiation of Zoning Amendments  
 Section 903 Contents of Application  
 Section 904 Transmittal to Zoning Commission  
[Section 9056 Transmittal to Regional Planning Commission](#)  
~~Section 9067 Submission to Director of Transportation~~  
~~Section 906 Recommendation by Zoning Commission~~  
~~Section 907 Public Hearing by Township Trustees~~  
~~Section 908 Notice of Public Hearing in Newspaper~~  
~~Section 910 Action by Township Trustees~~  
~~Section 911 Effective Date and Referendum~~

**ARTICLE X OFF-STREET PARKING AND LOADING REQUIREMENTS AND SIGNS**

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Section 1000 General Requirements  
 Section 1010 Parking Space Dimensions  
 Section 1011 Loading Space Requirements and Dimensions  
 Section 1012 Drainage  
 Section 1013 Maintenance  
 Section 1014 Lighting  
 Section 1015 Location of Parking Spaces  
 Section 1016 Screening and/or Landscaping  
 Section 1017 Minimum Distance and Setbacks  
 Section 1018 Wheel Blocks  
 Section 1020 Parking Space Requirements  
 Section 1021 General Interpretations  
 Section 1050 Intent-Signs  
 Section 1051 Governmental Signs Excluded  
 Section 1052 General Requirements for all Signs and Districts

## ARTICLE IV DISTRICT REGULATIONS

Section 400 Compliance with Regulations. The regulations for each district set forth by this Resolution shall be minimum regulations and shall apply uniformly to each class or kind of structure or land, except as hereinafter provided; or as otherwise granted by the Board of Zoning Appeals.

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

Section 410 Official Schedule of District Regulations Adopted. District regulations shall be as set forth in the Official Schedule of District Regulations hereby adopted and declared to be a part of this Resolution and in Article V of this Resolution, "Supplementary District Regulations". Regulations for Mobile Home Parks shall be those specified in Article XI.

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 845 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 Resolution in the District involved, or any use expressly or by implication prohibited by the terms of this Resolution in any said district. In granting any appeal or variance, the Board of Zoning Appeals may prescribe appropriate conditions and safeguards in conformity with this Resolution. 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 Resolution and punishable under Section 650 of this Resolution.

Section 846 Public Hearing by the Board of Zoning Appeals. The Board of Zoning Appeals shall hold a public hearing within ~~thirty (30)~~forty (40) days after the receipt of an application for an appeal or variance from the Zoning Inspector or an applicant.

Section 847 Notice of Public Hearing in Newspaper. Before holding the public hearing required in Section 846, notice of such hearing shall be given ~~in one newspaper of general circulation in the Township~~ at least ten (10) days before the date of said hearing in accordance with ORC 519.15 as amended from time to time. -The notice shall set forth the date, time, and place/location of the public hearing, and the nature of the proposed appeal or variance.

Section 848 Notice to Parties in Interest. Before holding the public hearing required in Section 846, written notice of such hearing shall be mailed by the chairperson of the Board of Zoning Appeals, by first class mail, at least ten (10) days before the day of the hearing to all parties in interest. Parties of interest shall include, but not be limited to, property owners contiguous to and directly across the road (street) from the property concerned. The notice shall contain the same information as required of notices ~~published in newspapers~~ as specified in Section 847.

Section 849 Action by Board of Zoning Appeals. Within thirty (30) days after the public hearing required in Section 846 the Board of Zoning Appeals shall either approve, approve with supplementary conditions as specified in Section 845, or disapprove the request for appeal or variance. The Board of Zoning Appeals shall further make a finding that the reasons set forth in the application justify the granting of the variance that will make possible a reasonable use of the land, building, or structure. Appeals from Board decisions shall be made in the manner specified in Section 830.

Section 860 Procedure and Requirements For Approval of Conditional Use Permits. Conditional uses shall conform to the procedures and requirements of Section 861-868, inclusive of this Resolution.

Section 861 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 4, shall follow the procedures and requirements set forth in Sections 862-868, inclusive.

7. Will have vehicular approaches to the property which shall be so designed as not to create an interference with traffic on surrounding public thoroughfares.

Section 865 Supplementary Conditions and Safeguards. In granting any conditional use, the Board may prescribe appropriate conditions and safeguards in conformity with this Resolution. Violations of such conditions and safeguards, when made a part of the terms under which the conditional use is granted, shall be deemed a violation of this Resolution and punishable under Section 650 of this Resolution.

Section 866 Procedure for Hearing, Notice. Upon receipt of the application for a -conditional use permit specified in Section 762, the Board shall hold a public hearing, publish notice ~~in a~~ [newspaper](#), and give written notice to all parties in interest according to the procedures specified in Section 845 through 848.

Section 867 Action by the Board of Zoning Appeals. Within thirty (30) days after the public hearing required in Section 866, the board shall either approve, approve with supplementary conditions as specified in Section 865, 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 830.

Section 868 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 IX AMENDMENT

Section 900 Procedure for Amendment or District Changes. This Resolution may be amended utilizing the procedures specified in [Section 901-911, inclusive, of this Resolution ORC 519.12 as amended from time to time.](#)

Section 901 General. Whenever the public necessity, convenience, general welfare, or good zoning practices require, the Board of Township Trustees may by Resolution, after receipt of recommendation thereon from the Zoning Commission, and subject to procedures provided by law, amend, supplement, change or repeal the regulations, restrictions, and boundaries or classification of property.

Section 902 Initiation of Zoning Amendments. Amendments to this Resolution may be initiated in one of the following ways:

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

Section 903 Contents of Application. Applications for amendments to the Official Zoning map adopted as part of this Resolution by Section 300 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 addresses who are within, contiguous or directly across the road (street) from the parcel(s) proposed to be rezoned and others that may have a substantial interest in the case, except that addresses need not be included where more than ten (10) parcels are to be rezoned;
8. A fee as established by the Township Trustees, according to Section 660.

Section 904 Transmittal to Zoning Commission. Immediately after the adoption of a resolution by the Township Trustees or the filing of an application by at least one (1) owner or lessee of property, said resolution or application shall be transmitted to the [Zoning Commission](#). [The Zoning Commission shall comply with all the requirements of chapter 519.12 of the Ohio Revised Code.](#)

Section 9065906 Transmittal to Regional Planning Commission. Within five days after the adoption of such motion, the certification of such resolution, or the filing of such application for an amendment, the Zoning Commission shall transmit a copy of the proposed amendment together with text and map pertaining to the proposed amendment to the Regional Planning Commission. The Regional Planning Commission shall recommend the approval or denial of the proposed amendment or some modification of it. The recommendation shall be considered at the public hearing held by the Zoning Commission on the proposed amendment.

Section 9065907 Submission to Director of Transportation. Before any zoning amendment is approved affecting any land within three hundred (300) feet of the centerline of a proposed new highway or highway for which changes are proposed as described in the certification to local officials by the Director of Transportation, or within a radius of five hundred (500) feet from the point of intersection of said centerline with any public road or highway the Commission shall give notice, by registered or certified mail to the Director of Transportation. The Commission may proceed as required by law, however, the Township Trustees shall not approve the amendment for one hundred twenty (120) days from the date the notice is received by the Director of Transportation. If the Director of Transportation notifies the Trustees that he shall proceed to acquire the land needed, then the Trustees shall refuse to approve the rezoning. If the Director of Transportation notifies the Trustees that acquisition at this time is not in the public interest or upon the expiration of the one hundred twenty (120) day period or any extension thereof agreed upon by the Director of Transportation and the property owner, the Trustees shall proceed as required by law.

Section 906 Recommendation by Zoning Commission. Within seventy (70) days from the receipt of the proposed amendment, the Zoning Commission after public hearing and complying with all requirements of Chapter 519.02 of the Ohio Revised Code, shall transmit its recommendation to the Township Trustees. The Zoning 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 907 Public Hearing by Township Trustees. Upon receipt of the recommendation from the Zoning Commission, the Township Trustees shall schedule a public hearing. Said hearing shall be not more than thirty (30) days from the receipt of the recommendation from the Zoning Commission.

Section 908 Notice of Public Hearing in Newspaper. Notice of the public hearing required in Section 907 shall be given by the Township Trustees by at least one (1) publication in one (1) or more newspapers of general circulation in the Township. Said notice shall be published at least ten (10) days before the date of the required hearing. The published notice shall set forth the time and place of the public hearing and a summary of the proposed amendment.

Section 910 Action by Township Trustees. Within twenty (20) days after the public hearing required by Section 907, the Township Trustees shall either adopt or deny the recommendation of the Zoning Commission, or adopt some modification thereof. In the event the Trustees denies or modifies the recommendation of the Zoning Commission, it must do so by unanimous vote.

Section 911 Effective Date and Referendum. Such amendment adopted by the Trustees shall become effective thirty (30) days after the date of such adoption unless within thirty (30) days after the passage of the Resolution, there is presented to the Clerk a petition, signed by a number of qualified voters residing in the Township equal to not less than eight (8) per cent of

~~the total vote cast in such area at the last preceding general election at which a Governor was elected, requesting the trustees to submit the zoning amendment to the electors of the Township for approval or rejection at the next primary or general election.~~

~~No amendment for which such referendum vote has been requested shall be put into effect unless a majority of the vote cast on the issue is in favor of the amendment. Upon certification by the Board of Elections that the amendment has been approved by the voters, it shall take immediate effect.~~

## ARTICLE XII DEFINITIONS

Interpretation of Terms or Words: For the purpose of this Resolution, 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 be defined as found in the Ohio Revised Code Section 519.01.

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.

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\(s\).](#)

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. Further, all accessory buildings over 240 square feet shall require a building permit.

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

**Building, Portable.** A building that can be easily moved in its entirety from its foundation. The size is not to exceed 240 square feet with a maximum height of 12'6".

**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. Uses include, but need not be limited to, drugstores, beauty salons, barber shops, carry outs, dry cleaning and laundry facilities, supermarkets, etc.

**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. Examples of shopping-type businesses are furniture stores, automobile sales and service and clothing shops.

**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 Regional Planning Commission and the Board of County Commissioners showing the general location and extent of present and proposed physical facilities including housing, industrial, and commercial uses, major thoroughfares, parks, schools, and other community facilities. This plan established 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.

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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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.

Dump. A dump is a place where junk is deposited.

Dwelling. Any building or structure which is wholly or partly used or intended to be used for living or sleeping 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 (except a mobile home or manufactured home not permanently sited) 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, Industrialized Unit. Pursuant to ORC 3781.06 (C) (3), "industrialized unit" means a building unit or assembly of closed construction fabricated in an off-site facility, that is substantially self-sufficient as a unit or as part of a greater structure, and that requires transportation to the site of intended use. "Industrialized unit" includes unit installs on the site as independent units, as part of a group of units, or incorporated with standard construction methods to form a completed structural entity. "Industrialized unit" does not include a manufactured home as defined herein or a mobile home as defined herein.

Dwelling, Manufactured Home. Pursuant to ORC 3781.06 (C) (4), "manufactured home" means a building unit or assembly of closed construction that is fabricated in an off-site facility and constructed in conformance with the federal construction and safety standards established by the secretary of housing and urban development pursuant to the "Manufactured Housing Construction and Safety Standards Act of 1974," 88 Stat. 700, 42 U.S.C.A. 5401, 5403, and that has a permanent label or tag affixed to it, as specified in 42 U.S.C.A. 5415, certifying compliance with all applicable federal construction and safety standards.

Dwelling, Manufactured Home (Permanently Sited). Pursuant to ORC 3781.06 (C) (6), "permanently sited manufactured home" means a manufactured home that meets all of the following criteria:

- a) The structure is affixed to a permanent foundation and is connected to appropriate facilities. "Permanent foundation" means permanent masonry, concrete, or a footing or foundation approved by the Ohio Department of Commerce pursuant to ORC 4781, to which a manufactured home may be affixed; and,

Motor Vehicle Salvage Facility. Any establishment or place of business, which is maintained, used or operated for buying or selling wrecked, scraped, ruined, or dismantled motor vehicles or motor vehicle parts.

Ponds. Any man made structure in which water is impounded by constructing a dam or embankment or by excavating a pit or dugout. Definition for ponds includes retention basins designed to permanently hold water. This definition would not apply to detention basins designed for short-term water containment. This would not include landscape water features less than one hundred and fifty (150) square feet.

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

Nursery, Nursing Home. A home or facility for the care and treatment of babies, children, pensioners or elderly people.

Offices. Quasi-commercial uses which may often be transitional between retail business and/or manufacturing and 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.

Parking Space, Off-Street. For the purpose of this Resolution 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.

Performance Bond or Surety Bond. An agreement by a subdivider or developer with the Board of County Commissioners for the amount of the estimated construction cost guaranteeing the completion of physical improvements according to plans and specifications within the time prescribed by the subdivider's agreement.

Personal Services. Any enterprise conducted for gain which primarily offers services to the general public such as shoe repair, watch repair, barber shops, 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.

Private-Way. A strip of land owned by a private entity leading to a lot that has no road frontage.

Private-Way Minimum Width of. The minimum lot size, as stated on the official schedule of district Regulations, excludes the Private-Way listed above.

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, 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, and sanitary landfills, wind power projects, and other uses defined separately herein. ~~“(Excluding telecommunication towers)”~~

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

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

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

**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: fishing areas, parks, archery ranges, ball parks, etc..

**Recreation, Non-commercial.** Any business which is operated as a recreational enterprise, either publicly or privately owned, for nonprofit. Examples include, but 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.

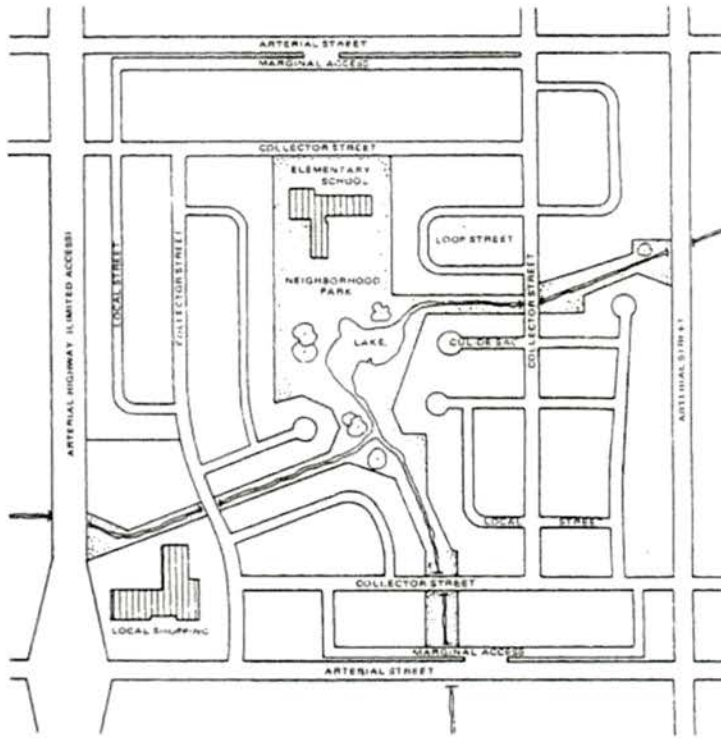
**Recreational Vehicle Site.** A plot of ground within a recreational vehicle park intended for the accommodation of either a recreational vehicle, tent, or other individual camping unit on a temporary basis.

**Right-of-Ways.** 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 by the topography or treatment (such as grade separation, landscaped areas, viaducts, and bridges).

**Salvage Motor Vehicles.** Any motor vehicle which is in a wrecked, dismantled, or worn out condition, or unfit for operation as motor vehicle.

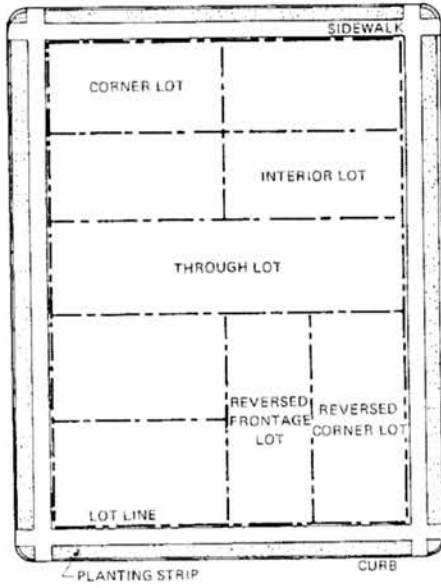
**Sanitary Landfill.** A disposal site employing a method of disposing of solid wastes on land in a manner intended to minimize environmental hazards by spreading the solid wastes in this layers, compacting the solid wastes to the smallest practical volume, and applying and compacting cover material daily.



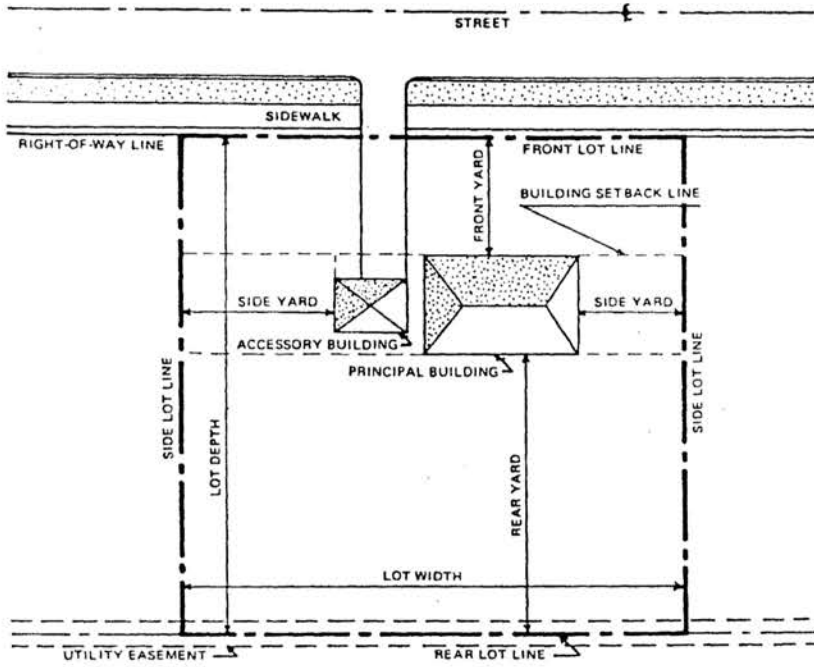


**CLASSIFICATION OF THE THOROUGHFARE SYSTEM**

**STREET**

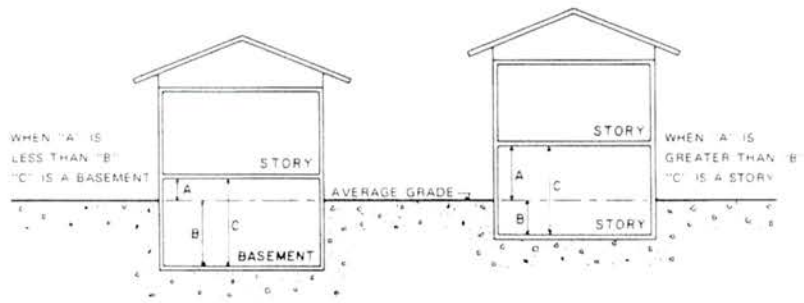


**TYPES OF LOTS**

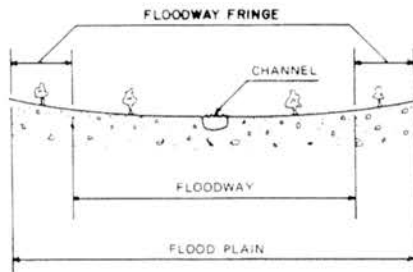


LOT AREA= TOTAL HORIZONTAL AREA  
 LOT COVERAGE= PER CENT OF LOT OCCUPIED  
 BY BUILDING

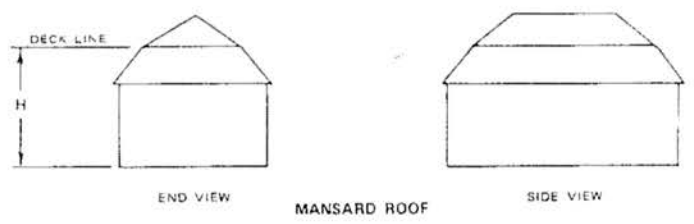
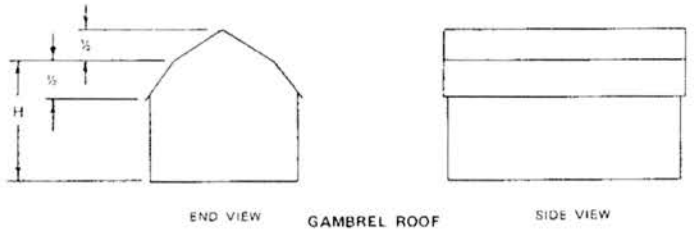
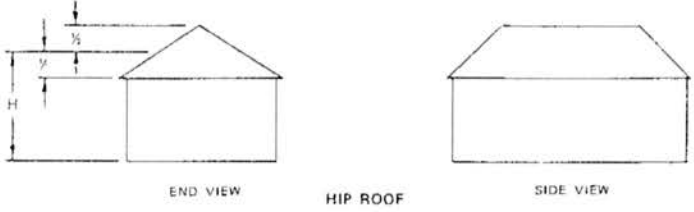
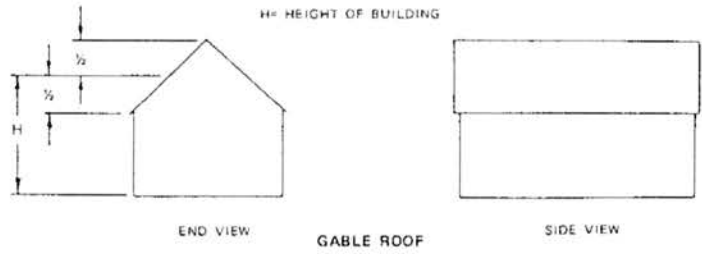
### LOT TERMS



### BASEMENT & STORY



### FLOOD PLAIN TERMS



**ROOF TYPES AND BUILDING HEIGHT**