



Logan-Union-Champaign regional planning commission

Director: Bradley J. Bodenmiller

Zoning & Subdivision Committee Thursday, April 14, 2022, 12:15 pm

- Minutes from last meeting of March 10, 2022
- 1. Review of Claibourne Township Zoning Parcel Amendment (Union County) – Staff
Report by Brad Bodenmiller
- 2. Review of Liberty Township Zoning Text Amendment (Logan County) – Staff
Report by Aaron Smith
- 3. Review of Millcreek Township Zoning Text Amendment (Union County) – Staff
Report by Aaron Smith

Members:

Tyler Bumbalough – City of Urbana Engineer
Scott Coleman – Logan County Engineer
Weston R. Dodds – City of Bellefontaine Safety Service Director
Ashley Gaver – City of Marysville
Steve Robinson – Union County Commissioner
Steve McCall – Champaign County Engineer
Tammy Noble – City of Dublin Planning
Tom Scheiderer – Jefferson & Zane Township Zoning Inspector
Jeff Stauch – Union County Engineer
Todd Freyhof – North Lewisburg Administrator
Brad Bodenmiller – LUC
Heather Martin – LUC
Aaron Smith – LUC

10820 St. Rt. 347, PO Box 219

East Liberty, Ohio 43319

• Phone: 937-666-3431 •

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



Staff Report – Claibourne Township Zoning Amendment

Jurisdiction:	Claibourne Township Zoning Commission c/o Tod Dresback dresbackconstruction@gmail.com																																																																											
Request:	<p>The Zoning Commission initiated a parcel amendment to rezone 11 parcels. The parcels are in two groups, one group is on the north side of Richwood and the other group is on the south side of Richwood. The parcels total +/- 42.34 ac.</p> <table><tr><th></th><th>Parcel</th><th>Address</th><th></th><th>Ac.</th><th>Exist</th><th>Prop'd</th></tr><tr><td rowspan="7">North</td><td>500090 060000</td><td>379 N Franklin</td><td>+/-</td><td>1.25</td><td>Unclear</td><td>R-2</td></tr><tr><td>500090 070000</td><td>355 N Franklin</td><td>+/-</td><td>1.25</td><td>Unclear</td><td>R-2</td></tr><tr><td>500090 090000</td><td>N Franklin Rear</td><td>+/-</td><td>3.47</td><td>Unclear</td><td>R-2</td></tr><tr><td>500090 080000</td><td>N Franklin</td><td>+/-</td><td>0.26</td><td>Unclear</td><td>R-2</td></tr><tr><td>500090 092000</td><td>345 N Franklin</td><td>+/-</td><td>0.15</td><td>Unclear</td><td>R-2</td></tr><tr><td>500090 091000</td><td>N Franklin</td><td>+/-</td><td>0.03</td><td>Unclear</td><td>R-2</td></tr><tr><td>600080 400000</td><td>335 N Franklin*</td><td>+/-</td><td>0.02</td><td>Unclear</td><td>R-2</td></tr><tr><td rowspan="4">South</td><td>500111 212000</td><td>315 S Franklin</td><td>+/-</td><td>1.31</td><td>Believed R-2</td><td>R-2</td></tr><tr><td>500110 691000</td><td>28178 St Rte 37</td><td>+/-</td><td>1.53</td><td>Believed R-2</td><td>R-2</td></tr><tr><td>500111 620000</td><td>28020 St Rte 37</td><td>+/-</td><td>1.33</td><td>Believed U-1</td><td>U-1</td></tr><tr><td>500111 621000</td><td>28000 St Rte 37</td><td>+/-</td><td>31.7</td><td>Believed U-1</td><td>U-1</td></tr></table> <p>*Rear corner of lot only.</p>		Parcel	Address		Ac.	Exist	Prop'd	North	500090 060000	379 N Franklin	+/-	1.25	Unclear	R-2	500090 070000	355 N Franklin	+/-	1.25	Unclear	R-2	500090 090000	N Franklin Rear	+/-	3.47	Unclear	R-2	500090 080000	N Franklin	+/-	0.26	Unclear	R-2	500090 092000	345 N Franklin	+/-	0.15	Unclear	R-2	500090 091000	N Franklin	+/-	0.03	Unclear	R-2	600080 400000	335 N Franklin*	+/-	0.02	Unclear	R-2	South	500111 212000	315 S Franklin	+/-	1.31	Believed R-2	R-2	500110 691000	28178 St Rte 37	+/-	1.53	Believed R-2	R-2	500111 620000	28020 St Rte 37	+/-	1.33	Believed U-1	U-1	500111 621000	28000 St Rte 37	+/-	31.7	Believed U-1	U-1
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Location:	Claibourne Township is in the northeast section of Union County. The Village of Richwood is contained completely within Claibourne Township. The properties involved in the request are on all State Route 37 (Franklin Street) and abut or are surround by the Village corporation limits.																																																																											



Staff Report – Claibourne Township Zoning Amendment

Staff Analysis:

North Seven Parcels – R-2 District Proposed

There is an unincorporated island comprised of seven parcels on the north side of Richwood. Both Township and Village historical documents apparently assume these seven parcels are incorporated, but the parcels are not. According to historical records, the Village shows the parcels as incorporated and zoned R-2 District.

Only one of the seven parcels has frontage along improved right-of-way. The parcel with frontage along improved right-of-way is a +/- 0.02 acre parcel and it appears to be functioning as additional acreage for a single-family lot. In fact, all but one parcel appears to be functioning as additional acreage for single-family lots. The dwellings for these lots are all inside the Village corporation limits.



Figure 1. Aerial of Parcels + Corporation Limits (Orange).

The one, standalone parcel is a +/- 3.468 acre parcel. It lacks frontage on improved right-of-way, but does front the unimproved right-of-way of Graham Street. It abuts Village-owned property and Richwood Park on the west, the other six parcels to the east, and the schools to the north. The properties north, west, and south are all within an R-2



Staff Report – Claibourne Township Zoning Amendment

District in the Village. Assigning a residential zoning district makes sense.

LUC Staff reviewed the Township's Official Schedule of District Regulations and it requires lots with group or central sewage to be a minimum of 5,400 sq ft with 60' of frontage. Similarly, the Village requires a minimum of 7,000 sq ft with 60' of frontage. LUC Staff recommends these seven parcels be designated R-2 District as proposed by the Township.

South Four Parcels –R-2 District + U-1 District Proposed

The four parcels on the south side of the Village are grouped in pairs. One pair is farther north than the other pair.



Figure 2. Vicinity Map of South Parcels.

Based on a map dated March 1992 and signed April 1993, LUC Staff believes the north pair are zoned R-2 District and the south pair are zoned U-1 District. However, the Zoning Inspector has an *unsigned* map dated March 1992 showing the parcels in an M-1 District. To resolve any question of the zoning designation, LUC Staff advised the Township it may be wise to affirm the zoning districts.

Surrounding land uses are platted and unplatted residential subdivisions, agriculture, and the Richwood Industrial Park.



Logan-Union-Champaign regional planning commission

Staff Report – Claibourne Township Zoning Amendment

	<p>None of the parcels involved in this proposal are being used for manufacturing and the Industrial Park roadway runs west-east, not north-south toward the parcels involved. LUC Staff is not aware of plans to expand the Industrial Park to the parcels involved in this proposal.</p> <p>Based on the Auditor Land Use designations, LUC Staff believes the current land uses are single-family dwellings, other residential structures, and agricultural with CAUV buildings.</p> <p>LUC Staff recommends the north pair be designated R-2 District and the south pair be designated U-1 District (as proposed by the Township). This is what the existing zoning designations appear to be.</p>
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Staff Recommendations:	Staff recommends <i>APPROVAL</i> of the proposed zoning amendment.
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Z&S Committee Recommendations:	
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Date of Request: March 28, 2022

Logan-Union-Champaign Regional Planning Commission
c/o Bradley Bodenmiller
PO Box 219
East Liberty, OH 43319
bradbodenmiller@lucplanning.com

RE: Zoning Parcel Amendment, Claibourne Township, Union County
Rezone 7 Parcels – North Side of Richwood to R-2 District
Rezone 2 Parcels – South of Richwood to R-2 District
Rezone 2 Parcels – South of Richwood to U-1 District

Dear LUC Regional Planning Commission Committee Members:

The Claibourne Township Zoning Commission met at 7:00 PM on March 28, 2022. During the meeting, amendments to the Zoning Resolution were initiated by adoption of a motion by the Zoning Commission. The amendments propose alterations to Zoning Map.

Description of Zoning Parcel Amendments.

We propose to rezone seven parcels on the north side of Richwood to R-2 District. Currently, the existing zoning designations of these properties are unclear. These parcels are surrounded by parcels incorporated in the Village of Richwood, and the Village has designated the abutting properties R-2 District.

We propose to rezone four parcels south of Richwood: The northern two to R-2 District and the southern two to U-1 District. We believe the zoning designation of two of these parcels to in fact be R-2 District (north two) and the other two to in fact be U-1 District (south two). However, a dated and unsigned zoning map depicts all four as M-1 District. We wish to remove any doubt as to the zoning designations.

With this proposal, we've included a table with each parcel number, each address, each owner, the parcel acreages, the Auditor's current land use designation, and the existing and proposed zoning districts. Currently, we do not anticipate the future land use of these parcels to change.

Public Hearing.

The Claibourne Township Zoning Commission of Union County, Ohio, will hold a public hearing concerning the proposed amendments at 7:00 P M on April 18, 2022, in the Claibourne Township Hall.

Point of Contact.

Please consider me, Tod Dresback, the Township's point of contact for this matter. You may contact me by phone at (740) 360-1154, or by email at dresbackconstruction@gmail.com.

Sincerely,



Attachments.

1. LUC Checklist
2. Table with Parcel Numbers & Proposed Districts
3. Property Record Cards + Survey/Deed for 335 N Franklin St
4. Draft Zoning Map Dated 02-18-2022
5. Aerial with Proposed Districts
6. Zoning Map Vignette with Proposed Districts
7. Zoning Resolution Selected Sections



Logan-Union-Champaign regional planning commission

Director: Bradley J. Bodenmiller

Zoning Parcel Amendment Checklist

Date: 03-28-2022

Township: Crisbourne Twp (u)

Amendment Title: Rezoning of 11 parcels

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 Parcel Amendment change must be received in our office along with a cover letter, explaining the proposed zone 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 (which is the 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 Parcel 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"/>
Parcel Number(s)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Copy of Completed Zoning Amendment Application	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Applicant's Name and contact information	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Current Zoning	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Proposed Zoning	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Current Land Use	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Proposed Land Use	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Acreage	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Copy of Zoning Text associated with proposed district(s)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Contiguous and adjoining Parcel Information, including Zoning District(s)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Any other supporting documentation submitted by applicant	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Non-LUC Member Fee, If applicable	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

Additionally, after final adoption regarding this zoning parcel amendment, please provide LUC with a letter stating the results of the Trustees vote, along with a copy of the adopted parcel change (s).

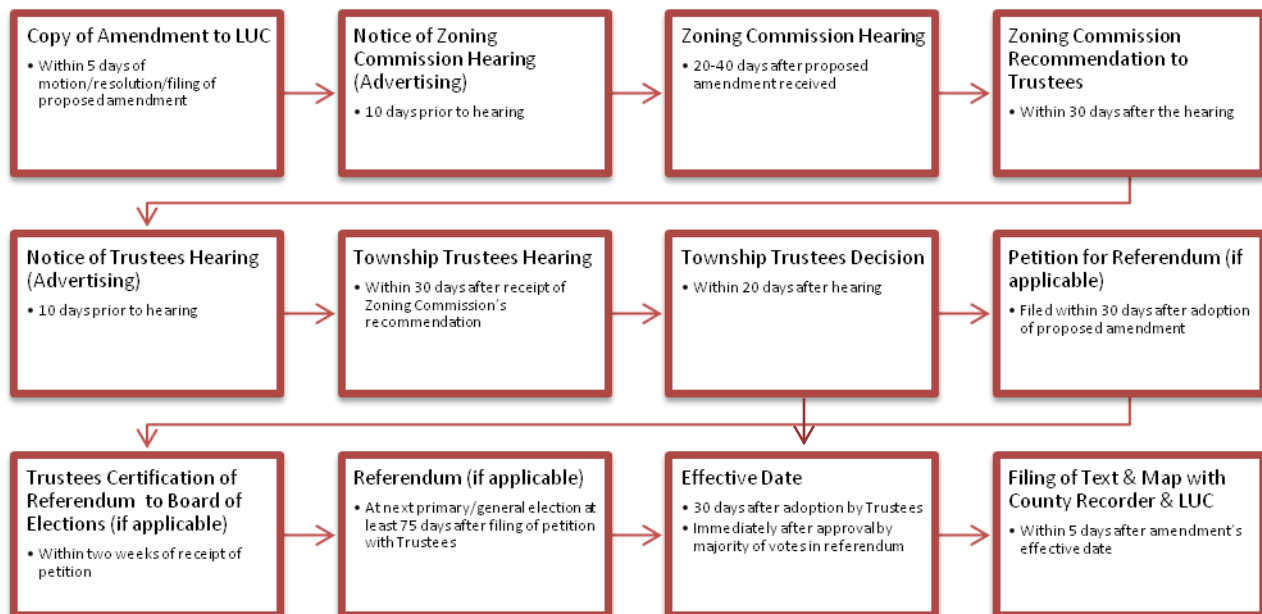
Please see reverse side for a timeline of the Township Zoning Amendment Process, per ORC 519.12

10820 St. Rt 347, PO Box 219
East Liberty, Ohio 43319
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Township Zoning Amendment Process (ORC 519.12)



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CLAIBOURNE TOWNSHIP / NORTH UNION LSD
034-12-01-007.000

05-0011121.2000
EACHES STEVEN & NELDA JT LVES

LEGAL INFORMATION

315 S Franklin ST
RICHWOOD OH 43344

VMS 7008
OR 952 PG 096
Acres:1.3070

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#: ACRES	JS	VALID							
1	EACHES STEVEN & NELDA JT REM TO SURV	330 PEARL ST	RICHWOOD	OH	43344 -1279	03/24/1992	0	EX : 0:1.3070	<input type="checkbox"/>	<input type="checkbox"/>							
2							0	0	<input type="checkbox"/>	<input type="checkbox"/>							
3							0	0	<input type="checkbox"/>	<input type="checkbox"/>							
X:		<input type="checkbox"/> TTO	LISTER: NC		DATE: 10/25/2006		TIME: 12:00:00 AM		<input type="checkbox"/> LETTER	<input type="checkbox"/> LETTER REC'D	GIS CODE						
STREET/ROAD		TOPOGRAPHY		PU-UTILITIES-PR		NEIGHBORHOOD		INFLUENCE FACTORS				PROPERTY LOCATION					
<input type="checkbox"/> PAVED <input type="checkbox"/> GRAVEL <input type="checkbox"/> DIRT <input type="checkbox"/> SIDEWALKS <input type="checkbox"/> CURBS		<input type="checkbox"/> LEVEL <input type="checkbox"/> HIGH <input type="checkbox"/> LOW <input type="checkbox"/> ROLLING <input checked="" type="checkbox"/> STANDARD		<input type="checkbox"/> WATER <input type="checkbox"/> <input type="checkbox"/> SEWER <input type="checkbox"/> <input type="checkbox"/> GAS <input type="checkbox"/> <input type="checkbox"/> ELECTRIC <input type="checkbox"/> <input type="checkbox"/> STANDARD		<input type="checkbox"/> IMPROVING <input type="checkbox"/> STATIC <input type="checkbox"/> DECLINING <input type="checkbox"/> OLD <input type="checkbox"/> STANDARD		<input type="checkbox"/> A. NO ROAD <input type="checkbox"/> F. RESTRICT <input type="checkbox"/> B. TOPGRHY <input type="checkbox"/> G. WOOD LT <input type="checkbox"/> C. EX FRONT <input type="checkbox"/> H. VACANCY <input type="checkbox"/> D. QUANTITY <input type="checkbox"/> I. WATER FRONT <input type="checkbox"/> E. SZ/SHAPE <input type="checkbox"/> J. OTHER/CDU				315 S Franklin ST, RICHWOOD OH 43344					
										COMMENT							
										TY2021:Net Gen=\$200.06, Other Assessment=\$0.00 2012 OR 952 PG 096 Transfer on death - Steven & Nelda Eaches TOD to Ray S Eaches as transfer on death beneficiary. TN 2012 Correction: the lot number for this property is 4590. TN CHGED RFX TO OP CORRECTED BH SIZE 2018 Changed PHSE to Cabin. DLP (Mod SM:)50							
LAND COMPUTATIONS																	
LAND TYPE		SIZE		M		RATE		C		INF		M		VALUE		C	
ROW:Right of Way/Road		AC:0.01		0								0		0			
SM:Small Acres		AC:1		5000								5,000		0			
Total Acres: 1.0100												TOTAL		5,000		0	
VALUATION SUMMARY																	
VALUE YEAR (EFF RATE)		2021 (49.60)		2020 (49.54)		2019 (49.87)		2018 (51.10)		2017 (47.15)							
REASON FOR CHANGE		MISC		MISC		RAPP		MISC		MISC							
APPRaised		5,000		5,000		5,000		19,020		19,020							
LAND																	
IMPR		7,630		7,630		7,630		7,860		4,780							
TOTAL		12,630		12,630		12,630		26,880		23,800							
ASSESSED		1,750		1,750		1,750		6,660		6,660							
LAND																	
IMPR		2,670		2,670		2,670		2,750		1,670							
TOTAL		4,420		4,420		4,420		9,410		8,330							
NET GENERAL		200.06		199.80		201.12		438.78		355.02							

COMMENTS	
#1 IS A CABIN	



05-0011121.2000

EACHES STEVEN & NELDA JT LVES

315 S Franklin ST
RICHWOOD OH 43344

CLAIBOURNE TOWNSHIP / NORTH UNION LSD
034-12-01-007.000

LEGAL INFORMATION

VMS 7008
OR 952 PG 096
Acres:1.3070

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#:	ACRES	JS	VALID
1	EACHES STEVEN & NELDA JT REM TO SURV	330 PEARL ST	RICHWOOD	OH	43344 -1279	03/24/1992	0	EX : 0:1.3070		<input type="checkbox"/>	<input type="checkbox"/>
2							0	0		<input type="checkbox"/>	<input type="checkbox"/>
3							0	0		<input type="checkbox"/>	<input type="checkbox"/>

X:

☐ TTO

LISTER: NC

DATE: 10/25/2006

TIME: 12:00:00 AM

☐ LETTER

☐ LETTER REC'D

GIS CODE

STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	NEIGHBORHOOD	INFLUENCE FACTORS	PROPERTY LOCATION
<input type="checkbox"/> PAVED <input type="checkbox"/> GRAVEL <input type="checkbox"/> DIRT <input type="checkbox"/> SIDEWALKS <input type="checkbox"/> CURBS	<input type="checkbox"/> LEVEL <input type="checkbox"/> HIGH <input type="checkbox"/> LOW <input type="checkbox"/> ROLLING <input checked="" type="checkbox"/> STANDARD	<input type="checkbox"/> WATER <input type="checkbox"/> SEWER <input type="checkbox"/> GAS <input type="checkbox"/> ELECTRIC <input type="checkbox"/> STANDARD	<input type="checkbox"/> IMPROVING <input type="checkbox"/> STATIC <input type="checkbox"/> DECLINING <input type="checkbox"/> OLD <input type="checkbox"/> STANDARD	<input type="checkbox"/> A. NO ROAD <input type="checkbox"/> B. TOPGRHY <input type="checkbox"/> C. EX FRONT <input type="checkbox"/> D. QUANTITY <input type="checkbox"/> E. SZ/SHAPE	<input type="checkbox"/> F. RESTRICT <input type="checkbox"/> G. WOOD LT <input type="checkbox"/> H. VACANCY <input type="checkbox"/> I. WATER FRONT <input type="checkbox"/> J. OTHER/CDU

315 S Franklin ST, RICHWOOD OH 43344

COMMENT

LAND COMPUTATIONS

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
Total Acres: 1.0100					TOTAL		5,000	0

VALUATION SUMMARY

VALUE YEAR (EFF RATE)	2016 (48.35)	2015 (50.08)	2014 (50.53)	2013 (51.12)	
REASON FOR CHANGE	RAPP	Misc	MISC	RAPP	
APPRaised	LAND	19,020	19,020	19,020	
VALUE	IMPR	4,780	4,780	4,780	
	TOTAL	23,800	23,800	23,800	
ASSESSED	LAND	6,660	6,660	6,660	
VALUE	IMPR	1,670	1,670	1,670	
	TOTAL	8,330	8,330	8,330	
NET GENERAL		363.84	376.98	380.34	383.94

COMMENTS	
#1 IS A CABIN	

CLAIBOURNE TOWNSHIP / NORTH UNION LSD
034-12-01-015.000



05-0011069.1000
TROXEL LORI K

28178 ST RT 37
RICHWOOD, OH 43344

LEGAL INFORMATION

VMS 6293&
OR 885 PG 343 SV 11-251
Acres:1.5310

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#: ACRES	JS	VALID							
1	TROXEL LORI K	28178 ST RT 37	RICHWOOD	OH	43344	09/22/2010	0	2:EX : 95111:1.5310	<input type="checkbox"/>	<input type="checkbox"/>							
2	TROXEL LORI K					11/06/2009	126,500	2:WD : 8061	<input type="checkbox"/>	<input type="checkbox"/>							
3	LEONARD GARY W					11/24/2008	15,500	2:LWD : 9831	<input type="checkbox"/>	<input type="checkbox"/>							
X:		<input type="checkbox"/> TTO	LISTER: JF		DATE: 06/15/2017		TIME: 12:00:00 AM		<input type="checkbox"/> LETTER	<input type="checkbox"/> LETTER REC'D	GIS CODE						
STREET/ROAD		TOPOGRAPHY		PU-UTILITIES-PR		NEIGHBORHOOD		INFLUENCE FACTORS				PROPERTY LOCATION					
<input checked="" type="checkbox"/> PAVED <input type="checkbox"/> GRAVEL <input type="checkbox"/> DIRT <input type="checkbox"/> SIDEWALKS <input type="checkbox"/> CURBS		<input type="checkbox"/> LEVEL <input type="checkbox"/> HIGH <input type="checkbox"/> LOW <input type="checkbox"/> ROLLING <input checked="" type="checkbox"/> STANDARD		<input type="checkbox"/> WATER <input type="checkbox"/> SEWER <input type="checkbox"/> GAS <input checked="" type="checkbox"/> ELECTRIC <input type="checkbox"/> STANDARD		<input checked="" type="checkbox"/> IMPROVING <input type="checkbox"/> STATIC <input type="checkbox"/> DECLINING <input type="checkbox"/> OLD <input type="checkbox"/> STANDARD		<input type="checkbox"/> A. NO ROAD <input type="checkbox"/> B. TOPGRHY <input type="checkbox"/> C. EX FRONT <input type="checkbox"/> D. QUANTITY <input type="checkbox"/> E. SZ/SHAPE <input type="checkbox"/> F. RESTRICT <input type="checkbox"/> G. WOOD LT <input type="checkbox"/> H. VACANCY <input type="checkbox"/> I. WATER FRONT <input type="checkbox"/> J. OTHER/CDU				28178 ST RT 37 , RICHWOOD 43344					
										COMMENT							
										TY2021:Net Gen=\$2,483.02, Other Assessment=\$0.00 CORRECTED SK ADDED A/C. 2017 Remove 34x28 Barn & 18x28 LT. DP 2019REVAL:RMV BARN. CHNGD STP TO CPAT 2020 Change GR to UTB. DLP (Mod SM:)50							
LAND COMPUTATIONS																	
LAND TYPE		SIZE		M		RATE		C		INF		M		VALUE		C	
HS:Homesite		AC:1		20000								20,000		0			
ROW:Right of Way/Road		AC:0.07		0								0		0			
SM:Small Acres		AC:0.46		5000								2,300		0			
Total Acres: 1.5300												TOTAL		22,300		0	
VALUATION SUMMARY																	
VALUE YEAR (EFF RATE)		2021 (49.60)		2020 (49.54)		2019 (49.87)		2019 (49.87)		2018 (51.10)							
REASON FOR CHANGE		MISC		MISC		RAPP		RAPP		MISC							
APPRAISED		LAND		22,300		22,300		22,300		19,610							
VALUE		IMPR		134,430		132,520		132,520		73,650							
		TOTAL		156,730		154,820		154,820		93,260							
ASSESSED		LAND		7,810		7,810		7,810		6,860							
VALUE		IMPR		47,050		46,380		46,380		25,780							
		TOTAL		54,860		54,190		54,190		32,640							
NET GENERAL				2,483.02		2,449.62		2,465.76		1,522.00							

CLAIBOURNE TOWNSHIP / NORTH UNION LSD
034-12-01-015.000



05-0011069.1000
TROXEL LORI K

28178 ST RT 37
RICHWOOD, OH 43344

LEGAL INFORMATION

VMS 6293&
OR 885 PG 343 SV 11-251
Acres:1.5310

OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#:	ACRES	JS	VALID
1	JP MORGAN CHASE BANK NA				06/30/2008	61,300	2:SHD : 5241		<input type="checkbox"/>	<input type="checkbox"/>
2						0	0		<input type="checkbox"/>	<input type="checkbox"/>
3						0	0		<input type="checkbox"/>	<input type="checkbox"/>

X:	<input type="checkbox"/> TTO	LISTER: JF	DATE: 06/15/2017	TIME: 12:00:00 AM	<input type="checkbox"/> LETTER	<input type="checkbox"/> LETTER REC'D	GIS CODE
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STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	NEIGHBORHOOD	INFLUENCE FACTORS	PROPERTY LOCATION
<input checked="" type="checkbox"/> PAVED <input type="checkbox"/> GRAVEL <input type="checkbox"/> DIRT <input type="checkbox"/> SIDEWALKS <input type="checkbox"/> CURBS	<input type="checkbox"/> LEVEL <input type="checkbox"/> HIGH <input type="checkbox"/> LOW <input type="checkbox"/> ROLLING <input checked="" type="checkbox"/> STANDARD	<input type="checkbox"/> WATER <input type="checkbox"/> SEWER <input type="checkbox"/> GAS <input checked="" type="checkbox"/> ELECTRIC <input type="checkbox"/> STANDARD	<input checked="" type="checkbox"/> IMPROVING <input checked="" type="checkbox"/> STATIC <input type="checkbox"/> DECLINING <input type="checkbox"/> OLD <input type="checkbox"/> STANDARD	<input type="checkbox"/> A. NO ROAD <input type="checkbox"/> B. TOPGRHY <input type="checkbox"/> C. EX FRONT <input type="checkbox"/> D. QUANTITY <input type="checkbox"/> E. SZ/SHAPE	<input type="checkbox"/> F. RESTRICT <input type="checkbox"/> G. WOOD LT <input type="checkbox"/> H. VACANCY <input type="checkbox"/> I. WATER FRONT <input type="checkbox"/> J. OTHER/CDU
					28178 ST RT 37 , RICHWOOD 43344
					COMMENT

LAND COMPUTATIONS						
LAND TYPE	SIZE	M	RATE	C	INF	M VALUE C
Total Acres: 1.5300					TOTAL	22,300 0

VALUATION SUMMARY					
VALUE YEAR (EFF RATE)	2017 (47.15)	2016 (48.35)	2015 (50.08)	2014 (50.53)	2013 (51.12)
REASON FOR CHANGE	REMB	RAPP	Misc	MISC	RAPP
APPRaised	19,610	19,610	19,610	19,610	19,610
VALUE	73,650	76,580	51,780	51,780	51,780
	93,260	96,190	71,390	71,390	71,390
ASSESSED	6,860	6,860	6,860	6,860	6,860
VALUE	25,780	26,800	18,120	18,120	18,120
	32,640	33,660	24,980	24,980	24,980
NET GENERAL	1,391.12	1,470.24	1,130.50	1,140.60	1,151.32

05-0011069.1000	TOTAL	0
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COMMENTS

EFP TO OFP, ADD NEW OFP NC10

CLAIBOURNE TOWNSHIP / NORTH UNION LSD

035-00-00-054.000

05-0011162.0000

LEGAL INFORMATION

QUALIFIED CREDITS: OOC

VMS 6293&
201512280010593
Acres:1.3260

28020 ST RT 37
RICHWOOD, OH 43344-8731

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#: ACRES	JS	VALID							
1	Smith Frederick W	28020 ST RT 37	RICHWOOD	OH	43344	12/28/2015	0	EX : 807:1.3260	<input type="checkbox"/>	<input type="checkbox"/>							
2	GREENE ANNETTE M & SMITH	28020 ST RT 37	RICHWOOD	OH	43344-8731	04/14/1994	40,000	UNK : 233:1.3260	<input type="checkbox"/>	<input type="checkbox"/>							
3							0	0	<input type="checkbox"/>	<input type="checkbox"/>							
X:		<input type="checkbox"/> TTO	LISTER: NC		DATE: 02/13/2007		TIME: 12:00:00 AM		<input type="checkbox"/> LETTER	<input type="checkbox"/> LETTER REC'D	GIS CODE						
STREET/ROAD		TOPOGRAPHY	PU-UTILITIES-PR		NEIGHBORHOOD	INFLUENCE FACTORS				PROPERTY LOCATION							
<input checked="" type="checkbox"/> PAVED <input type="checkbox"/> GRAVEL <input type="checkbox"/> DIRT <input type="checkbox"/> SIDEWALKS <input type="checkbox"/> CURBS		<input type="checkbox"/> LEVEL <input type="checkbox"/> HIGH <input type="checkbox"/> LOW <input type="checkbox"/> ROLLING <input checked="" type="checkbox"/> STANDARD	<input type="checkbox"/> WATER <input type="checkbox"/> SEWER <input type="checkbox"/> GAS <input checked="" type="checkbox"/> ELECTRIC <input type="checkbox"/> STANDARD		<input checked="" type="checkbox"/> IMPROVING <input type="checkbox"/> STATIC <input type="checkbox"/> DECLINING <input type="checkbox"/> OLD <input type="checkbox"/> STANDARD	<input type="checkbox"/> A. NO ROAD <input type="checkbox"/> B. TOPGRHY <input type="checkbox"/> C. EX FRONT <input type="checkbox"/> D. QUANTITY <input type="checkbox"/> E. SZ/SHAPE <input type="checkbox"/> F. RESTRICT <input type="checkbox"/> G. WOOD LT <input type="checkbox"/> H. VACANCY <input type="checkbox"/> I. WATER FRONT <input type="checkbox"/> J. OTHER/CDU				28020 ST RT 37 , RICHWOOD 43344							
						COMMENT											
						TY2021:Net Gen=\$1,350.76, Other Assessment=\$0.00 94 SPLIT 1.203 AND BLDGS FR 32.95 AC rem 31.747 ac split to 5-11-162.100 95 class change ADDED WDDK RMVED GAR 2019REVAL ADDED EXTERIOR & ROOF TYPE INFO., (Mod SM:)50											
LAND COMPUTATIONS																	
LAND TYPE		SIZE		M		RATE		C		INF		M		VALUE		C	
HS:Homesite		AC:1		20000								20,000		0			
ROW:Right of Way/Road		AC:0.05		0								0		0			
SM:Small Acres		AC:0.27		5000								1,350		0			

CLAIBOURNE TOWNSHIP / NORTH UNION LSD

035-00-00-054.000

Property Class: 511

Neighborhood
0559055Map:
Block:
Card:

Bk: Pg:

05-0011162.0000

Smith Frederick W

LEGAL INFORMATION

QUALIFIED CREDITS: OOC

VMS 6293&
201512280010593
Acres:1.3260

28020 ST RT 37

RICHWOOD, OH 43344-8731

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#: ACRES	JS	VALID
1	Smith Frederick W	28020 ST RT 37	RICHWOOD	OH	43344	12/28/2015	0	EX : 807:1.3260	<input type="checkbox"/>	<input type="checkbox"/>
2	GREENE ANNETTE M & SMITH	28020 ST RT 37	RICHWOOD	OH	43344-8731	04/14/1994	40,000	UNK : 233:1.3260	<input type="checkbox"/>	<input type="checkbox"/>
3							0	0	<input type="checkbox"/>	<input type="checkbox"/>

X:	<input type="checkbox"/> TTO	LISTER: NC	DATE: 02/13/2007	TIME: 12:00:00 AM	<input type="checkbox"/> LETTER	<input type="checkbox"/> LETTER REC'D	GIS CODE
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STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	NEIGHBORHOOD	INFLUENCE FACTORS	PROPERTY LOCATION
<input checked="" type="checkbox"/> PAVED <input type="checkbox"/> GRAVEL <input type="checkbox"/> DIRT <input type="checkbox"/> SIDEWALKS <input type="checkbox"/> CURBS	<input type="checkbox"/> LEVEL <input type="checkbox"/> HIGH <input type="checkbox"/> LOW <input type="checkbox"/> ROLLING <input checked="" type="checkbox"/> STANDARD	<input type="checkbox"/> WATER <input type="checkbox"/> SEWER <input type="checkbox"/> GAS <input checked="" type="checkbox"/> ELECTRIC <input type="checkbox"/> STANDARD	<input checked="" type="checkbox"/> IMPROVING <input checked="" type="checkbox"/> STATIC <input type="checkbox"/> DECLINING <input type="checkbox"/> OLD <input type="checkbox"/> STANDARD	<input type="checkbox"/> A. NO ROAD <input type="checkbox"/> B. TOPGRHY <input type="checkbox"/> C. EX FRONT <input type="checkbox"/> D. QUANTITY <input type="checkbox"/> E. SZ/SHAPE	<input type="checkbox"/> F. RESTRICT <input type="checkbox"/> G. WOOD LT <input type="checkbox"/> H. VACANCY <input type="checkbox"/> I. WATER FRONT <input type="checkbox"/> J. OTHER/CDU
					28020 ST RT 37 , RICHWOOD 43344
					COMMENT

LAND COMPUTATIONS						
LAND TYPE	SIZE	M	RATE	C	INF	M VALUE C
Total Acres: 1.3200					TOTAL	21,350 0

VALUATION SUMMARY					
VALUE YEAR (EFF RATE)	2017 (47.15)	2016 (48.35)	2015 (50.08)	2014 (50.53)	2013 (51.12)
REASON FOR CHANGE	MISC	RAPP	Misc	MISC	RAPP
APPRaised	18,950	18,950	18,950	18,950	18,950
VALUE	42,340	42,340	29,900	29,900	29,900
	61,290	61,290	48,850	48,850	48,850
ASSESSED	6,630	6,630	6,630	6,630	6,630
VALUE	14,820	14,820	10,470	10,470	10,470
	21,450	21,450	17,100	17,100	17,100
NET GENERAL	894.28	916.36	757.88	764.64	771.46

[illegible]

TOTAL	0
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COMMENTS

CLAIBOURNE TOWNSHIP / NORTH UNION LSD

035-00-00-054.001

Property Class: 111

Neighborhood
0559055Map:
Block:
Card:

Bk: Pg:

05-0011162.1000

HOOK THERESA A

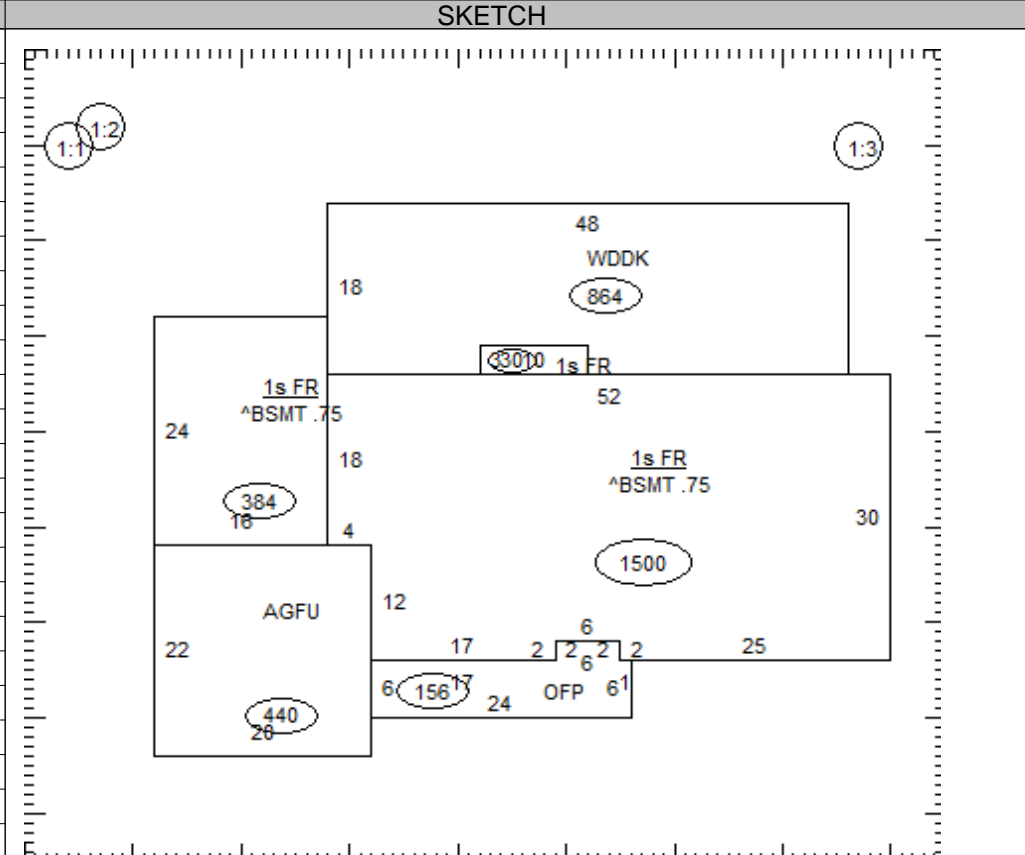
28000 ST RT 37
RICHWOOD, OH 43344

LEGAL INFORMATION

VMS 6293
OR 862 PG 806
Acres:31.7470QUALIFIED CREDITS: OOC ,
CAUV: 01054: 2001

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#: ACRES	JS	VALID			
1	HOOK THERESA A	28000 ST RT 37	RICHWOOD	OH	43344	03/29/2010	0	EX : 9150:31.7470	<input type="checkbox"/>	<input type="checkbox"/>			
2	HOOK DAVID P & THERESA A					08/09/2000	60,000	UNK : 809	<input type="checkbox"/>	<input type="checkbox"/>			
3	ZUSPAN FREDERICK P TRUS					11/17/1997	0	EX : 9585	<input type="checkbox"/>	<input type="checkbox"/>			
X:		<input type="checkbox"/> TTO	LISTER: NC	DATE: 02/13/2007	TIME: 12:00:00 AM	<input type="checkbox"/> LETTER	<input type="checkbox"/> LETTER REC'D	GIS CODE					
STREET/ROAD		TOPOGRAPHY	PU-UTILITIES-PR	NEIGHBORHOOD	INFLUENCE FACTORS			PROPERTY LOCATION					
<input type="checkbox"/> PAVED <input type="checkbox"/> GRAVEL <input type="checkbox"/> DIRT <input type="checkbox"/> SIDEWALKS <input type="checkbox"/> CURBS		<input type="checkbox"/> LEVEL <input type="checkbox"/> HIGH <input type="checkbox"/> LOW <input type="checkbox"/> ROLLING <input type="checkbox"/> STANDARD	<input type="checkbox"/> WATER <input type="checkbox"/> SEWER <input type="checkbox"/> GAS <input type="checkbox"/> ELECTRIC <input type="checkbox"/> STANDARD	<input type="checkbox"/> IMPROVING <input type="checkbox"/> STATIC <input type="checkbox"/> DECLINING <input type="checkbox"/> OLD <input type="checkbox"/> STANDARD	<input type="checkbox"/> A. NO ROAD <input type="checkbox"/> B. TOPGRHY <input type="checkbox"/> C. EX FRONT <input type="checkbox"/> D. QUANTITY <input type="checkbox"/> E. SZ/SHAPE			<input type="checkbox"/> F. RESTRICT <input type="checkbox"/> G. WOOD LT <input type="checkbox"/> H. VACANCY <input type="checkbox"/> I. WATER FRONT <input type="checkbox"/> J. OTHER/CDU					
LAND COMPUTATIONS							28000 ST RT 37 , RICHWOOD 43344 COMMENT TY2021:Net Gen=\$5,619.88, Other Assessment=\$5.00 94 SPLIT FR 32.95 AC 5-11-162 97-Frederick P Zuspan, Trustee of the Agreement of Trust of Mary Jane Zuspan dtd 11/24/91. 12/23/11 received no change CHGED BW TO OH ADDED WDDK & LT'S 2019REVAL: CHG OH TO 1SFR, CHG LEAN TOS TO PBS WITH 1 SIDE OPEN. 2019 Add full bath per informal review-JC (Mod SM:)50						
LAND TYPE		SIZE	M	RATE	C	INF					M	VALUE	C
CR:Crop TOTAL		A 30.3618		6,040	2,015							183,390	60,920
WE		A 14.7116		6,040	2,290							88,860	33,690
Blg1A1		A 15.6502		6,040	1,740							94,530	27,230
HS:Homesite		A 1.0000		20,000	0							20,000	0
ROW:Right of Way/Road		A .3852		0	0							0	0
Total Acres: 31.7470							TOTAL		203,390	60,920			
VALUATION SUMMARY													
VALUE YEAR (EFF RATE)		2021 (49.60)	2021 (49.60)	2020 (49.54)	2020 (49.54)	2019 (49.87)							
REASON FOR CHANGE		CAUV	MISC	CAUV	MISC	CAUV							
APPRAISED	LAND	80,920	203,390	80,920	203,390	80,920							
VALUE	IMPR	280,700	280,700	280,700	280,700	280,700							
	TOTAL	361,620	484,090	361,620	484,090	361,620							
ASSESSED	LAND	28,320	71,190	28,320	71,190	28,320							
VALUE	IMPR	98,250	98,250	98,250	98,250	98,250							
	TOTAL	126,570	169,440	126,570	169,440	126,570							
NET GENERAL		5,619.88	5,619.88	5,612.90	5,612.90	5,649.76							

OCCUPANCY		EXTERIOR		FLOOR	AREA	CONST	VALUE
<input checked="" type="checkbox"/> SF	<input type="checkbox"/> DU	<input type="checkbox"/> TR	<input type="checkbox"/> WOOD	1	1914	FR	243,400
<input type="checkbox"/> CONVERSION			<input type="checkbox"/> STUCCO				
BUILDING TYPE			<input type="checkbox"/> ALM/VYNL				
<input type="checkbox"/> MOBILE HOME			<input type="checkbox"/> CONC BLK				
<input type="checkbox"/> BI/TR LEVEL			<input type="checkbox"/> METAL				
<input type="checkbox"/> MOD/MAN			<input type="checkbox"/> BRICK				
<input type="checkbox"/> _____			<input type="checkbox"/> STONE				
ROOFING		ROOF TYPE					
<input type="checkbox"/> METAL		<input checked="" type="checkbox"/> GABLE					
<input type="checkbox"/> SLT/TLE		<input type="checkbox"/> HIP					
<input checked="" type="checkbox"/> SHINGLES		<input type="checkbox"/> GAMBREL		BSMT	1413		16,960
<input type="checkbox"/> SHAKES		<input type="checkbox"/> MANSARD		SUBTOTAL			260,360
<input type="checkbox"/> COMPOSITE		<input type="checkbox"/> FLAT		MULTI-FAMILY #			0
FLOORS		B	1	2	3	U	BUILDING TYPE
CONCRETE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	100%
WOOD	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	BSMT FINISH
TILE/COMPO	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	0 S.F.
CARPET	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	FIREPLACE #
INT. FINISH		B	1	2	3	U	0
PLASTER/DW	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	HEATING
PANELING	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	0 S.F.
UNFINISHED	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	AIR COND
ACCOMMODATIONS		1,914 S.F.					
# OF ROOMS		7					PLUMBING #
BEDROOMS		3					3
FIREPLACES							GARAGES & CARPORTS
HEAT & AC		B	1	2	3	U	6,070
NO HEAT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	EXTRA FEATURES
CTRL HEAT	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	11,930
HW/STEAM	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	SUBTOTAL
ELECTRIC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	284,810
HEAT PUMP	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	GRADE FACTOR
FLR/WALL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	110 %
STVE/SPCE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	UNADJUSTED VALUE
GEOTHERMAL	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	313,290
OUTSIDE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	FACTOR
CTRL A/C	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	100 %
PLUMBING	BASE <input checked="" type="checkbox"/>						OCCUPANCY
X FULL BATH		1					ST.HT
X HALF BATH							SIZE
X FIXTURES							AREA
							GRADE
							PRICE
							AGE
							REMD
							CND
							UNADJ VAL
							PHYS
							PHYS VAL
							FUNC
							TRUE VAL



05-0011162.1000

TOTAL 280,700

COMMENTS

ADD GAR NC02,DWELL NOT COMP 02,ADD HS NC02 DWELL COMP NC03
 >>OB Features: 1.2 <1 Side Open> 1.3 <1 Side Open>
 (864SF WDDK=\$10,370),(156SF OFP=\$1,560),(440SF AGFU=\$6,070)
 Dwelling has an Economic Factor of 115%
 POTENTIAL RECoup:2021=1940.34, 2020=1937.92, 2019=1950.68: Total=5828.94

05-0011162.1000

HOOK THERESA A

28000 ST RT 37
RICHWOOD, OH 43344

CLAIBOURNE TOWNSHIP / NORTH UNION LSD

035-00-00-054.001

LEGAL INFORMATION

VMS 6293
OR 862 PG 806
Acres:31.7470

**QUALIFIED CREDITS: OOC ,
CAUV: 01054: 2001**

Property Class: 111

Neighborhood
0559055

Map:
Block:
Card:

Bk:	Pg:
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	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#: ACRES	JS	VALID
1	HOOK THERESA A	28000 ST RT 37	RICHWOOD	OH	43344	03/29/2010	0	EX : 9150:31.7470	<input type="checkbox"/>	<input type="checkbox"/>
2	HOOK DAVID P & THERESA A					08/09/2000	60,000	UNK : 809	<input type="checkbox"/>	<input type="checkbox"/>
3	ZUSPAN FREDERICK P TRUS					11/17/1997	0	EX : 9585	<input type="checkbox"/>	<input type="checkbox"/>

X:	<input type="checkbox"/>	TTO	LISTER: NC	DATE: 02/13/2007	TIME: 12:00:00 AM	<input type="checkbox"/>	LETTER	<input type="checkbox"/>	LETTER REC'D	GIS CODE
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STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	NEIGHBORHOOD	INFLUENCE FACTORS	PROPERTY LOCATION
-------------	------------	-----------------	--------------	-------------------	-------------------

<input type="checkbox"/> PAVED	<input type="checkbox"/> LEVEL	<input type="checkbox"/> WATER	<input type="checkbox"/> IMPROVING	<input type="checkbox"/> A. NO ROAD	<input type="checkbox"/> F. RESTRICT	28000 ST RT 37 , RICHWOOD 43344
<input type="checkbox"/> GRAVEL	<input type="checkbox"/> HIGH	<input type="checkbox"/> SEWER	<input type="checkbox"/> STATIC	<input type="checkbox"/> B. TOPGRHY	<input type="checkbox"/> G. WOOD LT	COMMENT
<input type="checkbox"/> DIRT	<input type="checkbox"/> LOW	<input type="checkbox"/> GAS	<input type="checkbox"/> DECLINING	<input type="checkbox"/> C. EX FRONT	<input type="checkbox"/> H. VACANCY	
<input type="checkbox"/> SIDEWALKS	<input type="checkbox"/> ROLLING	<input type="checkbox"/> ELECTRIC	<input type="checkbox"/> OLD	<input type="checkbox"/> D. QUANTITY	<input type="checkbox"/> I. WATER FRONT	
<input type="checkbox"/> CURBS	<input type="checkbox"/> STANDARD	<input type="checkbox"/> STANDARD	<input type="checkbox"/> STANDARD	<input type="checkbox"/> E. SZ/SHAPE	<input type="checkbox"/> J. OTHER/CDU	

LAND COMPUTATIONS

[illegible]

Total Acres: 31.7470	TOTAL	203,390	60,920
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VALUATION SUMMARY	
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VALUE YEAR (EFF RATE)	2019 (49.87)	2019 (49.87)	2019 (49.87)	2019 (49.87)	2019 (49.87)
REASON FOR CHANGE	RAPP	CAUV	RAPP	CAUV	RAPP
APPRAISED <u>LAND</u>	203,390	80,920	203,390	80,920	203,390
VALUE <u>IMPR</u>	280,700	289,980	289,980	287,070	287,070
<u>TOTAL</u>	484,090	370,900	493,370	367,990	490,460
ASSESSED <u>LAND</u>	71,190	28,320	71,190	28,320	71,190
VALUE <u>IMPR</u>	98,250	101,490	101,490	100,470	100,470
<u>TOTAL</u>	169,440	129,810	172,680	128,790	171,660
NET GENERAL	5,649.76				

[illegible]

0

ADD GAR NC02,DWELL NOT COMP 02,ADD HS NC02 DWELL COMP NC03
POTENTIAL RECOUP:2021=1940.34, 2020=1937.92, 2019=1950.68: Total=5828.94



05-0011162.1000
HOOK THERESA A

28000 ST RT 37
RICHWOOD, OH 43344

CLAIBOURNE TOWNSHIP / NORTH UNION LSD
035-00-00-054.001

LEGAL INFORMATION

VMS 6293
OR 862 PG 806
Acres:31.7470

QUALIFIED CREDITS: OOC ,
CAUV: 01054: 2001

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#: ACRES	JS	VALID
1	HOOK THERESA A	28000 ST RT 37	RICHWOOD	OH	43344	03/29/2010	0	EX : 9150:31.7470	<input type="checkbox"/>	<input type="checkbox"/>
2	HOOK DAVID P & THERESA A					08/09/2000	60,000	UNK : 809	<input type="checkbox"/>	<input type="checkbox"/>
3	ZUSPAN FREDERICK P TRUS					11/17/1997	0	EX : 9585	<input type="checkbox"/>	<input type="checkbox"/>

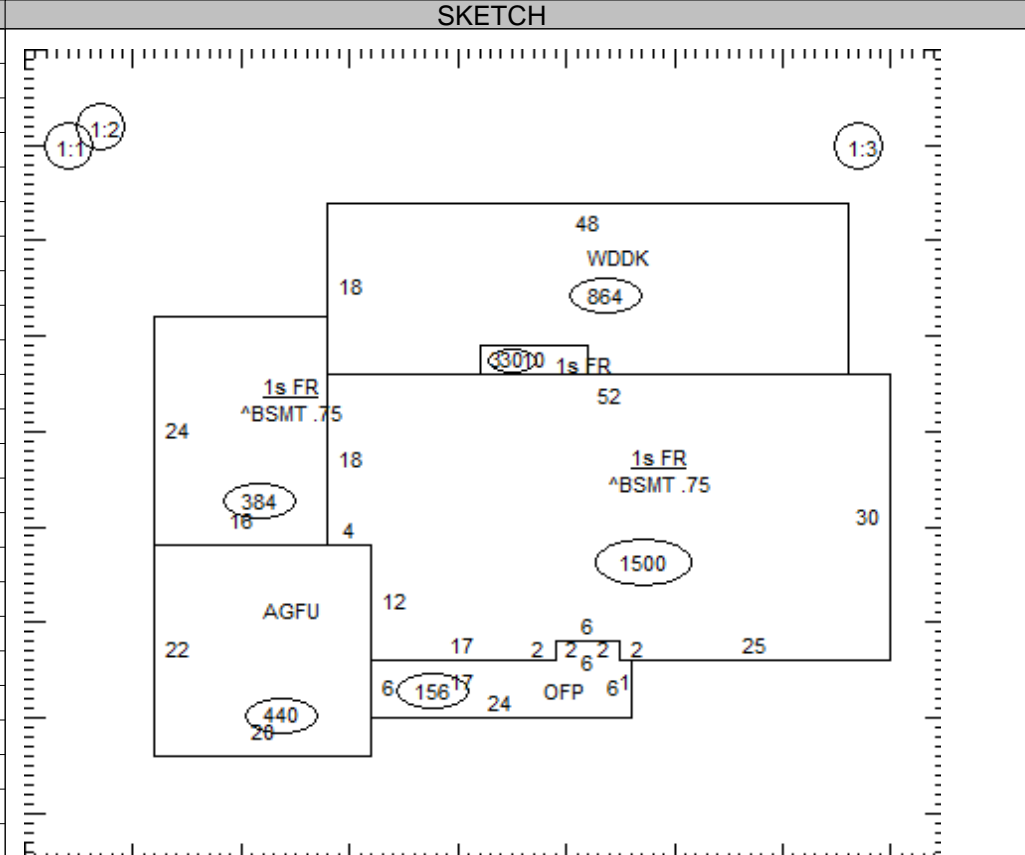
X:	<input type="checkbox"/> TTO	LISTER: NC	DATE: 02/13/2007	TIME: 12:00:00 AM	<input type="checkbox"/> LETTER	<input type="checkbox"/> LETTER REC'D	GIS CODE
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STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	NEIGHBORHOOD	INFLUENCE FACTORS	PROPERTY LOCATION
<input type="checkbox"/> PAVED <input type="checkbox"/> GRAVEL <input type="checkbox"/> DIRT <input type="checkbox"/> SIDEWALKS <input type="checkbox"/> CURBS	<input type="checkbox"/> LEVEL <input type="checkbox"/> HIGH <input type="checkbox"/> LOW <input type="checkbox"/> ROLLING <input type="checkbox"/> STANDARD	<input type="checkbox"/> WATER <input type="checkbox"/> SEWER <input type="checkbox"/> GAS <input type="checkbox"/> ELECTRIC <input type="checkbox"/> STANDARD	<input type="checkbox"/> IMPROVING <input type="checkbox"/> STATIC <input type="checkbox"/> DECLINING <input type="checkbox"/> OLD <input type="checkbox"/> STANDARD	<input type="checkbox"/> A. NO ROAD <input type="checkbox"/> B. TOPGRHY <input type="checkbox"/> C. EX FRONT <input type="checkbox"/> D. QUANTITY <input type="checkbox"/> E. SZ/SHAPE	28000 ST RT 37 , RICHWOOD 43344
<input type="checkbox"/> F. RESTRICT <input type="checkbox"/> G. WOOD LT <input type="checkbox"/> H. VACANCY <input type="checkbox"/> I. WATER FRONT <input type="checkbox"/> J. OTHER/CDU					COMMENT

LAND COMPUTATIONS					
LAND TYPE	SIZE	M	RATE	C	INF
Total Acres: 31.7470					TOTAL
					203,390 60,920

VALUATION SUMMARY					
VALUE YEAR (EFF RATE)	2018 (51.10)	2018 (51.10)	2017 (47.15)	2017 (47.15)	2016 (48.35)
REASON FOR CHANGE	CAUV	MISC	CAUV	MISC	CAUV
APPRaised	104,660	177,610	104,660	177,610	104,660
VALUE	197,340	197,340	197,340	197,340	197,340
	302,000	374,950	302,000	374,950	302,000
ASSESSED	36,630	62,160	36,630	62,160	36,630
VALUE	69,070	69,070	69,070	69,070	69,070
	105,700	131,230	105,700	131,230	105,700
NET GENERAL	4,849.20	4,849.20	4,424.48	4,424.48	4,533.88

OCCUPANCY		EXTERIOR		FLOOR	AREA	CONST	VALUE						
<input type="checkbox"/> SF	<input type="checkbox"/> DU	<input type="checkbox"/> TR	<input type="checkbox"/> WOOD										
<input type="checkbox"/> CONVERSION			<input type="checkbox"/> STUCCO										
BUILDING TYPE			<input type="checkbox"/> ALM/VYNL										
<input type="checkbox"/> MOBILE HOME			<input type="checkbox"/> CONC BLK										
<input type="checkbox"/> BI/TR LEVEL			<input type="checkbox"/> METAL										
<input type="checkbox"/> MOD/MAN			<input type="checkbox"/> BRICK										
<input type="checkbox"/> _____			<input type="checkbox"/> STONE										
ROOFING		ROOF TYPE											
<input type="checkbox"/> METAL		<input type="checkbox"/> GABLE											
<input type="checkbox"/> SLT/TLE		<input type="checkbox"/> HIP											
<input type="checkbox"/> SHINGLES		<input type="checkbox"/> GAMBREL											
<input type="checkbox"/> SHAKES		<input type="checkbox"/> MANSARD											
<input type="checkbox"/> COMPOSITE		<input type="checkbox"/> FLAT											
FLOORS				B	1	2	3						
<input type="checkbox"/> CONCRETE				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>						
<input type="checkbox"/> WOOD				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>						
<input type="checkbox"/> TILE/COMPO				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>						
<input type="checkbox"/> CARPET				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>						
INT. FINISH				B	1	2	3						
<input type="checkbox"/> PLASTER/DW				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>						
<input type="checkbox"/> PANELING				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>						
<input type="checkbox"/> UNFINISHED				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>						
ACCOMMODATIONS													
# OF ROOMS													
BEDROOMS													
FIREPLACES													
HEAT & AC				B	1	2	3						
<input type="checkbox"/> NO HEAT				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>						
<input type="checkbox"/> CTRL HEAT				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>						
<input type="checkbox"/> HW/STEAM				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>						
<input type="checkbox"/> ELECTRIC				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>						
<input type="checkbox"/> HEAT PUMP				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>						
<input type="checkbox"/> FLR/WALL				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>						
<input type="checkbox"/> STVE/SPCE				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>						
<input type="checkbox"/> GEOTHERMAL				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>						
<input type="checkbox"/> OUTSIDE				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>						
<input type="checkbox"/> CTRL A/C				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>						
PLUMBING				BASE									
<input type="checkbox"/> X FULL BATH													
<input type="checkbox"/> X HALF BATH													
<input type="checkbox"/> X FIXTURES													
SUBTOTAL				0									
MULTI-FAMILY #				0									
BUILDING TYPE				000%									
BSMT FINISH				0 S.F.									
FIREPLACE #				0									
HEATING				0 S.F.									
AIR COND				0 S.F.									
PLUMBING #				0									
GARAGES & CARPORTS				0									
EXTRA FEATURES				0									
SUBTOTAL				0									
GRADE FACTOR				%									
UNADJUSTED VALUE				0									
FACTOR				%									
OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING		SK											
1													
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													



05-0011162.1000

TOTAL

0

COMMENTS

ADD GAR NC02,DWELL NOT COMP 02,ADD HS NC02 DWELL COMP NC03
POTENTIAL RECOUP:2021=1940.34, 2020=1937.92, 2019=1950.68: Total=5828.94

CLAIBOURNE TOWNSHIP / NORTH UNION LSD

035-00-00-054.001

Property Class: 111

Neighborhood
0559055Map:
Block:
Card:

Bk: Pg:

05-0011162.1000

HOOK THERESA A

28000 ST RT 37
RICHWOOD, OH 43344

LEGAL INFORMATION

VMS 6293
OR 862 PG 806
Acres:31.7470QUALIFIED CREDITS: OOC ,
CAUV: 01054: 2001

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#: ACRES	JS	VALID
1	HOOK THERESA A	28000 ST RT 37	RICHWOOD	OH	43344	03/29/2010	0	EX : 9150:31.7470	<input type="checkbox"/>	<input type="checkbox"/>
2	HOOK DAVID P & THERESA A					08/09/2000	60,000	UNK : 809	<input type="checkbox"/>	<input type="checkbox"/>
3	ZUSPAN FREDERICK P TRUS					11/17/1997	0	EX : 9585	<input type="checkbox"/>	<input type="checkbox"/>

X:	<input type="checkbox"/> TTO	LISTER: NC	DATE: 02/13/2007	TIME: 12:00:00 AM	<input type="checkbox"/> LETTER	<input type="checkbox"/> LETTER REC'D	GIS CODE
STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	NEIGHBORHOOD	INFLUENCE FACTORS		PROPERTY LOCATION	
<input type="checkbox"/> PAVED <input type="checkbox"/> GRAVEL <input type="checkbox"/> DIRT <input type="checkbox"/> SIDEWALKS <input type="checkbox"/> CURBS	<input type="checkbox"/> LEVEL <input type="checkbox"/> HIGH <input type="checkbox"/> LOW <input type="checkbox"/> ROLLING <input type="checkbox"/> STANDARD	<input type="checkbox"/> WATER <input type="checkbox"/> SEWER <input type="checkbox"/> GAS <input type="checkbox"/> ELECTRIC <input type="checkbox"/> STANDARD	<input type="checkbox"/> IMPROVING <input type="checkbox"/> STATIC <input type="checkbox"/> DECLINING <input type="checkbox"/> OLD <input type="checkbox"/> STANDARD	<input type="checkbox"/> A. NO ROAD <input type="checkbox"/> B. TOPGRHY <input type="checkbox"/> C. EX FRONT <input type="checkbox"/> D. QUANTITY <input type="checkbox"/> E. SZ/SHAPE	<input type="checkbox"/> F. RESTRICT <input type="checkbox"/> G. WOOD LT <input type="checkbox"/> H. VACANCY <input type="checkbox"/> I. WATER FRONT <input type="checkbox"/> J. OTHER/CDU	28000 ST RT 37 , RICHWOOD 43344	
						COMMENT	

LAND COMPUTATIONS						
LAND TYPE	SIZE	M	RATE	C	INF	M VALUE C
Total Acres: 31.7470					TOTAL	203,390 60,920

VALUATION SUMMARY					
VALUE YEAR (EFF RATE)	2016 (48.35)	2015 (50.08)	2015 (50.08)	2014 (50.53)	2014 (50.53)
REASON FOR CHANGE	RAPP	CAUV	Misc	CAUV	MISC
APPAISED	177,610	93,590	150,890	93,590	150,890
VALUE	197,340	182,110	182,110	182,110	182,110
	374,950	275,700	333,000	275,700	333,000
ASSESSED	62,160	32,760	52,810	32,760	52,810
VALUE	69,070	63,740	63,740	63,740	63,740
	131,230	96,500	116,550	96,500	116,550
NET GENERAL	4,533.88	4,288.30	4,288.30	4,326.50	4,326.50

CLAIBOURNE TOWNSHIP / NORTH UNION LSD

035-00-00-054.001

Property Class: 111

Neighborhood
0559055Map:
Block:
Card:

Bk: Pg:

05-0011162.1000

HOOK THERESA A

28000 ST RT 37
RICHWOOD, OH 43344

LEGAL INFORMATION

VMS 6293
OR 862 PG 806
Acres:31.7470QUALIFIED CREDITS: OOC ,
CAUV: 01054: 2001

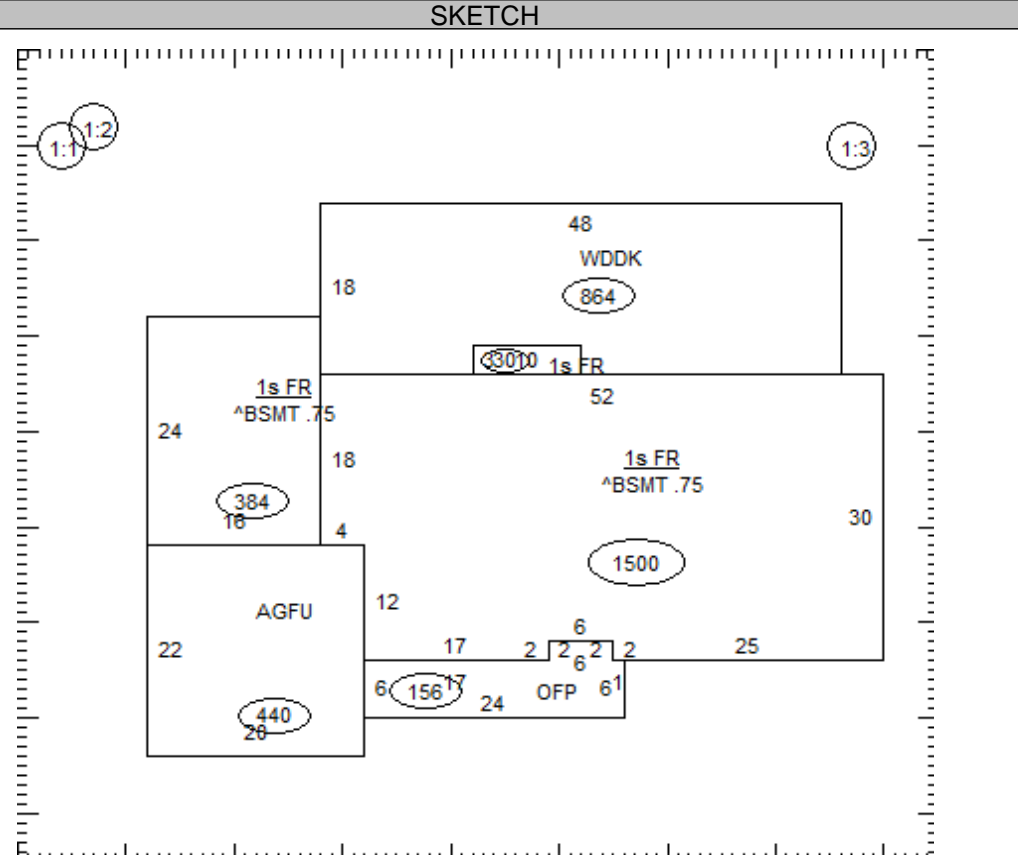
	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#: ACRES	JS	VALID
1	HOOK THERESA A	28000 ST RT 37	RICHWOOD	OH	43344	03/29/2010	0	EX : 9150:31.7470	<input type="checkbox"/>	<input type="checkbox"/>
2	HOOK DAVID P & THERESA A					08/09/2000	60,000	UNK : 809	<input type="checkbox"/>	<input type="checkbox"/>
3	ZUSPAN FREDERICK P TRUS					11/17/1997	0	EX : 9585	<input type="checkbox"/>	<input type="checkbox"/>

X:	<input type="checkbox"/> TTO	LISTER: NC	DATE: 02/13/2007	TIME: 12:00:00 AM	<input type="checkbox"/> LETTER	<input type="checkbox"/> LETTER REC'D	GIS CODE
STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	NEIGHBORHOOD	INFLUENCE FACTORS		PROPERTY LOCATION	
<input type="checkbox"/> PAVED <input type="checkbox"/> GRAVEL <input type="checkbox"/> DIRT <input type="checkbox"/> SIDEWALKS <input type="checkbox"/> CURBS	<input type="checkbox"/> LEVEL <input type="checkbox"/> HIGH <input type="checkbox"/> LOW <input type="checkbox"/> ROLLING <input type="checkbox"/> STANDARD	<input type="checkbox"/> WATER <input type="checkbox"/> SEWER <input type="checkbox"/> GAS <input type="checkbox"/> ELECTRIC <input type="checkbox"/> STANDARD	<input type="checkbox"/> IMPROVING <input type="checkbox"/> STATIC <input type="checkbox"/> DECLINING <input type="checkbox"/> OLD <input type="checkbox"/> STANDARD	<input type="checkbox"/> A. NO ROAD <input type="checkbox"/> B. TOPGRHY <input type="checkbox"/> C. EX FRONT <input type="checkbox"/> D. QUANTITY <input type="checkbox"/> E. SZ/SHAPE	<input type="checkbox"/> F. RESTRICT <input type="checkbox"/> G. WOOD LT <input type="checkbox"/> H. VACANCY <input type="checkbox"/> I. WATER FRONT <input type="checkbox"/> J. OTHER/CDU	28000 ST RT 37 , RICHWOOD 43344	
						COMMENT	

LAND COMPUTATIONS						
LAND TYPE	SIZE	M	RATE	C	INF	M VALUE C
Total Acres: 31.7470					TOTAL	203,390 60,920

VALUATION SUMMARY					
VALUE YEAR (EFF RATE)	2013 (51.12)	2013 (51.12)			
REASON FOR CHANGE	CAUV	RAPP			
APPRAISED LAND	93,590	150,890			
VALUE IMPR	182,110	182,110			
TOTAL	275,700	333,000			
ASSESSED LAND	32,760	52,810			
VALUE IMPR	63,740	63,740			
TOTAL	96,500	116,550			
NET GENERAL	4,365.36	4,365.36			

OCCUPANCY		EXTERIOR		FLOOR	AREA	CONST	VALUE						
<input type="checkbox"/> SF	<input type="checkbox"/> DU	<input type="checkbox"/> TR	<input type="checkbox"/> WOOD										
<input type="checkbox"/> CONVERSION			<input type="checkbox"/> STUCCO										
BUILDING TYPE			<input type="checkbox"/> ALM/VYNL										
<input type="checkbox"/> MOBILE HOME			<input type="checkbox"/> CONC BLK										
<input type="checkbox"/> BI/TR LEVEL			<input type="checkbox"/> METAL										
<input type="checkbox"/> MOD/MAN			<input type="checkbox"/> BRICK										
<input type="checkbox"/> _____			<input type="checkbox"/> STONE										
ROOFING		ROOF TYPE											
<input type="checkbox"/> METAL		<input type="checkbox"/> GABLE											
<input type="checkbox"/> SLT/TLE		<input type="checkbox"/> HIP											
<input type="checkbox"/> SHINGLES		<input type="checkbox"/> GAMBREL											
<input type="checkbox"/> SHAKES		<input type="checkbox"/> MANSARD											
<input type="checkbox"/> COMPOSITE		<input type="checkbox"/> FLAT											
FLOORS				B	1	2	3	U					
CONCRETE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					
WOOD	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					
TILE/COMPO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					
CARPET	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					
INT. FINISH				B	1	2	3	U					
PLASTER/DW	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					
PANELING	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					
UNFINISHED	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					
ACCOMMODATIONS													
# OF ROOMS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					
BEDROOMS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					
FIREPLACES	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					
HEAT & AC				B	1	2	3	U					
NO HEAT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					
CTRL HEAT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					
HW/STEAM	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					
ELECTRIC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					
HEAT PUMP	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					
FLR/WALL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					
STVE/SPCE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					
GEO THERMAL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					
OUTSIDE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					
CTRL A/C	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					
PLUMBING				BASE				<input type="checkbox"/>					
X FULL BATH	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					
X HALF BATH	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					
X FIXTURES	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					
SUBTOTAL						0							
MULTI-FAMILY #						0							
BUILDING TYPE						000%							
BSMT FINISH						0 S.F.							
FIREPLACE #						0							
HEATING						0 S.F.							
AIR COND						0 S.F.							
PLUMBING #						0							
GARAGES & CARPORTS						0							
EXTRA FEATURES						0							
SUBTOTAL						0							
GRADE FACTOR						%							
UNADJUSTED VALUE						0							
FACTOR						%							
OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING		SK											
1													
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													



05-0011162.1000

TOTAL

0

COMMENTS

ADD GAR NC02,DWELL NOT COMP 02,ADD HS NC02 DWELL COMP NC03
POTENTIAL RECOUP:2021=1940.34, 2020=1937.92, 2019=1950.68: Total=5828.94



05-0009006.0000

Smith Aaron C , Smith Ashley L

379 N FRANKLIN ST
RICHWOOD, OH 43344

CLAIBOURNE TOWNSHIP / NORTH UNION LSD
025-16-03-003.000

LEGAL INFORMATION

VMS 6293
201702100001289
Acres:1.2500

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#: ACRES	JS	VALID									
1	Smith Aaron C & Ashley L	379 N FRANKLIN ST	RICHWOOD	OH	43344	02/10/2017	109,900	2:SUR : 202:1.2500	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>									
2	COOK PAULA S	379 N FRANKLIN STREET	RICHWOOD	OH	43344	08/05/2011	90,000	2:GWD : 5222:1.2500	<input type="checkbox"/>	<input type="checkbox"/>									
3	TWO SONS PROPERTIES LLC					03/24/2011	3,200	2:LWD : 175	<input type="checkbox"/>	<input type="checkbox"/>									
X:		<input type="checkbox"/> TTO	LISTER: NC		DATE: 11/13/2006		TIME: 12:00:00 AM		<input type="checkbox"/> LETTER	<input type="checkbox"/> LETTER REC'D	GIS CODE								
STREET/ROAD		TOPOGRAPHY	PU-UTILITIES-PR		NEIGHBORHOOD		INFLUENCE FACTORS				PROPERTY LOCATION								
<input checked="" type="checkbox"/> PAVED		<input type="checkbox"/> LEVEL	<input type="checkbox"/> WATER		<input type="checkbox"/>	<input type="checkbox"/> IMPROVING		<input type="checkbox"/> A. NO ROAD		<input type="checkbox"/> F. RESTRICT	379 N FRANKLIN ST, RICHWOOD 43344								
<input type="checkbox"/> GRAVEL		<input type="checkbox"/> HIGH	<input type="checkbox"/> SEWER		<input type="checkbox"/>	<input type="checkbox"/> STATIC		<input type="checkbox"/> B. TOPGRHY		<input type="checkbox"/> G. WOOD LT									
<input type="checkbox"/> DIRT		<input type="checkbox"/> LOW	<input type="checkbox"/> GAS		<input type="checkbox"/>	<input type="checkbox"/> DECLINING		<input type="checkbox"/> C. EX FRONT		<input type="checkbox"/> H. VACANCY									
<input type="checkbox"/> SIDEWALKS		<input type="checkbox"/> ROLLING	<input type="checkbox"/> ELECTRIC		<input type="checkbox"/>	<input type="checkbox"/> OLD		<input type="checkbox"/> D. QUANTITY		<input type="checkbox"/> I. WATER FRONT									
<input type="checkbox"/> CURBS		<input checked="" type="checkbox"/> STANDARD	<input type="checkbox"/> STANDARD		<input type="checkbox"/>	<input type="checkbox"/> STANDARD		<input type="checkbox"/> E. SZ/SHAPE		<input type="checkbox"/> J. OTHER/CDU									
LAND COMPUTATIONS												TY2021:Net Gen=\$104.56, Other Assessment=\$0.00 Smith , Aaron C Smith ,Ashley L MOVED SHED FROM 0600080040000 (Mod SM:)50							
LAND TYPE		SIZE		M		RATE		C		INF				M		VALUE		C	
SM:Small Acres		AC:1.25		5000										6,250		0			
Total Acres: 1.2500												TOTAL		6,250		0			
VALUATION SUMMARY																			
VALUE YEAR (EFF RATE)		2021 (49.60)		2020 (49.54)		2019 (49.87)		2018 (51.10)		2017 (47.15)									
REASON FOR CHANGE		MISC		MISC		RAPP		MISC		MISC									
APPRaised		6,250		6,250		6,250		12,250		12,250									
LAND																			
IMPR		350		350		350		350		350									
TOTAL		6,600		6,600		6,600		12,600		12,600									
ASSESSED		2,190		2,190		2,190		4,290		4,290									
LAND																			
IMPR		120		120		120		120		120									
TOTAL		2,310		2,310		2,310		4,410		4,410									
NET GENERAL		104.56		104.42		105.12		205.64		187.96									

OCCUPANCY		EXTERIOR		FLOOR	AREA	CONST	VALUE		SKETCH																				
<input type="checkbox"/> SF	<input type="checkbox"/> DU	<input type="checkbox"/> TR	<input type="checkbox"/> WOOD						<div>.....</div> <div>1:1</div>																				
<input type="checkbox"/> CONVERSION			<input type="checkbox"/> STUCCO																										
BUILDING TYPE			<input type="checkbox"/> ALM/VYNL																										
<input type="checkbox"/> MOBILE HOME			<input type="checkbox"/> CONC BLK																										
<input type="checkbox"/> BI/TR LEVEL			<input type="checkbox"/> METAL																										
<input type="checkbox"/> MOD/MAN			<input type="checkbox"/> BRICK																										
<input type="checkbox"/>			<input type="checkbox"/> STONE																										
ROOFING			ROOF TYPE																										
<input type="checkbox"/> METAL			<input type="checkbox"/> GABLE																										
<input type="checkbox"/> SLT/TLE			<input type="checkbox"/> HIP																										
<input type="checkbox"/> SHINGLES			<input type="checkbox"/> GAMBREL																										
<input type="checkbox"/> SHAKES			<input type="checkbox"/> MANSARD																										
<input type="checkbox"/> COMPOSITE			<input type="checkbox"/> FLAT																										
FLOORS		B	1	2	3	U	SUBTOTAL		0																				
CONCRETE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		MULTI-FAMILY #	0	0																				
WOOD	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		BUILDING TYPE	000%	0																				
TILE/COMPO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		BSMT FINISH	0 S.F.	0																				
CARPET	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		FIREPLACE #	0	0																				
INT. FINISH		B	1	2	3	U	HEATING	0 S.F.	0																				
PLASTER/DW	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		AIR COND	0 S.F.	0																				
PANELING	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		PLUMBING #	0	0																				
UNFINISHED	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		GARAGES & CARPORTS		0																				
ACCOMMODATIONS							EXTRA FEATURES		0																				
# OF ROOMS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		SUBTOTAL		0																				
BEDROOMS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		GRADE FACTOR		%																				
FIREPLACES	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		UNADJUSTED VALUE	0																					
HEAT & AC	B	1	2	3	U		FACTOR		%																				
NO HEAT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		OCCUPANCY									ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL	
CTRL HEAT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		DWELLING																						
HW/STEAM	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		1 Shed-Fr				SK																		
ELECTRIC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		2				12x12	144	D	9.60	1995			F	1,380	75	350					350			
HEAT PUMP	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		3																						
FLR/WALL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		4																						
STVE/SPCE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		5																						
GEO THERMAL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		6																						
OUTSIDE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		7																						
CTRL A/C	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		8																						
PLUMBING							9																						
X FULL BATH							10																						
X HALF BATH							11																						
X FIXTURES																													
05-0009006.0000																											TOTAL		350
COMMENTS																													

CLAIBOURNE TOWNSHIP / NORTH UNION LSD

025-16-03-003.000

Property Class: 599

Neighborhood

0650607

Map:

Block:

Card:

Bk:

Pg:

05-0009006.0000

Smith Aaron C , Smith Ashley L

379 N FRANKLIN ST
RICHWOOD, OH 43344

VMS 6293
201702100001289
Acres:1.2500

LEGAL INFORMATION

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#:	ACRES	JS	VALID
1	HSBC MORTGAGE SERVICES					12/21/2010	3,400	SHD : 9081		<input type="checkbox"/>	<input type="checkbox"/>
2	THOMPSON TERRY L & TARA					08/26/1999	5,700	2:UNK : 10241		<input type="checkbox"/>	<input type="checkbox"/>
3..	WOLTZ KEVIN J & TRACIE L					07/24/1997	86,000	2:UNK : 695		<input type="checkbox"/>	<input type="checkbox"/>
X:	<input type="checkbox"/> TTO	LISTER: NC	DATE: 11/13/2006	TIME: 12:00:00 AM	<input type="checkbox"/> LETTER	<input type="checkbox"/> LETTER REC'D	GIS CODE				
STREET/ROAD		TOPOGRAPHY	PU-UTILITIES-PR	NEIGHBORHOOD	INFLUENCE FACTORS			PROPERTY LOCATION			
<input checked="" type="checkbox"/> PAVED		<input type="checkbox"/> LEVEL	<input type="checkbox"/> WATER	<input type="checkbox"/> IMPROVING	<input type="checkbox"/> A. NO ROAD <input type="checkbox"/> F. RESTRICT			379 N FRANKLIN ST, RICHWOOD 43344			
<input type="checkbox"/> GRAVEL		<input type="checkbox"/> HIGH	<input type="checkbox"/> SEWER	<input type="checkbox"/> STATIC	<input type="checkbox"/> B. TOPGRHY <input type="checkbox"/> G. WOOD LT			COMMENT			
<input type="checkbox"/> DIRT		<input type="checkbox"/> LOW	<input type="checkbox"/> GAS	<input type="checkbox"/> DECLINING	<input type="checkbox"/> C. EX FRONT <input type="checkbox"/> H. VACANCY						
<input type="checkbox"/> SIDEWALKS		<input type="checkbox"/> ROLLING	<input type="checkbox"/> ELECTRIC	<input type="checkbox"/> OLD	<input type="checkbox"/> D. QUANTITY <input type="checkbox"/> I. WATER FRONT						
<input type="checkbox"/> CURBS		<input checked="" type="checkbox"/> STANDARD	<input type="checkbox"/> STANDARD	<input type="checkbox"/> STANDARD	<input type="checkbox"/> E. SZ/SHAPE <input type="checkbox"/> J. OTHER/CDU						
LAND COMPUTATIONS											
LAND TYPE		SIZE	M	RATE	C	INF	M	VALUE	C		
Total Acres: 1.2500						TOTAL	6,250	0			
VALUATION SUMMARY											
VALUE YEAR (EFF RATE)	2016 (48.35)	2015 (50.08)	2014 (50.53)	2013 (51.12)							
REASON FOR CHANGE	RAPP	Misc	MISC	RAPP							
APPAISED	LAND	12,250	12,250	12,250	12,250						
VALUE	IMPR	350	510	510	510						
	TOTAL	12,600	12,760	12,760	12,760						
ASSESSED	LAND	4,290	4,290	4,290	4,290						
VALUE	IMPR	120	180	180	180						
	TOTAL	4,410	4,470	4,470	4,470						
NET GENERAL		192.62	202.30	204.10	206.02						

OCCUPANCY		EXTERIOR		FLOOR	AREA	CONST	VALUE		SKETCH																				
<input type="checkbox"/> SF	<input type="checkbox"/> DU	<input type="checkbox"/> TR	<input type="checkbox"/> WOOD						<div>.....</div> <div>1:1</div>																				
<input type="checkbox"/> CONVERSION	<input type="checkbox"/> STUCCO																												
BUILDING TYPE	<input type="checkbox"/> ALM/VYNL																												
<input type="checkbox"/> MOBILE HOME	<input type="checkbox"/> CONC BLK																												
<input type="checkbox"/> BI/TR LEVEL	<input type="checkbox"/> METAL																												
<input type="checkbox"/> MOD/MAN	<input type="checkbox"/> BRICK																												
<input type="checkbox"/> _____	<input type="checkbox"/> STONE																												
ROOFING	ROOF TYPE																												
<input type="checkbox"/> METAL	<input type="checkbox"/> GABLE																												
<input type="checkbox"/> SLT/TLE	<input type="checkbox"/> HIP																												
<input type="checkbox"/> SHINGLES	<input type="checkbox"/> GAMBREL																												
<input type="checkbox"/> SHAKES	<input type="checkbox"/> MANSARD																												
<input type="checkbox"/> COMPOSITE	<input type="checkbox"/> FLAT																												
FLOORS	B	1	2	3	U	SUBTOTAL		0																					
CONCRETE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	MULTI-FAMILY #	0	0																					
WOOD	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	BUILDING TYPE	000%	0																					
TILE/COMPO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	BSMT FINISH	0 S.F.	0																					
CARPET	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	FIREPLACE #	0	0																					
INT. FINISH	B	1	2	3	U	HEATING	0 S.F.	0																					
PLASTER/DW	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	AIR COND	0 S.F.	0																					
PANELING	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	PLUMBING #	0	0																					
UNFINISHED	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	GARAGES & CARPORTS		0																					
ACCOMMODATIONS						EXTRA FEATURES		0																					
# OF ROOMS						SUBTOTAL		0																					
BEDROOMS						GRADE FACTOR		%																					
FIREPLACES						UNADJUSTED VALUE		0																					
HEAT & AC	B	1	2	3	U	FACTOR		%																					
NO HEAT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	OCCUPANCY										ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL	
CTRL HEAT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	DWELLING																							
HW/STEAM	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1																							
ELECTRIC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2																							
HEAT PUMP	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3																							
FLR/WALL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4																							
STVE/SPCE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5																							
GEO THERMAL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6																							
OUTSIDE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	7																							
CTRL A/C	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	8																							
PLUMBING						9																							
X FULL BATH						10																							
X HALF BATH						11																							
X FIXTURES																													
05-0009006.0000															TOTAL										0				
COMMENTS																													

CLAIBOURNE TOWNSHIP / NORTH UNION LSD

025-16-03-005.000

Property Class: 501

Neighborhood

0650607

Map:

Block:

Card:

Bk:

Pg:

05-0009007.0000

MAXIE SCOTT D, MAXIE RHONDA J

NORTH FRANKLIN STREET
RICHWOOD, OH 43344

LEGAL INFORMATION

VMS 6307
OR 730 PG 893
Acres:1.2500

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#: ACRES	JS	VALID		
1	MAXIE SCOTT D & RHONDA J JT LIVES	355 N FRANKLIN ST	RICHWOOD	OH	43344 -1030	04/19/2007	108,000	2:WD : 3322:1.2500	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
2							0	0	<input type="checkbox"/>	<input type="checkbox"/>		
3							0	0	<input type="checkbox"/>	<input type="checkbox"/>		
X:		<input type="checkbox"/> TTO	LISTER: NC		DATE: 11/13/2006		TIME: 12:00:00 AM		<input type="checkbox"/> LETTER	<input type="checkbox"/> LETTER REC'D	GIS CODE	
STREET/ROAD		TOPOGRAPHY	PU-UTILITIES-PR		NEIGHBORHOOD		INFLUENCE FACTORS				PROPERTY LOCATION	
<input checked="" type="checkbox"/> PAVED <input type="checkbox"/> GRAVEL <input type="checkbox"/> DIRT <input type="checkbox"/> SIDEWALKS <input type="checkbox"/> CURBS		<input type="checkbox"/> LEVEL <input type="checkbox"/> HIGH <input type="checkbox"/> LOW <input type="checkbox"/> ROLLING <input checked="" type="checkbox"/> STANDARD	<input type="checkbox"/> WATER <input type="checkbox"/> <input type="checkbox"/> SEWER <input type="checkbox"/> <input type="checkbox"/> GAS <input type="checkbox"/> <input type="checkbox"/> ELECTRIC <input type="checkbox"/> <input type="checkbox"/> STANDARD		<input type="checkbox"/> IMPROVING <input type="checkbox"/> STATIC <input type="checkbox"/> DECLINING <input type="checkbox"/> OLD <input type="checkbox"/> STANDARD		<input type="checkbox"/> A. NO ROAD <input type="checkbox"/> F. RESTRICT <input type="checkbox"/> B. TOPGRHY <input type="checkbox"/> G. WOOD LT <input type="checkbox"/> C. EX FRONT <input type="checkbox"/> H. VACANCY <input type="checkbox"/> D. QUANTITY <input type="checkbox"/> I. WATER FRONT <input type="checkbox"/> E. SZ/SHAPE <input type="checkbox"/> J. OTHER/CDU				NORTH FRANKLIN STREET , RICHWOOD 43344	
											COMMENT	
											TY2021:Net Gen=\$99.12, Other Assessment=\$0.00 MAXIE, SCOTT D MAXIE,RHONDA J (Mod SM:)50	
LAND COMPUTATIONS												
LAND TYPE		SIZE	M	RATE	C	INF	M	VALUE	C			
SM:Small Acres		AC:1.25	5000					6,250	0			

OCCUPANCY		EXTERIOR		FLOOR	AREA	CONST	VALUE		SKETCH												
<input type="checkbox"/> SF	<input type="checkbox"/> DU	<input type="checkbox"/> TR	<input type="checkbox"/> WOOD																		
<input type="checkbox"/> CONVERSION			<input type="checkbox"/> STUCCO																		
BUILDING TYPE			<input type="checkbox"/> ALM/VYNL																		
<input type="checkbox"/> MOBILE HOME			<input type="checkbox"/> CONC BLK																		
<input type="checkbox"/> BI/TR LEVEL			<input type="checkbox"/> METAL																		
<input type="checkbox"/> MOD/MAN			<input type="checkbox"/> BRICK																		
<input type="checkbox"/> _____			<input type="checkbox"/> STONE																		
ROOFING	ROOF TYPE																				
<input type="checkbox"/> METAL			<input type="checkbox"/> GABLE																		
<input type="checkbox"/> SLT/TLE			<input type="checkbox"/> HIP																		
<input type="checkbox"/> SHINGLES			<input type="checkbox"/> GAMBREL																		
<input type="checkbox"/> SHAKES			<input type="checkbox"/> MANSARD																		
<input type="checkbox"/> COMPOSITE			<input type="checkbox"/> FLAT																		
FLOORS		B	1	2	3	U	SUBTOTAL														
CONCRETE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		MULTI-FAMILY #	0													
WOOD	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		BUILDING TYPE	000%													
TILE/COMPO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		BSMT FINISH	0 S.F.													
CARPET	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		FIREPLACE #	0													
INT. FINISH		B	1	2	3	U	HEATING	0 S.F.													
PLASTER/DW	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		AIR COND	0 S.F.													
PANELING	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		PLUMBING #	0													
UNFINISHED	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		GARAGES & CARPORTS														
ACCOMMODATIONS							EXTRA FEATURES														
# OF ROOMS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		SUBTOTAL														
BEDROOMS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		GRADE FACTOR	%													
FIREPLACES	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		UNADJUSTED VALUE	0													
HEAT & AC	B	1	2	3	U		FACTOR	%													
NO HEAT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																
CTRL HEAT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL	
HW/STEAM	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		DWELLING		SK												
ELECTRIC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		1														
HEAT PUMP	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		2														
FLR/WALL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		3														
STVE/SPCE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		4														
GEO THERMAL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		5														
OUTSIDE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		6														
CTRL A/C	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		7														
PLUMBING	BASE <input type="checkbox"/>						8														
X FULL BATH	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		9														
X HALF BATH	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		10														
X FIXTURES	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		11														
05-0009007.0000																			TOTAL		0
COMMENTS																					
VACANT REAR CLEARED LOT																					



05-0009007.0000

MAXIE SCOTT D, MAXIE RHONDA J

NORTH FRANKLIN STREET
RICHWOOD, OH 43344

CLAIBOURNE TOWNSHIP / NORTH UNION LSD
025-16-03-005.000

LEGAL INFORMATION

VMS 6307
OR 730 PG 893
Acres:1.2500

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#:	ACRES	JS	VALID
1	MAXIE SCOTT D & RHONDA J JT LIVES	355 N FRANKLIN ST	RICHWOOD	OH	43344 -1030	04/19/2007	108,000	2:WD : 3322:1.2500		<input type="checkbox"/>	<input checked="" type="checkbox"/>
2							0	0		<input type="checkbox"/>	<input type="checkbox"/>
3							0	0		<input type="checkbox"/>	<input type="checkbox"/>

X:	<input type="checkbox"/> TTO	LISTER: NC	DATE: 11/13/2006	TIME: 12:00:00 AM	<input type="checkbox"/> LETTER	<input type="checkbox"/> LETTER REC'D	GIS CODE
----	------------------------------	------------	------------------	-------------------	---------------------------------	---------------------------------------	----------

STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	NEIGHBORHOOD	INFLUENCE FACTORS	PROPERTY LOCATION
<input checked="" type="checkbox"/> PAVED <input type="checkbox"/> GRAVEL <input type="checkbox"/> DIRT <input type="checkbox"/> SIDEWALKS <input type="checkbox"/> CURBS	<input type="checkbox"/> LEVEL <input type="checkbox"/> HIGH <input type="checkbox"/> LOW <input type="checkbox"/> ROLLING <input checked="" type="checkbox"/> STANDARD	<input type="checkbox"/> WATER <input type="checkbox"/> SEWER <input type="checkbox"/> GAS <input type="checkbox"/> ELECTRIC <input type="checkbox"/> STANDARD	<input type="checkbox"/> IMPROVING <input type="checkbox"/> STATIC <input type="checkbox"/> DECLINING <input type="checkbox"/> OLD <input type="checkbox"/> STANDARD	<input type="checkbox"/> A. NO ROAD <input type="checkbox"/> B. TOPGRHY <input type="checkbox"/> C. EX FRONT <input type="checkbox"/> D. QUANTITY <input type="checkbox"/> E. SZ/SHAPE	<input type="checkbox"/> F. RESTRICT <input type="checkbox"/> G. WOOD LT <input type="checkbox"/> H. VACANCY <input type="checkbox"/> I. WATER FRONT <input type="checkbox"/> J. OTHER/CDU
					NORTH FRANKLIN STREET , RICHWOOD 43344
					COMMENT

LAND COMPUTATIONS						
LAND TYPE	SIZE	M	RATE	C	INF	M VALUE C
Total Acres: 1.2500					TOTAL	6,250 0

VALUATION SUMMARY					
VALUE YEAR (EFF RATE)	2016 (48.35)	2015 (50.08)	2014 (50.53)	2013 (51.12)	
REASON FOR CHANGE	RAPP	Misc	MISC	RAPP	
APPRaised	12,250	12,250	12,250	12,250	
LAND					
IMPR	0	0	0	0	
VALUE					
TOTAL	12,250	12,250	12,250	12,250	
ASSESSED	4,290	4,290	4,290	4,290	
LAND					
IMPR	0	0	0	0	
VALUE					
TOTAL	4,290	4,290	4,290	4,290	
NET GENERAL	187.38	194.14	195.90	197.74	

OCCUPANCY		EXTERIOR		FLOOR	AREA	CONST	VALUE		SKETCH									
<input type="checkbox"/> SF	<input type="checkbox"/> DU	<input type="checkbox"/> TR	<input type="checkbox"/> WOOD															
<input type="checkbox"/> CONVERSION			<input type="checkbox"/> STUCCO															
BUILDING TYPE			<input type="checkbox"/> ALM/VYNL															
<input type="checkbox"/> MOBILE HOME			<input type="checkbox"/> CONC BLK															
<input type="checkbox"/> BI/TR LEVEL			<input type="checkbox"/> METAL															
<input type="checkbox"/> MOD/MAN			<input type="checkbox"/> BRICK															
<input type="checkbox"/> _____			<input type="checkbox"/> STONE															
ROOFING			ROOF TYPE															
<input type="checkbox"/> METAL			<input type="checkbox"/> GABLE															
<input type="checkbox"/> SLT/TLE			<input type="checkbox"/> HIP															
<input type="checkbox"/> SHINGLES			<input type="checkbox"/> GAMBREL															
<input type="checkbox"/> SHAKES			<input type="checkbox"/> MANSARD															
<input type="checkbox"/> COMPOSITE			<input type="checkbox"/> FLAT															
FLOORS		B	1	2	3	U	SUBTOTAL		0									
CONCRETE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		MULTI-FAMILY #	0	0									
WOOD	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		BUILDING TYPE	000%	0									
TILE/COMPO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		BSMT FINISH	0 S.F.	0									
CARPET	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		FIREPLACE #	0	0									
INT. FINISH		B	1	2	3	U	HEATING	0 S.F.	0									
PLASTER/DW	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		AIR COND	0 S.F.	0									
PANELING	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		PLUMBING #	0	0									
UNFINISHED	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		GARAGES & CARPORTS		0									
ACCOMMODATIONS							EXTRA FEATURES		0									
# OF ROOMS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		SUBTOTAL		0									
BEDROOMS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		GRADE FACTOR		%									
FIREPLACES	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		UNADJUSTED VALUE		0									
HEAT & AC	B	1	2	3	U		FACTOR		%									
NO HEAT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		OCCUPANCY											
CTRL HEAT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		ST.HT											
HW/STEAM	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		SIZE											
ELECTRIC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		AREA											
HEAT PUMP	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		GRADE											
FLR/WALL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		PRICE											
STVE/SPCE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		AGE											
GEO THERMAL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		REMD											
OUTSIDE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		CND											
CTRL A/C	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		UNADJ VAL											
PLUMBING	BASE <input type="checkbox"/>						PHYS											
X FULL BATH	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		PHYS VAL											
X HALF BATH	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		FUNC											
X FIXTURES	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		TRUE VAL											
							1											
							2											
							3											
							4											
							5											
							6											
							7											
							8											
							9											
							10											
							11											
05-0009007.0000																TOTAL		0
COMMENTS																		
VACANT REAR CLEARED LOT																		

CLAIBOURNE TOWNSHIP / NORTH UNION LSD
025-16-03-009.000



05-0009009.0000
SHROYER LINDA KAY &

N FRANKLIN ST REAR
RICHWOOD, OH 43344

LEGAL INFORMATION

VMS 6307
BK 101 PG 466
Acres:3.4680

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#: ACRES	JS	VALID		
1	SHROYER LINDA KAY & SHROYER-BROWN KIMBERLY LYNN	2030 RT 23 N	DELAWARE	OH	43015-8644	12/05/1997	44,000	3:UNK : 1224:3.4680	<input type="checkbox"/>	<input type="checkbox"/>		
2	ERWIN DANIEL L					11/06/1996	10,000	UNK : 1052	<input type="checkbox"/>	<input type="checkbox"/>		
3							0	0	<input type="checkbox"/>	<input type="checkbox"/>		
X:		<input type="checkbox"/> TTO	LISTER: JL		DATE: 11/16/2006		TIME: 12:00:00 AM		<input type="checkbox"/> LETTER	<input type="checkbox"/> LETTER REC'D	GIS CODE	
STREET/ROAD		TOPOGRAPHY	PU-UTILITIES-PR		NEIGHBORHOOD		INFLUENCE FACTORS			PROPERTY LOCATION		
<input checked="" type="checkbox"/> PAVED <input type="checkbox"/> GRAVEL <input type="checkbox"/> DIRT <input type="checkbox"/> SIDEWALKS <input type="checkbox"/> CURBS		<input type="checkbox"/> LEVEL <input type="checkbox"/> HIGH <input type="checkbox"/> LOW <input type="checkbox"/> ROLLING <input checked="" type="checkbox"/> STANDARD	<input type="checkbox"/> WATER <input type="checkbox"/> <input type="checkbox"/> SEWER <input type="checkbox"/> <input type="checkbox"/> GAS <input type="checkbox"/> <input type="checkbox"/> ELECTRIC <input type="checkbox"/> <input type="checkbox"/> STANDARD		<input type="checkbox"/> IMPROVING <input type="checkbox"/> STATIC <input type="checkbox"/> DECLINING <input type="checkbox"/> OLD <input type="checkbox"/> STANDARD		<input type="checkbox"/> A. NO ROAD <input type="checkbox"/> F. RESTRICT <input type="checkbox"/> B. TOPGRHY <input type="checkbox"/> G. WOOD LT <input type="checkbox"/> C. EX FRONT <input type="checkbox"/> H. VACANCY <input type="checkbox"/> D. QUANTITY <input type="checkbox"/> I. WATER FRONT <input type="checkbox"/> E. SZ/SHAPE <input type="checkbox"/> J. OTHER/CDU			N FRANKLIN ST REAR , RICHWOOD 43344		
										COMMENT		
										TY2021:Net Gen=\$274.28, Other Assessment=\$0.00 undivided 1/4 interest of Harold J Erwin transfers to Lillian E Erwin 97-acreage decrease of .28 acres due to new survey 98 spl .032 ac to 05-0009009.100 99 spl .149 ac to 05-0009009.200 no bldgs RMVED OUTBLDGS VACANT (Mod SM:)50		
LAND COMPUTATIONS												
LAND TYPE		SIZE	M	RATE	C	INF	M	VALUE	C			
SM:Small Acres		AC:3.46	5000					17,300	0			

OCCUPANCY		EXTERIOR		FLOOR	AREA	CONST	VALUE		SKETCH															
<input type="checkbox"/> SF	<input type="checkbox"/> DU	<input type="checkbox"/> TR	<input type="checkbox"/> WOOD																					
<input type="checkbox"/> CONVERSION			<input type="checkbox"/> STUCCO																					
BUILDING TYPE			<input type="checkbox"/> ALM/VYNL																					
<input type="checkbox"/> MOBILE HOME			<input type="checkbox"/> CONC BLK																					
<input type="checkbox"/> BI/TR LEVEL			<input type="checkbox"/> METAL																					
<input type="checkbox"/> MOD/MAN			<input type="checkbox"/> BRICK																					
<input type="checkbox"/> _____			<input type="checkbox"/> STONE																					
ROOFING			ROOF TYPE																					
<input type="checkbox"/> METAL			<input type="checkbox"/> GABLE																					
<input type="checkbox"/> SLT/TLE			<input type="checkbox"/> HIP																					
<input type="checkbox"/> SHINGLES			<input type="checkbox"/> GAMBREL																					
<input type="checkbox"/> SHAKES			<input type="checkbox"/> MANSARD																					
<input type="checkbox"/> COMPOSITE			<input type="checkbox"/> FLAT																					
FLOORS		B	1	2	3	U	SUBTOTAL										0							
CONCRETE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		MULTI-FAMILY #	0									0							
WOOD	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		BUILDING TYPE	000%									0							
TILE/COMPO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		BSMT FINISH	0 S.F.									0							
CARPET	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		FIREPLACE #	0									0							
INT. FINISH		B	1	2	3	U	HEATING	0 S.F.									0							
PLASTER/DW	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		AIR COND	0 S.F.									0							
PANELING	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		PLUMBING #	0	0															
UNFINISHED	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		GARAGES & CARPORTS		0															
ACCOMMODATIONS							EXTRA FEATURES		0															
# OF ROOMS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		SUBTOTAL		0															
BEDROOMS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		GRADE FACTOR		%															
FIREPLACES	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		UNADJUSTED VALUE		0															
HEAT & AC	B	1	2	3	U		FACTOR		%															
NO HEAT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		OCCUPANCY ST.HT SIZE AREA GRADE PRICE AGE REMD CND UNADJ VAL PHYS PHYS VAL FUNC TRUE VAL																	
CTRL HEAT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		DWELLING		SK															
HW/STEAM	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		1																	
ELECTRIC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		2																	
HEAT PUMP	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		3																	
FLR/WALL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		4																	
STVE/SPCE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		5																	
GEO THERMAL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		6																	
OUTSIDE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		7																	
CTRL A/C	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		8																	
PLUMBING	BASE <input type="checkbox"/>						9																	
X FULL BATH	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		10																	
X HALF BATH	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		11																	
X FIXTURES	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																			
05-0009009.0000																TOTAL		0						
COMMENTS																								

CLAIBOURNE TOWNSHIP / NORTH UNION LSD

025-16-03-009.000

Property Class: 500

Neighborhood
0650607

Map:

Block:

Card:

Bk:

Pg:

05-0009009.0000

SHROYER LINDA KAY &

LEGAL INFORMATION

VMS 6307

BK 101 PG 466

Acres:3.4680

N FRANKLIN ST REAR
RICHWOOD, OH 43344

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#: ACRES	JS	VALID
1	SHROYER LINDA KAY & SHROYER-BROWN KIMBERLY LYNN	2030 RT 23 N	DELAWARE	OH	43015 -8644	12/05/1997	44,000	3:UNK : 1224:3.4680	<input type="checkbox"/>	<input type="checkbox"/>
2	ERWIN DANIEL L					11/06/1996	10,000	UNK : 1052	<input type="checkbox"/>	<input type="checkbox"/>
3							0	0	<input type="checkbox"/>	<input type="checkbox"/>

X:	<input type="checkbox"/> TTO	LISTER: JL	DATE: 11/16/2006	TIME: 12:00:00 AM	<input type="checkbox"/> LETTER	<input type="checkbox"/> LETTER REC'D	GIS CODE
STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	NEIGHBORHOOD	INFLUENCE FACTORS		PROPERTY LOCATION	
<input checked="" type="checkbox"/> PAVED	<input type="checkbox"/> LEVEL	<input type="checkbox"/> WATER	<input type="checkbox"/> IMPROVING	<input type="checkbox"/> A. NO ROAD	<input type="checkbox"/> F. RESTRICT	N FRANKLIN ST REAR , RICHWOOD 43344	
<input type="checkbox"/> GRAVEL	<input type="checkbox"/> HIGH	<input type="checkbox"/> SEWER	<input type="checkbox"/> STATIC	<input type="checkbox"/> B. TOPGRHY	<input type="checkbox"/> G. WOOD LT	COMMENT	
<input type="checkbox"/> DIRT	<input type="checkbox"/> LOW	<input type="checkbox"/> GAS	<input type="checkbox"/> DECLINING	<input type="checkbox"/> C. EX FRONT	<input type="checkbox"/> H. VACANCY		
<input type="checkbox"/> SIDEWALKS	<input type="checkbox"/> ROLLING	<input type="checkbox"/> ELECTRIC	<input type="checkbox"/> OLD	<input type="checkbox"/> D. QUANTITY	<input type="checkbox"/> I. WATER FRONT		
<input type="checkbox"/> CURBS	<input checked="" type="checkbox"/> STANDARD	<input type="checkbox"/> STANDARD	<input type="checkbox"/> STANDARD	<input type="checkbox"/> E. SZ/SHAPE	<input type="checkbox"/> J. OTHER/CDU		

LAND COMPUTATIONS						
LAND TYPE	SIZE	M	RATE	C	INF	M VALUE C
Total Acres: 3.4600					TOTAL	17,300 0

VALUATION SUMMARY					
VALUE YEAR (EFF RATE)	2016 (48.35)	2015 (50.08)	2014 (50.53)	2013 (51.12)	
REASON FOR CHANGE	RAPP	Misc	MISC	RAPP	
APPRaised	31,830	31,830	31,830	31,830	
VALUE	0	0	0	0	
	31,830	31,830	31,830	31,830	
ASSESSED	11,140	11,140	11,140	11,140	
VALUE	0	0	0	0	
	11,140	11,140	11,140	11,140	
NET GENERAL	486.58	504.16	508.66	513.44	

COMMENTS	

CLAIBOURNE TOWNSHIP / NORTH UNION LSD

025-16-03-007.000

05-0009008.0000

LEGAL INFORMATION

Witt Melinda S , Witt Michael E

N FRANKLIN ST
RICHWOOD, OH 43344

VMS 6307
201809040007094
Acres:0.2630

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#: ACRES	JS	VALID		
1	Witt Melinda S & Michael E Witt	351 N FRANKLIN ST	RICHWOOD	OH	43344	09/04/2018	129,900	2:SUR : 1239:0.2630	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
2	Jamison Evan B	351 N FRANKLIN ST	RICHWOOD	OH	43344	07/13/2016	100,000	2:GWD : 917:0.2630	<input type="checkbox"/>	<input type="checkbox"/>		
3	Jamison Ernest B Jr & Cynthia R	13701 ST RT 47	RICHWOOD	OH	43344	03/01/2016	53,600	2:SUR : 222:0.2630	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
X:		<input type="checkbox"/> TTO	LISTER: EY		DATE: 06/28/2017		TIME: 12:00:00 AM		<input type="checkbox"/> LETTER	<input type="checkbox"/> LETTER REC'D	GIS CODE	
STREET/ROAD		TOPOGRAPHY	PU-UTILITIES-PR		NEIGHBORHOOD		INFLUENCE FACTORS				PROPERTY LOCATION	
<input checked="" type="checkbox"/> PAVED		<input type="checkbox"/> LEVEL	<input type="checkbox"/> WATER		<input type="checkbox"/>	<input type="checkbox"/> IMPROVING		<input type="checkbox"/> A. NO ROAD		<input type="checkbox"/> F. RESTRICT	N FRANKLIN ST, RICHWOOD 43344	
<input type="checkbox"/> GRAVEL		<input type="checkbox"/> HIGH	<input type="checkbox"/> SEWER		<input type="checkbox"/>	<input type="checkbox"/> STATIC		<input type="checkbox"/> B. TOPGRHY		<input type="checkbox"/> G. WOOD LT	COMMENT	
<input type="checkbox"/> DIRT		<input type="checkbox"/> LOW	<input type="checkbox"/> GAS		<input type="checkbox"/>	<input type="checkbox"/> DECLINING		<input type="checkbox"/> C. EX FRONT		<input type="checkbox"/> H. VACANCY	TY2021:Net Gen=\$38.02, Other Assessment=\$0.00 Witt , Melinda S Witt ,Michael E 90 ac inc due to new survey vol 12 pg 93 2010-MARY JO SMITH TRUSTEE OF THE MARY JO SMITH TRUST DATED OCTOBER 20,2004 ADDED NV SHED FROM 0600080020000. 2017 Remove 8x14 Shed. DP 2019REVAL ADD SHED (REVAL OMIT) (Mod SM:)50	
<input type="checkbox"/> SIDEWALKS		<input type="checkbox"/> ROLLING	<input type="checkbox"/> ELECTRIC		<input type="checkbox"/>	<input type="checkbox"/> OLD		<input type="checkbox"/> D. QUANTITY		<input type="checkbox"/> I. WATER FRONT		
<input type="checkbox"/> CURBS		<input checked="" type="checkbox"/> STANDARD	<input type="checkbox"/> STANDARD		<input type="checkbox"/>	<input type="checkbox"/> STANDARD		<input type="checkbox"/> E. SZ/SHAPE		<input type="checkbox"/> J. OTHER/CDU		
LAND COMPUTATIONS												
LAND TYPE		SIZE		M	RATE		C	INF		M	VALUE	C
SM:Small Acres		AC:0.26		5000						1,300		0

OCCUPANCY		EXTERIOR		FLOOR	AREA	CONST	VALUE		SKETCH																					
<input type="checkbox"/> SF	<input type="checkbox"/> DU	<input type="checkbox"/> TR	<input type="checkbox"/> WOOD						<div>1:1</div>																					
<input type="checkbox"/> CONVERSION			<input type="checkbox"/> STUCCO																											
BUILDING TYPE			<input type="checkbox"/> ALM/VYNL																											
<input type="checkbox"/> MOBILE HOME			<input type="checkbox"/> CONC BLK																											
<input type="checkbox"/> BI/TR LEVEL			<input type="checkbox"/> METAL																											
<input type="checkbox"/> MOD/MAN			<input type="checkbox"/> BRICK																											
<input type="checkbox"/>			<input type="checkbox"/> STONE																											
ROOFING			ROOF TYPE																											
<input type="checkbox"/> METAL			<input type="checkbox"/> GABLE																											
<input type="checkbox"/> SLT/TLE			<input type="checkbox"/> HIP																											
<input type="checkbox"/> SHINGLES			<input type="checkbox"/> GAMBREL																											
<input type="checkbox"/> SHAKES			<input type="checkbox"/> MANSARD																											
<input type="checkbox"/> COMPOSITE			<input type="checkbox"/> FLAT																											
FLOORS		B	1	2	3	U	SUBTOTAL		0																					
CONCRETE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		MULTI-FAMILY #	0	0																					
WOOD	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		BUILDING TYPE	000%	0																					
TILE/COMPO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		BSMT FINISH	0 S.F.	0																					
CARPET	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		FIREPLACE #	0	0																					
INT. FINISH		B	1	2	3	U	HEATING	0 S.F.	0																					
PLASTER/DW	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		AIR COND	0 S.F.	0																					
PANELING	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		PLUMBING #	0	0																					
UNFINISHED	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		GARAGES & CARPORTS		0																					
ACCOMMODATIONS							EXTRA FEATURES		0																					
# OF ROOMS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		SUBTOTAL		0																					
BEDROOMS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		GRADE FACTOR		%																					
FIREPLACES	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		UNADJUSTED VALUE		0																					
HEAT & AC	B	1	2	3	U		FACTOR		%																					
NO HEAT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		OCCUPANCY								ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL			
CTRL HEAT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		DWELLING				SK																			
HW/STEAM	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		1 Shed-Fr				10x12	120	D	9.60	2016			A	1,150	6	1,080					1,080				
ELECTRIC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		2																							
HEAT PUMP	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		3																							
FLR/WALL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		4																							
STVE/SPCE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		5																							
GEO THERMAL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		6																							
OUTSIDE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		7																							
CTRL A/C	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		8																							
PLUMBING	BASE					<input type="checkbox"/>	9																							
X FULL BATH	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		10																							
X HALF BATH	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		11																							
X FIXTURES	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																									
05-0009008.0000																												TOTAL		1,080
COMMENTS																														



025-16-03-007.000

Property Class: 599

Neighborhood
0650607

Map:
Block:
Card:

Bk:	Pg:
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LEGAL INFORMATION

VMS 6307
201809040007094
Acres:0.2630

N FRANKLIN ST
RICHWOOD, OH 43344

Appraisal Research Corporation
BF649(98217)

RESIDENTIAL/AGRICULTURAL
Printed: 12/30/2021 17:20 By: prc1

Andrea Weaver, Union

OCCUPANCY		EXTERIOR		FLOOR	AREA	CONST	VALUE		SKETCH																						
<input type="checkbox"/> SF	<input type="checkbox"/> DU	<input type="checkbox"/> TR	<input type="checkbox"/> WOOD						<div>1:1</div>																						
<input type="checkbox"/> CONVERSION			<input type="checkbox"/> STUCCO																												
BUILDING TYPE			<input type="checkbox"/> ALM/VYNL																												
<input type="checkbox"/> MOBILE HOME			<input type="checkbox"/> CONC BLK																												
<input type="checkbox"/> BI/TR LEVEL			<input type="checkbox"/> METAL																												
<input type="checkbox"/> MOD/MAN			<input type="checkbox"/> BRICK																												
<input type="checkbox"/>			<input type="checkbox"/> STONE																												
ROOFING			ROOF TYPE																												
<input type="checkbox"/> METAL			<input type="checkbox"/> GABLE																												
<input type="checkbox"/> SLT/TLE			<input type="checkbox"/> HIP																												
<input type="checkbox"/> SHINGLES			<input type="checkbox"/> GAMBREL																												
<input type="checkbox"/> SHAKES			<input type="checkbox"/> MANSARD																												
<input type="checkbox"/> COMPOSITE			<input type="checkbox"/> FLAT																												
FLOORS		B	1	2	3	U	SUBTOTAL		0																						
CONCRETE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		MULTI-FAMILY #	0	0																						
WOOD	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		BUILDING TYPE	000%	0																						
TILE/COMPO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		BSMT FINISH	0 S.F.	0																						
CARPET	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		FIREPLACE #	0	0																						
INT. FINISH		B	1	2	3	U	HEATING	0 S.F.	0																						
PLASTER/DW	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		AIR COND	0 S.F.	0																						
PANELING	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		PLUMBING #	0	0																						
UNFINISHED	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		GARAGES & CARPORTS		0																						
ACCOMMODATIONS							EXTRA FEATURES		0																						
# OF ROOMS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		SUBTOTAL		0																						
BEDROOMS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		GRADE FACTOR		%																						
FIREPLACES	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		UNADJUSTED VALUE		0																						
HEAT & AC	B	1	2	3	U		FACTOR		%																						
NO HEAT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		OCCUPANCY								ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL				
CTRL HEAT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		DWELLING		SK																						
HW/STEAM	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		1																								
ELECTRIC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		2																								
HEAT PUMP	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		3																								
FLR/WALL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		4																								
STVE/SPCE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		5																								
GEO THERMAL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		6																								
OUTSIDE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		7																								
CTRL A/C	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		8																								
PLUMBING	BASE					<input type="checkbox"/>	9																								
X FULL BATH	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		10																								
X HALF BATH	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		11																								
X FIXTURES	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																										
05-0009008.0000																												TOTAL		0	
COMMENTS																															

CLAIBOURNE TOWNSHIP / NORTH UNION LSD

025-16-03-009.001

05-0009009.2000

Parks Jesse M , Parks Rhonda K

345 N FRANKLIN ST
RICHWOOD, OH 43344

VMS 6307
OR 830 PG 150
Acres:0.1490

LEGAL INFORMATION

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#: ACRES	JS	VALID
1	Parks Jesse M & Rhonda K	345 N FRANKLIN ST	RICHWOOD	OH	43344	02/20/2014	104,000	2:SUR : 185:0.1490	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
2	BUMGARNER KIRBY K	345 N FRANKLIN ST	RICHWOOD	OH	43344	06/26/2009	56,500	2:WD : 4201:0.1490	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3	HSBC MORTGAGE SERVICES I					02/19/2009	17,400	SHD : 1102	<input type="checkbox"/>	<input type="checkbox"/>

X: ☐ TTO LISTER: JL DATE: 11/16/2006 TIME: 12:00:00 AM ☐ LETTER ☐ LETTER REC'D GIS CODE

STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	NEIGHBORHOOD	INFLUENCE FACTORS	PROPERTY LOCATION
<input type="checkbox"/> PAVED <input type="checkbox"/> GRAVEL <input type="checkbox"/> DIRT <input type="checkbox"/> SIDEWALKS <input type="checkbox"/> CURBS	<input type="checkbox"/> LEVEL <input type="checkbox"/> HIGH <input type="checkbox"/> LOW <input type="checkbox"/> ROLLING <input type="checkbox"/> STANDARD	<input type="checkbox"/> WATER <input type="checkbox"/> SEWER <input type="checkbox"/> GAS <input type="checkbox"/> ELECTRIC <input type="checkbox"/> STANDARD	<input type="checkbox"/> IMPROVING <input type="checkbox"/> STATIC <input type="checkbox"/> DECLINING <input type="checkbox"/> OLD <input type="checkbox"/> STANDARD	<input type="checkbox"/> A. NO ROAD <input type="checkbox"/> B. TOPGRHY <input type="checkbox"/> C. EX FRONT <input type="checkbox"/> D. QUANTITY <input type="checkbox"/> E. SZ/SHAPE	345 N FRANKLIN ST , RICHWOOD 43344
<input type="checkbox"/> F. RESTRICT <input type="checkbox"/> G. WOOD LT <input type="checkbox"/> H. VACANCY <input type="checkbox"/> I. WATER FRONT <input type="checkbox"/> J. OTHER/CDU	COMMENT				

LAND COMPUTATIONS						
LAND TYPE	SIZE	M	RATE	C	INF	M VALUE C
SM:Small Acres	AC:0.149	5000				750 0
Total Acres: .1490					TOTAL	750 0

VALUATION SUMMARY					
VALUE YEAR (EFF RATE)	2021 (49.60)	2020 (49.54)	2019 (49.87)	2018 (51.10)	2017 (47.15)
REASON FOR CHANGE	MISC	MISC	RAPP	MISC	MISC
APPRaised	750	750	750	1,490	1,490
VALUE	0	0	0	0	0
	750	750	750	1,490	1,490
ASSESSED	260	260	260	520	520
VALUE	0	0	0	0	0
	260	260	260	520	520
NET GENERAL	11.76	11.74	11.84	24.24	22.16

TY2021:Net Gen=\$11.76, Other Assessment=\$0.00
Parks , Jesse M
Parks ,Rhonda K
99 SPLIT fr 5-9-9 3.617 ac also see 6-8-1.200 to total
.563 ac BOR 09-08 FILED BY KIRBY BUMGARNER
NULSD NOTIFIED BOR FINAL TO MAKE NO
CHANGE TO THE VALUE OF THIS PARCEL
ADDED 2-SHEDS NV
(Mod SM:)50

OCCUPANCY		EXTERIOR		FLOOR	AREA	CONST	VALUE		SKETCH																						
<input type="checkbox"/> SF	<input type="checkbox"/> DU	<input type="checkbox"/> TR	<input type="checkbox"/> WOOD						<div><div>1:1</div><div>1:2</div></div>																						
<input type="checkbox"/> CONVERSION			<input type="checkbox"/> STUCCO																												
BUILDING TYPE			<input type="checkbox"/> ALM/VYNL																												
<input type="checkbox"/> MOBILE HOME			<input type="checkbox"/> CONC BLK																												
<input type="checkbox"/> BI/TR LEVEL			<input type="checkbox"/> METAL																												
<input type="checkbox"/> MOD/MAN			<input type="checkbox"/> BRICK																												
<input type="checkbox"/>			<input type="checkbox"/> STONE																												
ROOFING			ROOF TYPE																												
<input type="checkbox"/> METAL			<input type="checkbox"/> GABLE																												
<input type="checkbox"/> SLT/TLE			<input type="checkbox"/> HIP																												
<input type="checkbox"/> SHINGLES			<input type="checkbox"/> GAMBREL																												
<input type="checkbox"/> SHAKES			<input type="checkbox"/> MANSARD																												
<input type="checkbox"/> COMPOSITE			<input type="checkbox"/> FLAT																												
FLOORS		B	1	2	3	U	SUBTOTAL		0																						
CONCRETE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		MULTI-FAMILY #	0	0																						
WOOD	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		BUILDING TYPE	000%	0																						
TILE/COMPO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		BSMT FINISH	0 S.F.	0																						
CARPET	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		FIREPLACE #	0	0																						
INT. FINISH		B	1	2	3	U	HEATING	0 S.F.	0																						
PLASTER/DW	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		AIR COND	0 S.F.	0																						
PANELING	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		PLUMBING #	0	0																						
UNFINISHED	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		GARAGES & CARPORTS		0																						
ACCOMMODATIONS							EXTRA FEATURES		0																						
# OF ROOMS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		SUBTOTAL		0																						
BEDROOMS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		GRADE FACTOR		%																						
FIREPLACES	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		UNADJUSTED VALUE		0																						
HEAT & AC	B	1	2	3	U		FACTOR		%																						
NO HEAT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		OCCUPANCY												ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
CTRL HEAT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		DWELLING																								
HW/STEAM	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		1 Shed-Fr	NV*	0x0			C										100				0					
ELECTRIC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		2 Shed-Fr	NV*	0x0			C										100				0					
HEAT PUMP	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		3																								
FLR/WALL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		4																								
STVE/SPCE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		5																								
GEO THERMAL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		6																								
OUTSIDE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		7																								
CTRL A/C	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		8																								
PLUMBING	BASE					<input type="checkbox"/>	9																								
X FULL BATH	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		10																								
X HALF BATH	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		11																								
X FIXTURES	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																										
05-0009009.2000		* Value Override Item															TOTAL					0									
COMMENTS																															

CLAIBOURNE TOWNSHIP / NORTH UNION LSD

025-16-03-009.001

Property Class: 599

Neighborhood
0650607

Map:
Block:
Card:

Bk: Pg:

05-0009009.2000

Parks Jesse M , Parks Rhonda K

345 N FRANKLIN ST
RICHWOOD, OH 43344

VMS 6307
OR 830 PG 150
Acres:0.1490

LEGAL INFORMATION

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#: ACRES	JS	VALID	
1	ASHER RICKEY & WINONA E					02/02/1999	71,000	2:GWD : 1082	<input type="checkbox"/>	<input type="checkbox"/>	
2							0	0	<input type="checkbox"/>	<input type="checkbox"/>	
3							0	0	<input type="checkbox"/>	<input type="checkbox"/>	
X:		<input type="checkbox"/> TTO	LISTER: JL		DATE: 11/16/2006		TIME: 12:00:00 AM		<input type="checkbox"/> LETTER	<input type="checkbox"/> LETTER REC'D	GIS CODE
STREET/ROAD		TOPOGRAPHY	PU-UTILITIES-PR	NEIGHBORHOOD		INFLUENCE FACTORS			PROPERTY LOCATION		
<input type="checkbox"/> PAVED <input type="checkbox"/> GRAVEL <input type="checkbox"/> DIRT <input type="checkbox"/> SIDEWALKS <input type="checkbox"/> CURBS		<input type="checkbox"/> LEVEL <input type="checkbox"/> HIGH <input type="checkbox"/> LOW <input type="checkbox"/> ROLLING <input type="checkbox"/> STANDARD	<input type="checkbox"/> WATER <input type="checkbox"/> SEWER <input type="checkbox"/> GAS <input type="checkbox"/> ELECTRIC <input type="checkbox"/> STANDARD	<input type="checkbox"/> IMPROVING <input type="checkbox"/> STATIC <input type="checkbox"/> DECLINING <input type="checkbox"/> OLD <input type="checkbox"/> STANDARD		<input type="checkbox"/> A. NO ROAD <input type="checkbox"/> B. TOPGRHY <input type="checkbox"/> C. EX FRONT <input type="checkbox"/> D. QUANTITY <input type="checkbox"/> E. SZ/SHAPE			<input type="checkbox"/> F. RESTRICT <input type="checkbox"/> G. WOOD LT <input type="checkbox"/> H. VACANCY <input type="checkbox"/> I. WATER FRONT <input type="checkbox"/> J. OTHER/CDU		
									345 N FRANKLIN ST , RICHWOOD 43344		
									COMMENT		
LAND COMPUTATIONS											
LAND TYPE		SIZE	M	RATE	C	INF	M	VALUE	C		
Total Acres: .1490						TOTAL	750	0			
VALUATION SUMMARY											
VALUE YEAR (EFF RATE)	2016 (48.35)	2015 (50.08)	2014 (50.53)	2013 (51.12)							
REASON FOR CHANGE	RAPP	Misc	MISC	RAPP							
APPRaised	LAND	1,490	1,490	1,490	1,400						
VALUE	IMPR	0	0	0	0						
	TOTAL	1,490	1,490	1,490	1,400						
ASSESSED	LAND	520	520	520	490						
VALUE	IMPR	0	0	0	0						
	TOTAL	520	520	520	490						
NET GENERAL		22.70	23.52	23.74	22.58						

OCCUPANCY		EXTERIOR		FLOOR	AREA	CONST	VALUE		SKETCH											
<input type="checkbox"/> SF	<input type="checkbox"/> DU	<input type="checkbox"/> TR	<input type="checkbox"/> WOOD						<div><div>1:1</div><div>1:2</div></div>											
<input type="checkbox"/> CONVERSION			<input type="checkbox"/> STUCCO																	
BUILDING TYPE			<input type="checkbox"/> ALM/VYNL																	
<input type="checkbox"/> MOBILE HOME			<input type="checkbox"/> CONC BLK																	
<input type="checkbox"/> BI/TR LEVEL			<input type="checkbox"/> METAL																	
<input type="checkbox"/> MOD/MAN			<input type="checkbox"/> BRICK																	
<input type="checkbox"/> _____			<input type="checkbox"/> STONE																	
ROOFING			ROOF TYPE																	
<input type="checkbox"/> METAL			<input type="checkbox"/> GABLE																	
<input type="checkbox"/> SLT/TLE			<input type="checkbox"/> HIP																	
<input type="checkbox"/> SHINGLES			<input type="checkbox"/> GAMBREL																	
<input type="checkbox"/> SHAKES			<input type="checkbox"/> MANSARD																	
<input type="checkbox"/> COMPOSITE			<input type="checkbox"/> FLAT																	
FLOORS		B	1	2	3	U	SUBTOTAL		0											
CONCRETE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		MULTI-FAMILY #	0	0											
WOOD	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		BUILDING TYPE	000%	0											
TILE/COMPO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		BSMT FINISH	0 S.F.	0											
CARPET	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		FIREPLACE #	0	0											
INT. FINISH		B	1	2	3	U	HEATING	0 S.F.	0											
PLASTER/DW	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		AIR COND	0 S.F.	0											
PANELING	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		PLUMBING #	0	0											
UNFINISHED	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		GARAGES & CARPORTS		0											
ACCOMMODATIONS							SUBTOTAL		0											
# OF ROOMS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		GRADE FACTOR		%											
BEDROOMS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		UNADJUSTED VALUE	0												
FIREPLACES	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		FACTOR		%											
HEAT & AC		B	1	2	3	U														
NO HEAT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>															
CTRL HEAT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>															
HW/STEAM	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>															
ELECTRIC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>															
HEAT PUMP	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>															
FLR/WALL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>															
STVE/SPCE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>															
GEOTHERMAL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>															
OUTSIDE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>															
CTRL A/C	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>															
PLUMBING		BASE																		
X FULL BATH	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>															
X HALF BATH	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>															
X FIXTURES	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>															
							OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
							DWELLING		SK											
							1													
							2													
							3													
							4													
							5													
							6													
							7													
							8													
							9													
							10													
							11													
TOTAL																			0	

05-0009009.2000

COMMENTS																			

CLAIBOURNE TOWNSHIP / NORTH UNION LSD
025-16-03-010.000

05-0009009.1000

BRADFORD SHEILA M

LEGAL INFORMATION

N FRANKLIN ST
RICHWOOD, OH 43344

VMS 6307
OR 825 PG 310
Acres:0.0320

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#: ACRES	JS	VALID		
1	BRADFORD SHEILA M	335 N FRANKLIN ST	RICHWOOD	OH	43344-1030	05/29/2009	56,000	3:GWD : 3463:0.0320	<input type="checkbox"/>	<input type="checkbox"/>		
2	LEWIS JOHN DAVID & ETALS					04/10/2008	0	4:EX : 92714	<input type="checkbox"/>	<input type="checkbox"/>		
3	LEWIS JOHN E					04/19/2007	0	5:EX : 92185	<input type="checkbox"/>	<input type="checkbox"/>		
X:		<input type="checkbox"/> TTO	LISTER: JL		DATE: 11/16/2006		TIME: 12:00:00 AM		<input type="checkbox"/> LETTER	<input type="checkbox"/> LETTER REC'D	GIS CODE	
STREET/ROAD		TOPOGRAPHY	PU-UTILITIES-PR		NEIGHBORHOOD		INFLUENCE FACTORS			PROPERTY LOCATION		
<input type="checkbox"/> PAVED <input type="checkbox"/> GRAVEL <input type="checkbox"/> DIRT <input type="checkbox"/> SIDEWALKS <input type="checkbox"/> CURBS		<input type="checkbox"/> LEVEL <input type="checkbox"/> HIGH <input type="checkbox"/> LOW <input type="checkbox"/> ROLLING <input type="checkbox"/> STANDARD	<input type="checkbox"/> WATER <input type="checkbox"/> <input type="checkbox"/> SEWER <input type="checkbox"/> <input type="checkbox"/> GAS <input type="checkbox"/> <input type="checkbox"/> ELECTRIC <input type="checkbox"/> <input type="checkbox"/> STANDARD		<input type="checkbox"/> IMPROVING <input type="checkbox"/> STATIC <input type="checkbox"/> DECLINING <input type="checkbox"/> OLD <input type="checkbox"/> STANDARD		<input type="checkbox"/> A. NO ROAD <input type="checkbox"/> F. RESTRICT <input type="checkbox"/> B. TOPGRHY <input type="checkbox"/> G. WOOD LT <input type="checkbox"/> C. EX FRONT <input type="checkbox"/> H. VACANCY <input type="checkbox"/> D. QUANTITY <input type="checkbox"/> I. WATER FRONT <input type="checkbox"/> E. SZ/SHAPE <input type="checkbox"/> J. OTHER/CDU			N FRANKLIN ST , RICHWOOD 43344		
										COMMENT		
										TY2021:Net Gen=\$2.26, Other Assessment=\$0.00 98 spl fr 3.8970 ac 5-0009009.000 04 Transfer on death to John David Lewis, Debra Jean Lewis & Steven Paul Lewis. 07 John E. Lewis tranfer on death to John David Lewis, Debra Jean Lewis & Steven Paul Lewis. OR 730 PG 886 08 Etals: John David Lewis, Debra Jean Lewis & Steven Paul Lewis OR 779 PG 138 (Mod SM:)50		
LAND COMPUTATIONS												
LAND TYPE		SIZE		M	RATE	C	INF		M	VALUE	C	
SM:Small Acres		AC:0.03		5000					150		0	

OCCUPANCY		EXTERIOR		FLOOR	AREA	CONST	VALUE		SKETCH											
<input type="checkbox"/> SF	<input type="checkbox"/> DU	<input type="checkbox"/> TR	<input type="checkbox"/> WOOD																	
<input type="checkbox"/> CONVERSION	<input type="checkbox"/> STUCCO																			
BUILDING TYPE	<input type="checkbox"/> ALM/VYNL																			
<input type="checkbox"/> MOBILE HOME	<input type="checkbox"/> CONC BLK																			
<input type="checkbox"/> BI/TR LEVEL	<input type="checkbox"/> METAL																			
<input type="checkbox"/> MOD/MAN	<input type="checkbox"/> BRICK																			
<input type="checkbox"/> _____	<input type="checkbox"/> STONE																			
ROOFING	ROOF TYPE																			
<input type="checkbox"/> METAL	<input type="checkbox"/> GABLE																			
<input type="checkbox"/> SLT/TLE	<input type="checkbox"/> HIP																			
<input type="checkbox"/> SHINGLES	<input type="checkbox"/> GAMBREL																			
<input type="checkbox"/> SHAKES	<input type="checkbox"/> MANSARD																			
<input type="checkbox"/> COMPOSITE	<input type="checkbox"/> FLAT																			
FLOORS	B	1	2	3	U	SUBTOTAL		0												
CONCRETE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	MULTI-FAMILY #	0	0												
WOOD	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	BUILDING TYPE	000%	0												
TILE/COMPO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	BSMT FINISH	0 S.F.	0												
CARPET	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	FIREPLACE #	0	0												
INT. FINISH	B	1	2	3	U	HEATING	0 S.F.	0												
PLASTER/DW	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	AIR COND	0 S.F.	0												
PANELING	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	PLUMBING #	0	0												
UNFINISHED	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	GARAGES & CARPORTS		0												
ACCOMMODATIONS						EXTRA FEATURES		0												
# OF ROOMS						SUBTOTAL		0												
BEDROOMS						GRADE FACTOR		%												
FIREPLACES						UNADJUSTED VALUE		0												
HEAT & AC	B	1	2	3	U	FACTOR		%												
NO HEAT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>															
CTRL HEAT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>															
HW/STEAM	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>															
ELECTRIC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>															
HEAT PUMP	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>															
FLR/WALL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>															
STVE/SPCE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>															
GEO THERMAL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>															
OUTSIDE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>															
CTRL A/C	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>															
PLUMBING	BASE																			
X FULL BATH																				
X HALF BATH																				
X FIXTURES																				
						OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL	
						DWELLING		SK												
						1														
						2														
						3														
						4														
						5														
						6														
						7														
						8														
						9														
						10														
						11														
05-0009009.1000																		TOTAL		0
COMMENTS																				

CLAIBOURNE TOWNSHIP / NORTH UNION LSD

025-16-03-010.000

Property Class: 500

Neighborhood
0650607

Map:
Block:
Card:

Bk: Pg:

05-0009009.1000

BRADFORD SHEILA M

N FRANKLIN ST
RICHWOOD, OH 43344

VMS 6307
OR 825 PG 310
Acres:0.0320

LEGAL INFORMATION

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#:	ACRES	JS	VALID
1	LEWIS JOHN E					04/02/2007	0	5:EX : 91895		<input type="checkbox"/>	<input type="checkbox"/>
2	LEWIS JOHN					11/01/2004	0	7:EX : 97927		<input type="checkbox"/>	<input type="checkbox"/>
3	LEWIS JOHN & JOCELYN					06/24/1998	400	GWD : 712		<input type="checkbox"/>	<input type="checkbox"/>

X:	<input type="checkbox"/> TTO	LISTER: JL	DATE: 11/16/2006	TIME: 12:00:00 AM	<input type="checkbox"/> LETTER	<input type="checkbox"/> LETTER REC'D	GIS CODE
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STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	NEIGHBORHOOD	INFLUENCE FACTORS	PROPERTY LOCATION
<input type="checkbox"/> PAVED <input type="checkbox"/> GRAVEL <input type="checkbox"/> DIRT <input type="checkbox"/> SIDEWALKS <input type="checkbox"/> CURBS	<input type="checkbox"/> LEVEL <input type="checkbox"/> HIGH <input type="checkbox"/> LOW <input type="checkbox"/> ROLLING <input type="checkbox"/> STANDARD	<input type="checkbox"/> WATER <input type="checkbox"/> SEWER <input type="checkbox"/> GAS <input type="checkbox"/> ELECTRIC <input type="checkbox"/> STANDARD	<input type="checkbox"/> IMPROVING <input type="checkbox"/> STATIC <input type="checkbox"/> DECLINING <input type="checkbox"/> OLD <input type="checkbox"/> STANDARD	<input type="checkbox"/> A. NO ROAD <input type="checkbox"/> B. TOPGRHY <input type="checkbox"/> C. EX FRONT <input type="checkbox"/> D. QUANTITY <input type="checkbox"/> E. SZ/SHAPE	<input type="checkbox"/> F. RESTRICT <input type="checkbox"/> G. WOOD LT <input type="checkbox"/> H. VACANCY <input type="checkbox"/> I. WATER FRONT <input type="checkbox"/> J. OTHER/CDU
					N FRANKLIN ST , RICHWOOD 43344
					COMMENT

LAND COMPUTATIONS						
LAND TYPE	SIZE	M	RATE	C	INF	M VALUE C
Total Acres: .0300					TOTAL	150 0

VALUATION SUMMARY					
VALUE YEAR (EFF RATE)	2016 (48.35)	2015 (50.08)	2014 (50.53)	2013 (51.12)	
REASON FOR CHANGE	RAPP	Misc	MISC	RAPP	
APPAISED	300	300	300	300	
LAND					
IMPR	0	0	0	0	
VALUE					
TOTAL	300	300	300	300	
ASSESSED	110	110	110	110	
LAND					
IMPR	0	0	0	0	
VALUE					
TOTAL	110	110	110	110	
NET GENERAL	4.80	4.98	5.02	5.06	

OCCUPANCY		EXTERIOR		FLOOR	AREA	CONST	VALUE		SKETCH												
<input type="checkbox"/> SF	<input type="checkbox"/> DU	<input type="checkbox"/> TR	<input type="checkbox"/> WOOD																		
<input type="checkbox"/> CONVERSION			<input type="checkbox"/> STUCCO																		
BUILDING TYPE			<input type="checkbox"/> ALM/VYNL																		
<input type="checkbox"/> MOBILE HOME			<input type="checkbox"/> CONC BLK																		
<input type="checkbox"/> BI/TR LEVEL			<input type="checkbox"/> METAL																		
<input type="checkbox"/> MOD/MAN			<input type="checkbox"/> BRICK																		
<input type="checkbox"/> _____			<input type="checkbox"/> STONE																		
ROOFING			ROOF TYPE																		
<input type="checkbox"/> METAL			<input type="checkbox"/> GABLE																		
<input type="checkbox"/> SLT/TLE			<input type="checkbox"/> HIP																		
<input type="checkbox"/> SHINGLES			<input type="checkbox"/> GAMBREL																		
<input type="checkbox"/> SHAKES			<input type="checkbox"/> MANSARD																		
<input type="checkbox"/> COMPOSITE			<input type="checkbox"/> FLAT																		
FLOORS	B	1	2	3	U	SUBTOTAL		0													
CONCRETE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	MULTI-FAMILY #	0	0													
WOOD	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	BUILDING TYPE	000%	0													
TILE/COMPO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	BSMT FINISH	0 S.F.	0													
CARPET	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	FIREPLACE #	0	0													
INT. FINISH	B	1	2	3	U	HEATING	0 S.F.	0													
PLASTER/DW	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	AIR COND	0 S.F.	0													
PANELING	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	PLUMBING #	0	0													
UNFINISHED	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	GARAGES & CARPORTS		0													
ACCOMMODATIONS						SUBTOTAL		0													
# OF ROOMS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	GRADE FACTOR		%													
BEDROOMS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	UNADJUSTED VALUE		0													
FIREPLACES	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	FACTOR		%													
HEAT & AC	B	1	2	3	U	OCCUPANCY		ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL	
NO HEAT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	DWELLING			SK												
CTRL HEAT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1															
HW/STEAM	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2															
ELECTRIC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3															
HEAT PUMP	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4															
FLR/WALL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5															
STVE/SPCE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6															
GEO THERMAL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	7															
OUTSIDE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	8															
CTRL A/C	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	9															
PLUMBING						10															
X FULL BATH	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	11															
X HALF BATH	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																
X FIXTURES	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																
05-0009009.1000																			TOTAL		0
COMMENTS																					

CLAIBOURNE TOWNSHIP/RICHWOOD CORP / NORTH UNION LSD
025-16-03-011.000

06-0008040.0000

LEGAL INFORMATION

QUALIFIED CREDITS: OOC

VMS 6307
OR 825 PG 310 SV 9-225
Acres:0.1770

335 N FRANKLIN ST
RICHWOOD, OH 43344

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#: ACRES	JS	VALID
1	BRADFORD SHEILA M	335 N FRANKLIN STREET	RICHWOOD	OH	43344-1030	05/29/2009	56,000	3:GWD : 3462:0.1770	<input type="checkbox"/>	<input type="checkbox"/>
2	LEWIS JOHN DAVID & ETALS					04/10/2008	0	4:EX : 92712	<input type="checkbox"/>	<input type="checkbox"/>
3	LEWIS JOHN E					04/19/2007	0	5:EX : 92183	<input type="checkbox"/>	<input type="checkbox"/>

X: ☐ TTO LISTER: JL DATE: 11/16/2006 TIME: 12:00:00 AM ☐ LETTER ☐ LETTER REC'D GIS CODE

STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	NEIGHBORHOOD	INFLUENCE FACTORS		PROPERTY LOCATION
<input checked="" type="checkbox"/> PAVED <input type="checkbox"/> GRAVEL <input type="checkbox"/> DIRT <input type="checkbox"/> SIDEWALKS <input type="checkbox"/> CURBS	<input type="checkbox"/> LEVEL <input type="checkbox"/> HIGH <input type="checkbox"/> LOW <input type="checkbox"/> ROLLING <input checked="" type="checkbox"/> STANDARD	<input checked="" type="checkbox"/> WATER <input type="checkbox"/> SEWER <input checked="" type="checkbox"/> GAS <input checked="" type="checkbox"/> ELECTRIC <input type="checkbox"/> STANDARD	<input type="checkbox"/> IMPROVING <input type="checkbox"/> STATIC <input type="checkbox"/> DECLINING <input type="checkbox"/> OLD <input type="checkbox"/> STANDARD	<input type="checkbox"/> A. NO ROAD <input type="checkbox"/> B. TOPGRHY <input type="checkbox"/> C. EX FRONT <input type="checkbox"/> D. QUANTITY <input type="checkbox"/> E. SZ/SHAPE	<input type="checkbox"/> F. RESTRICT <input type="checkbox"/> G. WOOD LT <input type="checkbox"/> H. VACANCY <input type="checkbox"/> I. WATER FRONT <input type="checkbox"/> J. OTHER/CDU	335 N FRANKLIN ST, RICHWOOD 43344
COMMENT						

LAND COMPUTATIONS						
LAND TYPE	SIZE	M	RATE	C	INF	M VALUE C
HS:Homesite <1 @ 20000*0.45	AC:0.17	9000				9,000 0
Total Acres: .1700					TOTAL	9,000 0

VALUATION SUMMARY					
VALUE YEAR (EFF RATE)	2021 (55.98)	2020 (55.91)	2019 (56.23)	2018 (57.22)	2017 (53.24)
REASON FOR CHANGE	MISC	MISC	RAPP	MISC	MISC
APPRaised	9,000	9,000	9,000	8,100	8,100
VALUE	IMPR	55,700	55,700	55,700	31,970
	TOTAL	64,700	64,700	64,700	40,070
ASSESSED	LAND	3,150	3,150	3,150	2,840
VALUE	IMPR	19,500	19,500	19,500	11,190
	TOTAL	22,650	22,650	22,650	14,030
NET GENERAL		1,140.36	1,138.94	1,145.30	720.82
					664.20

TY2021:Net Gen=\$1,140.36, Other Assessment=\$0.00
04 Transfer on death to John David Lewis, Debra Jean Lewis & Steven Paul Lewis.
07 John E. Lewis tranfer on death to John David Lewis, Debra Jean Lewis & Steven Paul Lewis. OR 730 PG 886
07 Recv'd HS application 9/19/07 TN
08 Notice: Marysville Journal Tribune: John E. Lewis passed away 03/07/2008.
08 HS info Aud page
08 Etals: John David Lewis, Debra Jean Lewis & Steven Paul Lewis OR 779 PG 138
08 Removed HS: no spouse listed on HS application. 12/15/11rec'd mailer with no changes.
ADDED STP
14 Add No Heat Deduction
Aug 2017 Received Data Card No Corrections JLC
2019REVAL ADDED PATIOS
(Mod SM:)50

[illegible]

55,700

(246SF OMP=\$3,200),(175SF CPAT=\$350),(105SF CPAT=\$210)
Dwelling has an Economic Factor of 93%

CLAIBOURNE TOWNSHIP/RICHWOOD CORP / NORTH UNION LSD

025-16-03-011.000

Property Class: 510

Neighborhood
0650607

Map:

Block:

Card:

Bk: Pg:

LEGAL INFORMATION

QUALIFIED CREDITS: OOC

VMS 6307

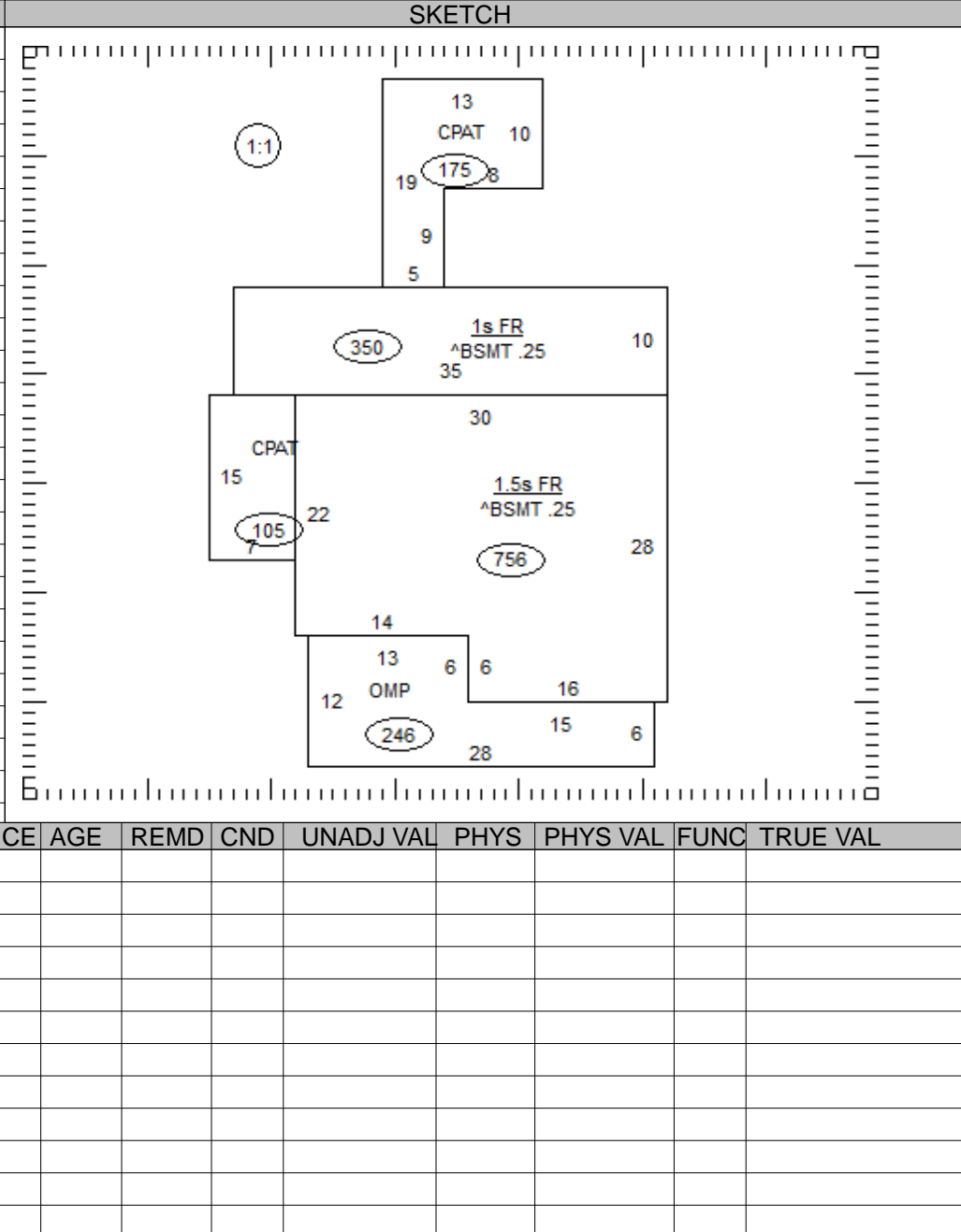
OR 825 PG 310 SV 9-225

Acres:0.1770

335 N FRANKLIN ST
RICHWOOD, OH 43344

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#: ACRES	JS	VALID	
1	LEWIS JOHN E					04/02/2007	0	5:EX : 91893	<input type="checkbox"/>	<input type="checkbox"/>	
2	LEWIS JOHN					11/01/2004	0	7:EX : 97925	<input type="checkbox"/>	<input type="checkbox"/>	
3							0	0	<input type="checkbox"/>	<input type="checkbox"/>	
X:		<input type="checkbox"/> TTO	LISTER: JL		DATE: 11/16/2006		TIME: 12:00:00 AM		<input type="checkbox"/> LETTER	<input type="checkbox"/> LETTER REC'D	GIS CODE
STREET/ROAD		TOPOGRAPHY	PU-UTILITIES-PR	NEIGHBORHOOD		INFLUENCE FACTORS			PROPERTY LOCATION		
<input checked="" type="checkbox"/> PAVED <input type="checkbox"/> GRAVEL <input type="checkbox"/> DIRT <input type="checkbox"/> SIDEWALKS <input type="checkbox"/> CURBS		<input type="checkbox"/> LEVEL <input type="checkbox"/> HIGH <input type="checkbox"/> LOW <input type="checkbox"/> ROLLING <input checked="" type="checkbox"/> STANDARD	<input checked="" type="checkbox"/> WATER <input type="checkbox"/> SEWER <input checked="" type="checkbox"/> GAS <input type="checkbox"/> ELECTRIC <input type="checkbox"/> STANDARD	<input type="checkbox"/> IMPROVING <input type="checkbox"/> STATIC <input type="checkbox"/> DECLINING <input type="checkbox"/> OLD <input type="checkbox"/> STANDARD		<input type="checkbox"/> A. NO ROAD <input type="checkbox"/> B. TOPGRHY <input type="checkbox"/> C. EX FRONT <input type="checkbox"/> D. QUANTITY <input type="checkbox"/> E. SZ/SHAPE			<input type="checkbox"/> F. RESTRICT <input type="checkbox"/> G. WOOD LT <input type="checkbox"/> H. VACANCY <input type="checkbox"/> I. WATER FRONT <input type="checkbox"/> J. OTHER/CDU		
		335 N FRANKLIN ST, RICHWOOD 43344									
		COMMENT									
LAND COMPUTATIONS											
LAND TYPE		SIZE	M	RATE	C	INF	M	VALUE	C		
Total Acres: .1700						TOTAL	9,000	0			
VALUATION SUMMARY											
VALUE YEAR (EFF RATE)	2016 (54.45)	2015 (56.28)	2014 (56.73)	2013 (55.13)							
REASON FOR CHANGE	RAPP	NC	MISC	RAPP							
APPRaised	LAND	8,100	8,100	8,100	8,100						
VALUE	IMPR	31,970	23,810	22,580	22,660						
	TOTAL	40,070	31,910	30,680	30,760						
ASSESSED	LAND	2,840	2,840	2,840	2,840						
VALUE	IMPR	11,190	8,330	7,900	7,930						
	TOTAL	14,030	11,170	10,740	10,770						
NET GENERAL		678.50	558.50	541.22	520.58						

OCCUPANCY		EXTERIOR		FLOOR	AREA	CONST	VALUE						
<input type="checkbox"/> SF	<input type="checkbox"/> DU	<input type="checkbox"/> TR	<input type="checkbox"/> WOOD										
<input type="checkbox"/> CONVERSION			<input type="checkbox"/> STUCCO										
BUILDING TYPE			<input type="checkbox"/> ALM/VYNL										
<input type="checkbox"/> MOBILE HOME			<input type="checkbox"/> CONC BLK										
<input type="checkbox"/> BI/TR LEVEL			<input type="checkbox"/> METAL										
<input type="checkbox"/> MOD/MAN			<input type="checkbox"/> BRICK										
<input type="checkbox"/>			<input type="checkbox"/> STONE										
ROOFING		ROOF TYPE											
<input type="checkbox"/> METAL		<input type="checkbox"/> GABLE											
<input type="checkbox"/> SLT/TLE		<input type="checkbox"/> HIP											
<input type="checkbox"/> SHINGLES		<input type="checkbox"/> GAMBREL											
<input type="checkbox"/> SHAKES		<input type="checkbox"/> MANSARD											
<input type="checkbox"/> COMPOSITE		<input type="checkbox"/> FLAT											
FLOORS		B	1	2	3	U							
CONCRETE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>							
WOOD	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>							
TILE/COMPO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>							
CARPET	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>							
INT. FINISH		B	1	2	3	U							
PLASTER/DW	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>							
PANELING	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>							
UNFINISHED	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>							
ACCOMMODATIONS													
# OF ROOMS													
BEDROOMS													
FIREPLACES													
HEAT & AC		B	1	2	3	U							
NO HEAT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>							
CTRL HEAT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>							
HW/STEAM	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>							
ELECTRIC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>							
HEAT PUMP	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>							
FLR/WALL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>							
STVE/SPCE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>							
GEO THERMAL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>							
OUTSIDE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>							
CTRL A/C	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>							
PLUMBING		BASE					<input type="checkbox"/>						
X FULL BATH													
X HALF BATH													
X FIXTURES													
SUBTOTAL							0						
MULTI-FAMILY #						0	0						
BUILDING TYPE						000%	0						
BSMT FINISH						0 S.F.	0						
FIREPLACE #						0	0						
HEATING						0 S.F.	0						
AIR COND						0 S.F.	0						
PLUMBING #						0	0						
GARAGES & CARPORTS							0						
EXTRA FEATURES							0						
SUBTOTAL							0						
GRADE FACTOR							%						
UNADJUSTED VALUE							0						
FACTOR							%						
OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING		SK											
1													
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													



06-0008040.0000

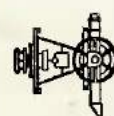
TOTAL

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COMMENTS

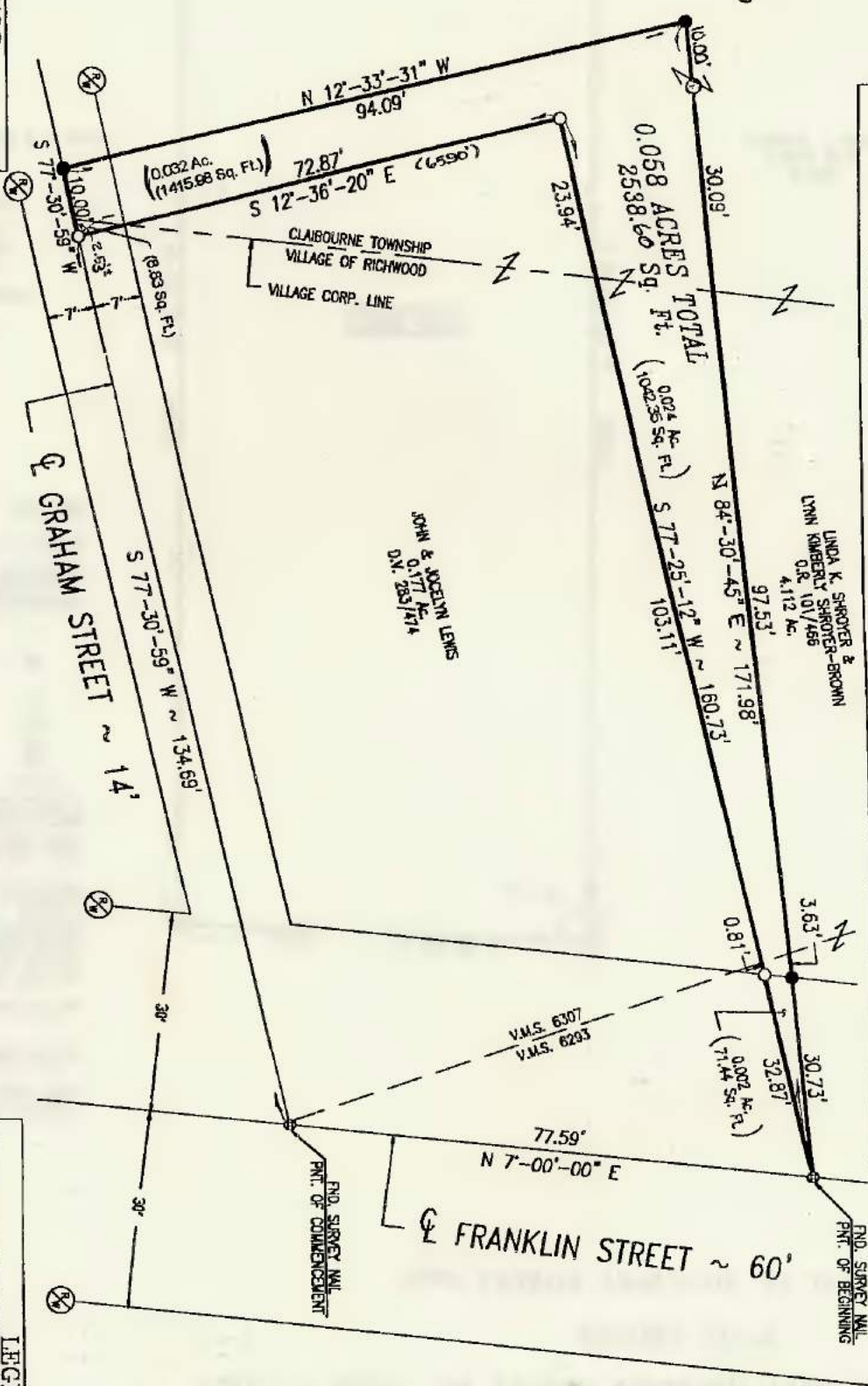
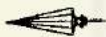
NOT TO SCALE

V.M.S. 6293
V.M.S. 6307
VILLAGE OF RICHWOOD
CLAI Bourne TOWNSHIP
UNION COUNTY
STATE OF OHIO



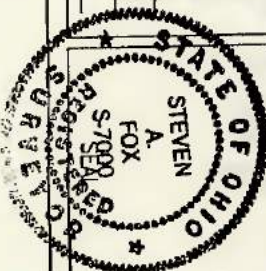
106 So. Elm St.
P.O. Box 133
FOX SURVEYING COMPANY
Prospect, Ohio 43342-0133
Ph. 740-494-2028
Fax: 740-494-2730

PLAT of SURVEY



REFERENCE MATERIALS

- ① SURVEY BY J. GARNERICK ~ DATED MARCH 26, 1990
 - ② SURVEY VOLUME 9, PAGE 225
 - ③ SURVEY BY STULTS AND ASSOCIATES ~ DATED OCT. 26, 1975
 - ④ SURVEY BY S. FOX ~ DATED NOV. 3, 1997
- Prior deed volume O.R. 101 Page 456
Basis of bearings REF. #1 CLAI FRANKLIN STREET
S 7-00'-00" W

Dwg. By: ARTHIS SURVEY WAS PERFORMED AT THE REQUEST OF: DAN ERMEN / KAY SHROVER

CERTIFICATION

I hereby certify that this plat is a true and correct representation of a survey performed under my responsible direction and supervision and is correct to the best of my knowledge.

Steven A. Fox, Reg. P.S. No. 7000
Date of Survey May 8, 1995
Loc. 28:17d

LEGEND

Scale 1" = 20 feet

- - R.R. spike
- - Iron pin/pipe found $\frac{3}{8}$ " ϕ
- ⊕ - Survey nail
- - Stone found
- - State hwy r/w monument found
- - 5/8" dia. iron pin set with a plastic cap stamped "Fox P.S. 7000"

Dwg. No. 87387B

TERESA L. MARKHAM
RECORDER, UNION CO., OHIO
2009 MAY 29 AM 9:51
36.60

General Warranty Deed

John David Lewis and Carol J. Lewis, his wife and Debra Jean Lewis, unmarried, and Steven Paul Lewis and Ruth Ann Lewis, his wife, for valuable consideration paid, grants with general warranty covenants, to Sheila M. Bradford, whose tax-mailing address is 335 North Franklin St
Richwood, Ohio 43344
the following REAL PROPERTY:

See attached Exhibit A

Subject to all taxes and assessments due and payable after date hereof, easements of record, restrictions of record, and zoning ordinances.

Prior Instrument Reference: Union County Ohio Official Records Vol. 779 Page 138

Carol J. Lewis, wife of Grantor John David Lewis, and Ruth Ann Lewis, wife of Grantor Steven Paul Lewis release all rights of dower therein.

EXECUTED this 22 day of May 2009.

John David Lewis
John David Lewis

Carol J. Lewis
Carol J. Lewis

Steven Paul Lewis
Steven Paul Lewis

Ruth Ann Lewis
Ruth Ann Lewis
TRANSFERRED

Debra Jean Lewis
Debra Jean Lewis

MAY 29 2009

STATE OF OHIO)
SS:
COUNTY OF UNION)

MARY H. SNIDER, AUDITOR
This conveyance has been examined and the Grantor
complied with section 319.202 of the Revised Code.
FEE \$ 112.00 2 HWT
EXEMPT

BE IT REMEMBERED, That on this 22 day of May 2009, before me, the subscriber, a notary public, in and for said state, personally came John David Lewis, Carol J. Lewis, Debra Jean Lewis, Steven Paul Lewis and Ruth Ann Lewis, the Grantors in the foregoing deed, and acknowledged the signing thereof to be their voluntary act and deed.

IN TESTIMONY THEREOF, I have hereunto subscribed my name and affixed my notary seal on the day and year last aforesaid.



SHELLEY L. PFEIFFER
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES FEBRUARY 16, 2011

Shelley L. Pfeiffer
Notary Public

This instrument was prepared by Jeffery M. Holtschulte, Attorney At Law, 25 N Franklin Richwood OH 43344

OR 825 PG 310

EXHIBIT A LEGAL DESCRIPTION

REAL PROPERTY situated in the State of Ohio, County of Union, V.M.S. 6307. Township of Claibourne and Village of Richwood, and bounded and described as follows:

Being out of the southeast corner of that 4.27 acres deeded and described in Volume 176, Page 93 of the Union County Records of Deeds and more particularly described as follows:

Beginning at the intersection of the north line of Graham Street (14 feet wide, Volume 82, Page 496) with the west line of North Franklin Street.

THENCE, with the north line of said Graham Street, 7 feet northerly from and parallel to the center-line of said street, S. 77° 31' 25" W. a distance of 105.47 feet to an iron rod set for the southwest corner of this survey and lying northeasterly along said north street line a distance of 330.0 feet from the southwest corner of said 4.27 acre tract.

THENCE, at right angles, N. 12° 28' 35" W. a distance of 66.00 feet to an iron rod.

THENCE, parallel to the south line, N. 77° 31' 25" E, a distance of 128.82 feet to the west line of North Franklin Street, passing an iron rod set for reference at 127.82 feet.

THENCE, with the west line of Franklin Street, S. 7° 00' 30" W. a distance of 70.01 feet to the point of beginning.

CONTAINING 0.177 acre. Surveyed by Clayton M. Lee, Reg. Surveyor No. 6181 1/16/81.

Parcel No. 06-0008040.000 Map No. 025-16-03-011.000 VMS 6307

Also the following:

Being part of V.M.S. #6293 and V.M.S. #6307, and being part of a 4.112 acre tract of land, now or formerly owned by Linda Kay Shroyer and Lynn Kimberly Shroyer-Brown, O.R. 101, page 466, Village of Richwood and Claibourne Township, Union County, State of Ohio and being more particularly described as follows:

Commencing at an existing survey nail located at the intersection of the centerline of Franklin Street (60 ft. wide) with the centerline of Graham Street (14 ft. wide);

Thence along the centerline of Franklin Street North 07° 00' 00" East for a distance of 77.59 feet to a survey nail found at the East corner of hereinafter described 0.058 acre tract, said point being the Northeast corner of a 0.177 acre tract of land, now or formerly owned by John & Jocelyn Lewis, Deed Vol. 283. Page 474, and the point of beginning.

OR 825 PG 311

Thence along the North Line of said 0.177 acre tract and Grantor's South Line South 77° 25' 12" West for a distance of 160.73 feet to a 5/8 inch dia. iron pin found (passing over a 5/8 inch dia. iron pin found at a distance of 32.87 feet, and West Line of V.M.S. #6293 at a distance of 33.68 feet, and the West Corporation Line of the Village of Richwood at a distance of 136.79 feet);

Thence along the West Line of aforesaid 0.177 acre tract South 12° 36' 20" East for a distance of 72.87 feet to a 5/8 inch dia. iron pin found on the centerline of Graham Street (passing over the Corporation Line of the Village of Richwood at a distance of 65.90 feet;

Thence along the centerline of Graham Street South 77° 30' 59" West for a distance of 10.00 feet to an iron pin set (passing over the West Corporation Line of the Village of Richwood at a distance of 2.53 feet);

Thence North 12° 33' 31" West for a distance of 94.09 feet to an iron pin set;

Thence North 84° 30' 45" East for a distance of 171.98 feet to a survey nail found on the centerline of Franklin Street (passing over a 5/8 inch dia. iron pin found at a distance of 10.00 feet and aforesaid West Corporation Line at a distance of 40.09 feet, the East Line of V.M.S. #6307 at a distance of 137.62 feet and an iron pin set at a distance of 141.25 feet) and the place of beginning.

Containing 0.026 acre (1122.62 sq. ft), more or less, in the Village of Richwood, and 0.032 acre, (1415.98 sq. ft.) more or less, in Claibourne Township, for a total conveyed acreage by this description of 0.058 acre, (2538.60 sq. ft.) more or less, of which 0.056 acre, (2467.16 sq. ft.) more or less, is in V.M.S. #6307, 0.002 acre, (71.44 sq. ft.) more or less, is in V.M.S. #6293, and subject to legal highways, easements, restrictions and agreements of record. This description prepared from a survey performed by Steven A. Fox, Registered Professional Surveyor 7000, and dated May 8, 1998. All 5/8 inch dia. iron pins set have a plastic identity cap with the inscription "Fox P.S. 7000."

Parcel No. 06-0008001.100 Map No. 025-16-03-008.001

Parcel No. 05-0009009.100 Map No. 025-16-03-010.000

EXISTING DESCRIPTION
ACCEPTABLE FOR TRANSFER

DATE 5-29-07 myk
JEFF STAUCH, UNION CO. ENG.

BOTH TRACTS.

DR 825 PG 312

U-1 District
(Green)

MULVANE

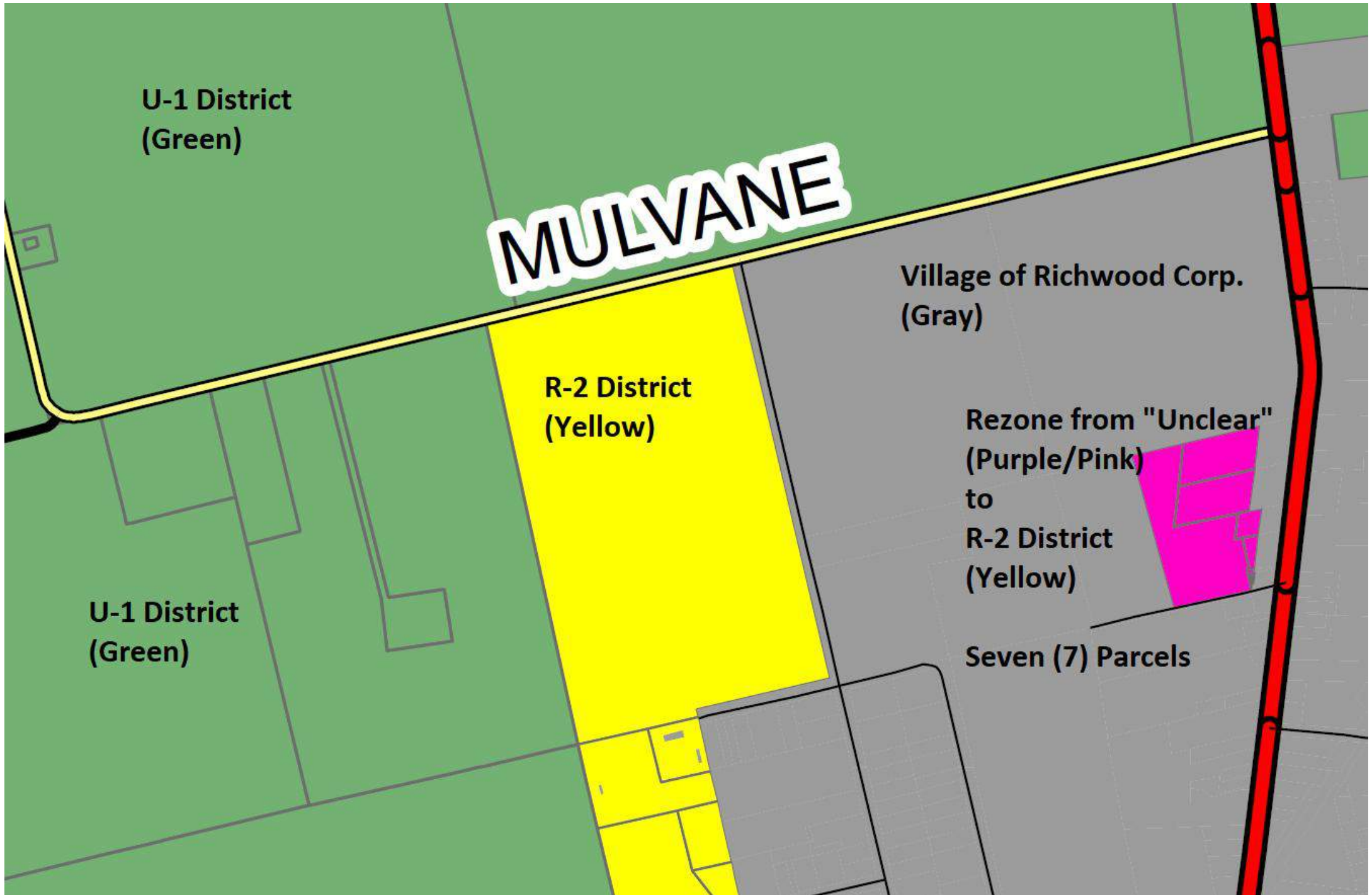
R-2 District
(Yellow)

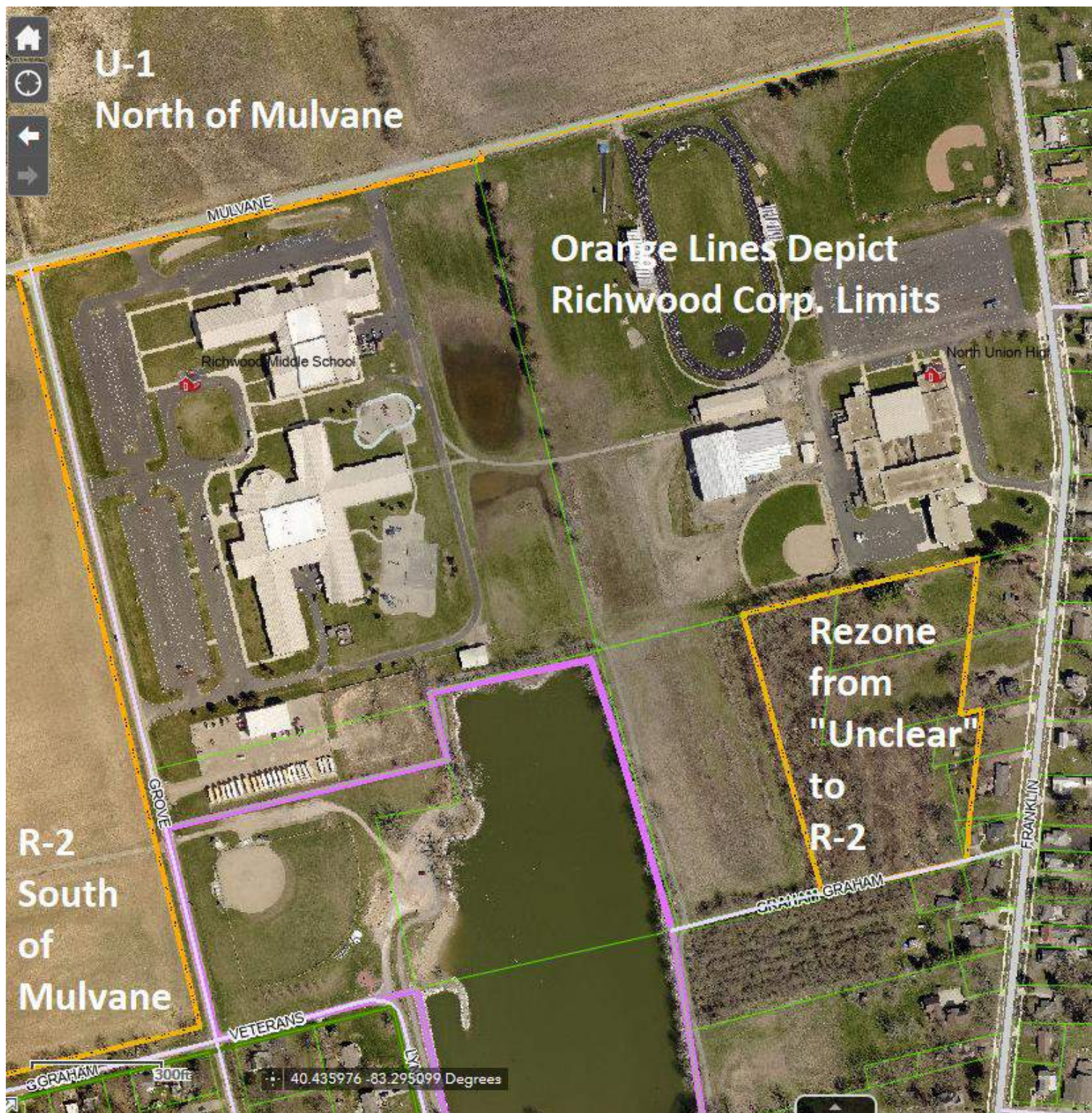
Village of Richwood Corp.
(Gray)

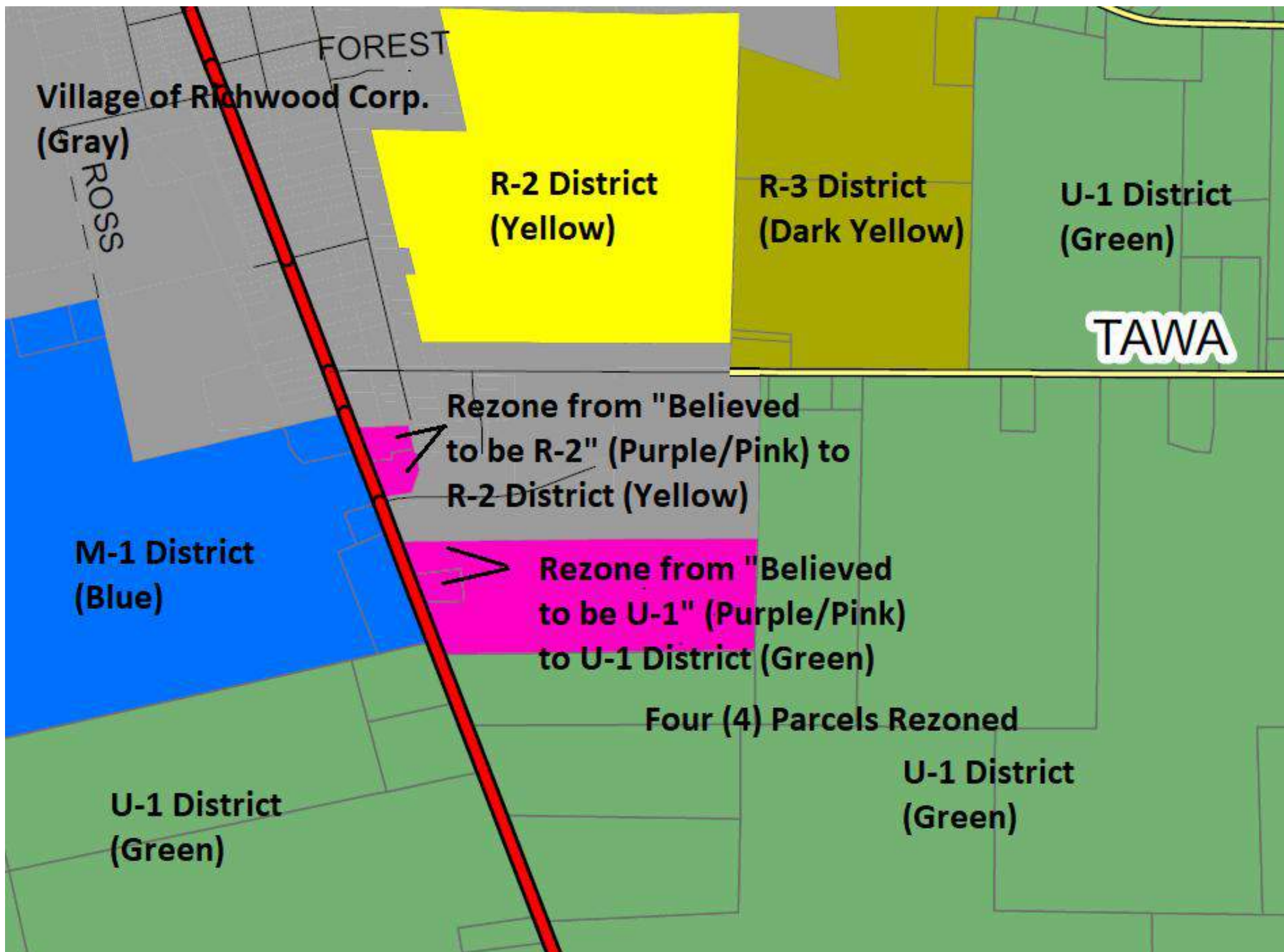
Rezone from "Unclear"
(Purple/Pink)
to
R-2 District
(Yellow)

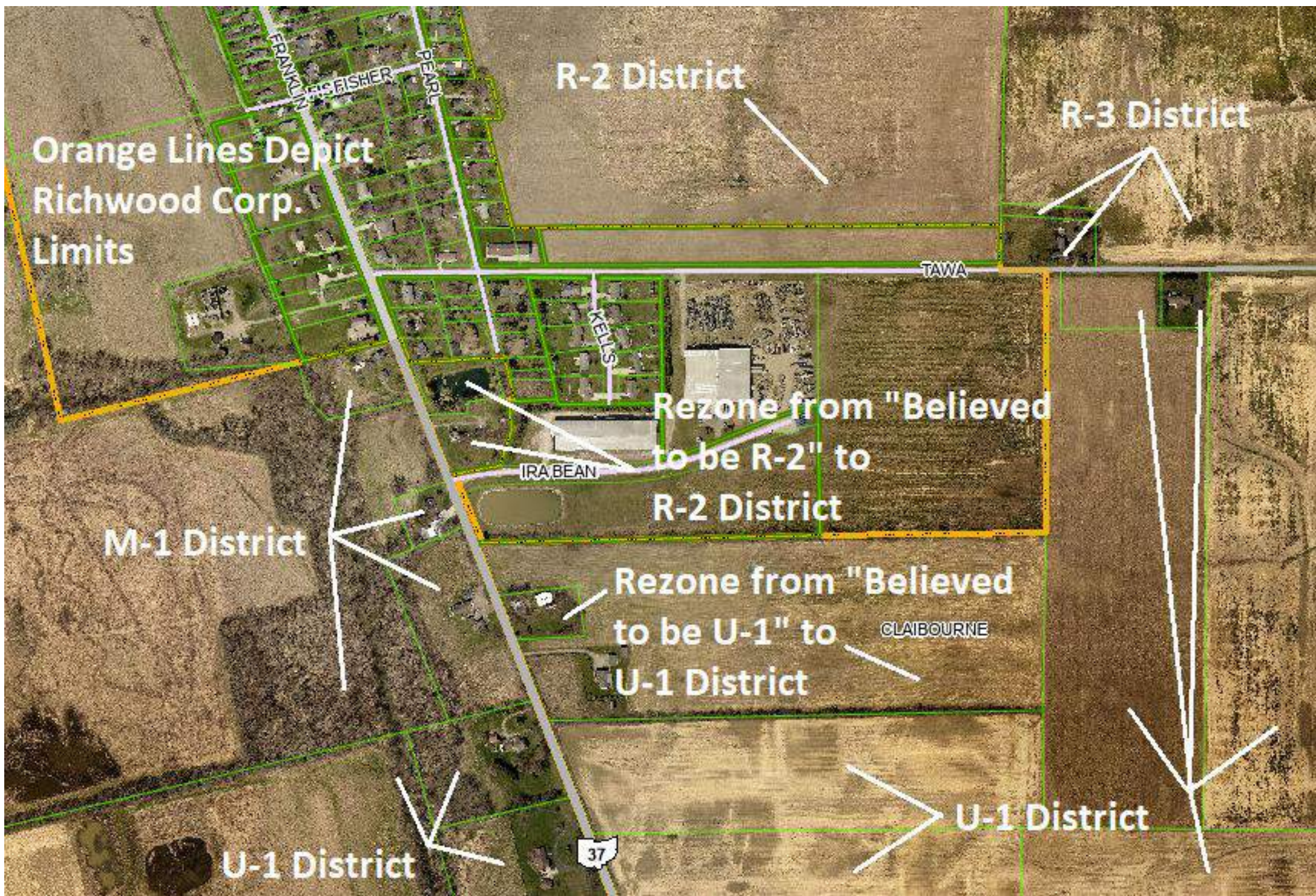
Seven (7) Parcels

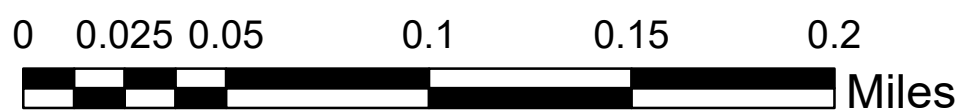
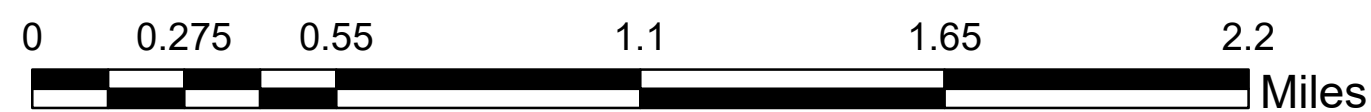
U-1 District
(Green)











Roads

Zoning

Private	U-1	B-2
Municipal	R-1	M-1
Township	R-2	Village of Richwood
County	R-3	Unknown
State		

Official Zoning Map Claibourne Township Union County, Ohio

This is to certify that this Official Zoning Map supersedes and replaces the Official Zoning Map adopted

as part of the Zoning Resolution of Claibourne Township,
Union County, Ohio.

Chairperson, Board of Trustees

Fiscal Officer

Date of Adoption

Logan-Union-Champaign
Regional Planning Commission

10820 St Rt 347
P.O. Box 219
East Liberty, OH 43319

Phone: (937) 666-3431

This map was prepared by LUC. Zoning information was provided by the Township, the party responsible for the accuracy and maintenance of this map.

Map revised: February 18, 2022 (BJB)

Claibourne Township Union County, Ohio

Zoning Code

As Amended: Dec 14, 2018

This version: Amended and restated to reflect amendments as effective December 14, 2018.

Article VIII

Establishment and Purpose of Districts

Section 800

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

Section 810

Rural District (U-1). The purpose of the rural district is to provide land which is suitable or used for agriculture, conservation, very low density residential and public and quasi-public purpose. Very low density residential land use refers to farm housing units and isolated residential developments not requiring a major plat under the county's Subdivision Regulations. (A major plat consists of 6 or more lots). Some residential, commercial and industrial development may be permitted as Conditional Uses under Section 560. On-site water and sewer facilities are permitted, provided such facilities comply with the County Health Department regulations. Specific Permitted and Conditional Uses are listed on the Official Schedule of District Regulations.

Section 811

Low Density Residential District (R-1). The purpose of the low density residential district is to provide land for single family dwelling units not to exceed four dwellings per acre with a central sewerage system. 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.) Specific Permitted and Conditional Uses are listed on the Official Schedule of District Regulations.

Section 812

Medium Density Residential District (R-2). The purpose of the R-2 district is to permit the establishment of medium density single-family dwellings not to exceed eight dwelling units per gross acre with a central sewerage system. This district is also designed to permit multi-family dwellings as a Conditional Use. Specific Permitted and Conditional Uses are listed on the Official Schedule of District Regulations.

Section 813

High Density Residential District (R-3). 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 if a central sewerage system is available. Specific Permitted and Conditional Uses and minimum requirements are listed on the Official Schedule of District Regulations.

Section 814 **Local Business District (B-2).** The purpose of the B-2 District is to provide land for retail and service businesses offering shopping and convenience-type goods and services. A variety of convenience and shopping-type activities may be available in addition to service businesses. Specific permitted and Conditional Uses are listed on the Official Schedule of District Regulations.

Section 815 **Light Manufacturing District (M-1).** The purpose of the M-1 District is to provide land for manufacturing or industrial type facilities which are relatively clean, quiet and free of objectional elements such as noise, odor, smoke, etc.; operate mostly within enclosed structures; and do not generate as much traffic as would be found in a heavy manufacturing district. Specific Permitted and Conditional Uses are listed on the Official Schedule of District Regulations.

OFFICIAL SCHEDULE OF DISTRICT REGULATIONS

<u>Zoning Districts</u> <i>(Symbols as used on the Official Zoning Map)</i>	<u>Permitted Uses</u> <i>(Accessory Uses and essential services are included)</i>	<u>Conditional Uses</u> <i>(Permitted upon Issuance of a Conditional Use Permit by the Board of Zoning Appeals)</i>
1	2	3
U-1 RURAL DISTRICT	Orchards, Agriculture, Very low density residential; Public & quasi-public uses; Nursery (greenhouse), tree & plant; Farm equipment sales & service;	Shopping-type retail; Convenience-type retail; Offices; Public service facility; Animal hospital, clinic, kennel; Home occupation; Commercial & non-commercial recreation; Service business; Craft & hobby shop; Mineral extraction; Light manufacturing; Signs & advertising structures; Manufactured home; Mobile home; Manufactured and/or Mobile Home Park; Food processing
R-1 LOW DENSITY RESIDENTIAL	Single-family dwelling; Public & quasi-public uses;	Public service facility; Home occupation; Service business; Personal services; Offices
R-2 MEDIUM DENSITY RESIDENTIAL	Single-family dwelling; Public & quasi-public uses;	Multi-family dwelling; Home occupation; Offices; Personal services; Service business;
R-3 HIGH DENSITY RESIDENTIAL	Multi-family dwelling; Single-family dwelling; Public & quasi-public uses;	Home occupation; Non-commercial recreation; Offices; Personal services; Service business; Public service facility;
B-2 LOCAL BUSINESS	Convenience & shopping-type retail; Offices; Service business; Drive-in business; Eating & drinking establishment; Commercial & non-commercial recreation; Personal services; Transient lodgings; Single & multi-family dwellings*; Club; Supply yard; Public & quasi-public uses; Food processing;	Wholesale & warehousing; Animal hospital, clinic, kennel; Printing & publishing; Public service facility; Signs & advertising structures;
M-1 LIGHT MANUFACTURING	Light manufacturing & related Offices; Wholesale & warehousing; Printing & publishing; Service business; Single-family dwelling*; Public & quasi-public uses;	Signs & advertising structures; Public service family;

OFFICIAL SCHEDULE OF DISTRICT REGULATIONS

ZONING DISTRICT	MINIMUM LOT SIZE			MAXIMUM PERCENTAGE OF LOT TO BE OCCUPIED	MINIMUM FLOOR AREA	MAXIMUM HEIGHT OF (Principal Buildings)		MINIMUM YARD DIMENSIONS (Ft.)			
	With on-site sewage treatment (sq ft per household)	With group or central sewage treatment (sq ft per household)	Width (feet)	Principal and Accessory Buildings	(Square Feet)	Stories	Feet	Front	Side Yards		Rear
	4	5	6	7	8	9	10	11	12	13	14
U-1	40,000	_____	150	25	1100*	2.5	35	50	20	40	30
R-1	40,000	_____	150	25	1,300	2.5	35	50	20	40	30
		10,800	80					(35)	(10)	(20)	(30)
R-2	40,000	_____	150	25	1,000	2.5	35	50*	20	40	30
		5,400	60					(35)	(10)	(20)	(30)
R-3	40,000	_____	150	30	850	2.5	35	50	20	40	30
		5,400 (single) 2,700 (multi)	60		850	2.5	35	25	4	10	30
			70		575	3	40	25	4	10	30
B-2	40,000	_____	150	100	none	3	40	0	**	**	0
M-1	40,000	_____	150	50	none	4	50	50	**	**	30**

OFFICIAL SCHEDULE OF DISTRICT REGULATIONS

ZONING DISTRICT	ACCESSORY BUILDINGS			MINIMUM (MANDATORY) OFF-STREET PARKING SPACE	MINIMUM (MANDATORY) OFF-STREET LOADING SPACE	SIGNS PERMITTED	OTHER PROVISIONS AND REQUIREMENTS
	Maximum Height (feet)	Minimum distance in feet to		One unit for each			Supplementary regulations prohibitions, notes etc.
		Side Lot Line	Rear Lot Line				
	15	16	17	18	19	20	21
U-1	20	10	10	See Article XI	See Article XI	See Article XII	*900 Square feet for mobile dwelling
R-1	15	10	10	"	"	"	Use parenthesis figures if central sewerage is used.
R-2	15	2	5	"	"	"	*Front setback for lots of record may be same as nearest adjoining residential structure.
R-3	15	2	5	"	"	"	
B-2	20	0	0	"	"	"	**Non-residential use cannot be conducted closer than 40 feet to any lot line of a residential structure. *Refer to R-1 or R-3 district as appropriate for regulations.
M-1	25	5	10	"	"	"	*Refer to R-1 district regs. **Non-residential use cannot be conducted closer than 40 feet to any lot line of a residential structure.



Staff Report – Liberty Township Zoning Amendment

Jurisdiction:	Liberty Township Zoning Commission c/o James D. Hickman 948 Twp Rd 30 East West Liberty, OH 43357 (937) 935-4015
Request:	The proposed amendment to the Zoning Resolution, initiated by motion of the Zoning Commission, proposes to amend Section 101 Use of land or buildings for agricultural purposes not affected, Article II Definitions, Official Schedule of District Regulations, Section 1130 Parking Space Requirements, and Article XIII Manufactured Homes Individually; add Section 1008 Section 1041 Solar Energy Systems (Less than 50MW) and Section 1062 Agritourism; and removes Section 1050 Family Care Home, Section 1051 Group Care Home, Section 1052 Home for Adjustment, Section 1053 Institution.
Location:	Liberty Township is in Logan County.
Staff Analysis:	<p>LUC staff have worked with Liberty Township over the course of several months to help initiate this zoning amendment.</p> <p><u>Adoption of LUC Model Text for Agritourism</u> The Zoning Commission is proposing to adopt the LUC model text for Agritourism in its' entirety.</p> <p><u>Adoption of LUC Model Text for Solar Energy Systems</u> The Zoning Commission is proposing to adopt the LUC model text for Solar Energy Systems, specifically, "Version 1" which prohibits "Principal Solar Energy Production Facilities" as defined by the model text.</p> <p>LUC staff recommended striking the requirement of a letter from the Health Department/Sanitary Sewer Authority, as discussed with previous LUC member Township amendments, and the Zoning Commission decided to do so.</p>



Staff Report – Liberty Township Zoning Amendment

	<p><u>Changes regarding Mobile/Manufactured Homes (Section 1130 Parking Space Requirements, Article XIII Manufactured Homes)</u></p> <p>Staff understands mobile homes were effectively replaced by manufactured homes through Congressional action in the period between 1960 and 2000. These changes bring the text in line so that manufactured homes placed on a permanent foundation are treated the same as any other permanently fixed dwelling (stick built, for example). Manufactured homes that are not permanently sited, as well as mobile homes, are then placed into their own category.</p> <p><u>Removal of Section 1050 Family Care Home, Section 1051 Group Care Home, Section 1052 Home for Adjustment, Section 1053 Institution</u></p> <p>These sections contain language that could run afoul of Fair Housing protections (regulations specific to developmental disabilities) and these items are already regulated at the State level, so the Township has decided to remove these regulations and any associated definitions.</p>
Staff Recommendations:	Staff recommends APPROVAL of the proposed zoning amendment.
Z&S Committee Recommendations:	The Zoning & Subdivision recommends APPROVAL of the proposed zoning amendment, with staff comments.



Logan-Union-Champaign regional planning commission

Director: Bradley J. Bodenmiller

Zoning Text Amendment Checklist

Date: 3-22-2022

Township: Liberty

Amendment Title: Agritourism/Solar Energy

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

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

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

Date of Request.

March 23, 2022

Logan-Union-Champaign Regional Planning Commission
c/o Aaron Smith
PO Box 219
East Liberty, OH 43319
aaronsmith@lucplanning.com

RE: Zoning Text Amendment Application, Liberty Township, Logan County

Amendment topic: Agritourism; Solar Energy Systems; Mobile/Manufactured Homes; Residential Care Facilities; miscellaneous error corrections

Dear LUC Regional Planning Commission Committee Members:

The Liberty Township Zoning Commission met at 5:00 PM on March 22, 2022. During the meeting, amendments to the Zoning Resolution were initiated by motion of the Zoning Commission. The amendments propose alterations to the text of the Zoning Resolution.

Description of Zoning Text Amendments.

The proposal amends Section 101 Use of land or buildings for agricultural purposes not affected, Article II Definitions, Official Schedule of District Regulations, Section 1130 Parking Space Requirements, and Article XIII Manufactured Homes Individually; adds Section 1008 Section 1041 Solar Energy Systems (Less than 50MW) and Section 1062 Agritourism; and removes Section 1050 Family Care Home, Section 1051 Group Care Home, Section 1052 Home for Adjustment, Section 1053 Institution.

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.

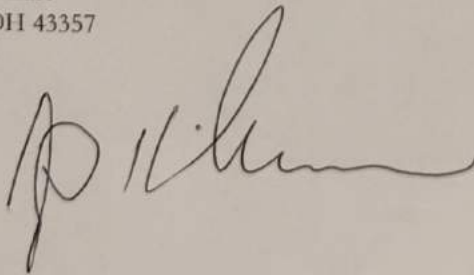
The Liberty Township Zoning Commission of Logan County, Ohio, will hold a public hearing concerning the proposed amendments at 5:00 PM on April 20, 2022 in the Liberty Township room.

Point of Contact.

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

James D. Hickman
948 Twp Rd 30 East
West Liberty, OH 43357
(937) 935-4015

Sincerely,



Attachments.

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

LIBERTY TOWNSHIP
LOGAN COUNTY, OHIO

ZONING CODE

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Page numbers need updated after finalization

PREAMBLE

A RESOLUTION OF THE TOWNSHIP OF LIBERTY, LOGAN COUNTY, OHIO, ENACTED IN ACCORDANCE WITH A COMPREHENSIVE PLAN AND THE PROVISIONS OF CHAPTER 519, OHIO REVISED CODE, DIVIDING THE TOWNSHIP 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 RIGHTS-OF-WAY: PROVIDING THE COMPATIBILITY OF DIFFERENT LAND USES AND THE MOST APPROPRIATE USE OF LAND; PROVIDING FOR THE ADMINISTRATION OF THIS RESOLUTION AS PROVIDED HEREFTER, AND PRESCRIBING PENALTIES FOR THE VIOLATION OF THE PROVISIONS IN THIS RESOLUTION 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 RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWNSHIP OF LIBERTY, LOGAN COUNTY, OHIO.

ARTICLE I TITLE, INTERPRETATION, AND ENACTMENT

Section 100 Title. This Resolution shall be known and may be cited to as the "Zoning resolution of the Township of Liberty, Logan County, Ohio".

Section 101 Use of land or buildings for agricultural purposes not affected. ~~The use of land or buildings for agricultural purposes are not affected by this Resolution and no zoning certificate shall be required for any such building or structure or use of land. Residential dwellings do require a permit however.~~ 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". How ORC 519.21 impacts this Resolution is described herein.

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 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:

1. Agriculture on lots of one acre or less; and,
2. 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; and,

3. **Dairying and animal and poultry husbandry on lots greater than one acre but no greater than five acres when at least thirty-five percent of the lots in the subdivision are developed with at least one building, structure, or improvement that is subject to real property taxation or that is subject to the tax on manufactured and mobile homes. After thirty-five percent of the lots are so developed, dairying and animal and poultry husbandry shall be considered nonconforming.**

Section 110 Provisions of Resolution Declared to be Minimum Requirements. In their interpretation and application, the provisions of this Resolution 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 Resolution 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 provision of this Resolution be declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the Resolution as a whole, or any part thereof other than the part so declared to be unconstitutional or invalid.

Section 130 Replacement of Existing Resolution, Effective Date. The existing Resolution shall, upon adoption of this Resolution, be replaced by this Resolution and this Resolution shall have full force and effect. This Resolution 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 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 Structures. Structures such as sheds, storage sheds, pool houses, unattached garages, and barns.

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.

Adult Entertainment Facilities. A facility having a significant portion of its function as adult entertainment which includes the following listed categories:

1. Adult Bookstore. An establishment having as a substantial or significant portion of its stock in trade, books, magazines, and other periodicals which are distinguished or characterized by their emphasis on matter depicting or relating to "specified sexual activities" or "specified anatomical areas" as herein defined or an establishment with a segment or section devoted to the sale or display of such material.
2. Adult Booth. Any area of a sexually oriented business establishment or tattoo parlor set off from the remainder of such establishment by one or more walls or other dividers or partitions and used to show, play, or otherwise demonstrate any adult materials or to view any live performance that is distinguished or characterized by an emphasis on the exposure, depiction, or description of "specified anatomical areas" or the conduct or simulation of "specified sexual activities."
3. Adult Material. Any of the following, whether new or used:
 - a. Books, magazines, periodicals, or other printed matter, or digitally stored materials that are distinguished or characterized by an emphasis on the exposure, depiction, or description of "specified anatomical areas" or the conduct or simulation of "specified sexual activities."
 - b. Films, motion pictures, video or audio cassettes, slides, computer displays, or other visual representations or recordings of any kind that are distinguished or characterized by an emphasis on the exposure, depiction, or description of "specified anatomical areas" or the conduct or simulation of "specified sexual activities."
 - c. Instruments, novelties, devices, or paraphernalia that are designed for use in connection with "specified sexual activities" or that depict or describe "specified anatomical areas."
4. Adult Mini Motion Picture Theatre. A facility with a capacity for less than fifty (50) persons, used for presenting material distinguished or characterized by an emphasis on matter depicting, describing, or relating to "specified sexual activities" or "specified anatomical areas," for observation by patrons therein.

5. Adult Motion Picture Theatre. A facility with a capacity of fifty (50) or more persons, used for presenting material distinguished or characterized by an emphasis on matter depicting, describing, or relating to “specified sexual activities” or “specified anatomical areas,” for observation by patrons therein.
6. Adult Entertainment Business. Any establishment involved in the sale or services or products characterized by the exposure or presentation of “specified anatomical areas” or physical contact of live males or females, and which is characterized by salacious conduct appealing to prurient interest for the observation or participation in by patrons. Services or products included within the scope of adult entertainment business are photography, dancing, reading, massage, and similar functions which utilize activities as specified above.

Agriculture. "Agriculture" shall include farming; ranching; 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. Commercial animal or poultry husbandry, 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; land devoted to biodiesel production, biomass energy production, electric or heat energy production, or biologically derived methane gas production if the land on which the production facility is located is contiguous to or part of a parcel of land under common ownership that is otherwise devoted exclusively to agricultural use, provide that at least fifty per cent of the feedstock used in the production was derived from parcels of land under common ownership or leasehold. 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. 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. 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. 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.

Anemometer. An instrument that measures the force and direction of the wind.

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

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

Alley. See Thoroughfare

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. 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.

Chassis. The steel undercarriage supporting framework to which a dwelling is attached.

Clear Fall Zone. An area surrounding the wind turbine unit into which the turbine and -or turbine components might fall due to inclement weather, poor maintenance, faulty construction methods, or any other condition causing turbine failure that shall remain unobstructed and confined within the property lines of the primary parcel where the turbine is located. The purpose of the zone being that if the turbine should fall or otherwise become damaged, the falling structure will be confined to the primary parcel.

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,

Corner Lot. See Lot Types

Cowling. A streamlined removable cover that encloses the turbine's nacelle.

Cul-de-Sac. See Thoroughfare

Dead-end Street. See Thoroughfare

Decibel. A unit of relative loudness equal to ten times the common logarithm of the ratio of two readings. For sound, the decibel scale runs from zero for the least perceptible sound to 130 for sound that causes pain.

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 house trailer or mobile home as defined hereafter)~~ 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, Industrialized Unit. ~~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 units installed 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 or mobile home as defined herein.~~ 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 ~~Aa non self-propelled~~ 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. 5415, 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,
- b) The structure, excluding any addition, has a width of at least twenty-two feet at one point, a length of at least twenty-two feet at one point, and a total living area, excluding garages, porches, or attachments, of at least nine hundred square feet; and,
- c) The structure has a minimum 3:12 residential roof pitch, conventional residential siding, and a six-inch minimum eave overhang, including appropriate guttering; and,
- d) The structure was manufactured after January 1, 1995; and,
- e) The structure is not located in a manufactured home park as defined herein.

Dwelling, Mobile Home. ~~A non self-propelled building unit or assembly of closed construction that is fabricated in an off-site facility, built on a permanent movable chassis which is 8 feet or more in width and more than 35 feet in length, which when erected on site is 320 or more square feet, that is transportable in one or more sections and which does not qualify as a manufactured home or industrialized unit as defined herein.~~ Pursuant to ORC 4501.01(O), "Mobile home" means a building unit or assembly of closed construction that is fabricated in an off-site facility, is more than thirty-five body feet in length or, when erected on site, is three hundred twenty or more square feet,

is built on a permanent chassis, is transportable in one or more sections, and does not qualify as a manufactured home as defined herein or as an industrialized unit as defined herein.

Dwelling, Multi-Family. A dwelling consisting of two or more dwelling units including condominiums with varying arrangements of entrances and party walls.

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.

Dwelling, Single-Family. A dwelling (except a mobile home or manufactured home not permanently sited) consisting of a single dwelling unit only, separated from other dwelling units by open space. ~~Detached, individual dwelling units, which accommodate one family living as one housekeeping unit. The type of construction of such units shall conform to the applicable building code, or be classified as an Industrialized Unit under the Ohio Basic Building Code, or conform to the Ohio Revised Code (ORC 519.212) definition of permanently sited manufactured housing, as follows:~~

~~———— Permanently Sited Manufactured Housing must:~~

- ~~a. Be constructed pursuant to the HUD Code (Manufactured Housing Construction and Safety Standards Act of 1974, 42 U.S.C.A. 88 stat.700, 5401 and 5403) after January 1, 1995;~~
- ~~b. Have a permanent label or tag attached to it as specified in 42 U.S. C.A. 5415, certifying compliance with all federal construction and safety standards;~~
- ~~c. Be attached to a permanent frost-free foundation meaning permanent masonry, concrete, or a locally approved footing or foundation (slab, crawl space foundation or full foundation), and connected to appropriate utilities;~~
- ~~d. Excluding any additions, have a width of at least 22 feet and a length of at least 22 feet, as manufactured;~~
- ~~e. Have a total living area of 1,000 square feet, excluding garages, porches, or attachments;~~
- ~~f. Have a conventional residential siding (i.e. lap, clapboard, shake, masonry, vertical natural materials), a 6-inch minimum eave overhang, and a minimum "A" roof pitch of 3:12;~~
- ~~g. Have removed its indicia of mobility (temporary axles, trailer tongue, running lights) upon placement upon its foundation;~~
- ~~h. Meet all applicable zoning requirements uniformly imposed on all single-family dwellings in the particular district (excepting contrary requirements for minimum roof pitch and requirements that do not comply with HUD code standards for manufactured housing);~~
- ~~i. And, is not located in a manufactured home park as defined by ORC 3733.01.~~

Dwelling, Tiny Home. A dwelling that is 400 square feet or less in floor area excluding lofts. A loft within a tiny home is a floor level located more than 30 inches above the main floor, open to the main floor on one or more sides with a ceiling height of less than 6 feet 8 inches and used as a living or sleeping space.

Easement. Authorization by a property owner for the use by another, and for a specified purpose, of any designated part of his property.

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, communication, 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.

~~**Family Care Home. A residential facility which is operated by private citizens or a social service agency to provide room and board, personal care, habilitation services, and supervision in a family setting for not more than eight (8) persons with developmental disabilities. A developmental disability shall be defined as a disability that originated before the attainment of eighteen (18) years of age and can be expected to continue indefinitely, constitutes a substantial handicap to the person's ability to function normally in society, and is attributable to mental retardation, cerebral palsy, epilepsy, autism or any other condition found to be closely related to mental retardation because such condition results in similar impairment of general intellectual functioning or adaptive behavior or requires similar treatment and services. All family care homes shall possess a license from the appropriate state or local agencies having authority under law to license the operation.**~~

Fence. An artificially constructed barrier of wood, masonry, stone, wire, metal, vinyl, or other manufactured material or combination of materials erected to enclose, screen, or separate areas.

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.

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, meat processing plants' and similar activities.

Forestry. The propagation and harvesting of forest trees.

~~**Foster Home.** A private residence providing resident services and protective supervision for the care and/or rehabilitation of not more than eight (8) children, adolescents, or adults within a home environment, all under the regulation of the appropriate social service agency having authority under law to license the operation.~~

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

~~**Group Care Home.** A residential facility which is operated by private citizens or a social service agency to provide room and board, personal care, rehabilitation services, and supervision in a family setting for more than eight (8) but not more than (16) persons with developmental disabilities. A developmental disability shall be defined as a disability that originated before the attainment of eighteen (18) years of age and can be expected to continue indefinitely, constitutes a substantial handicap to the person's ability to function normally in society, and is attributable to mental retardation, cerebral palsy, epilepsy, autism or any other condition found to be closely related to mental retardation because such condition results in similar impairment of general intellectual functioning or adaptive behavior or requires similar treatment and services. All group care homes shall possess a license from the appropriate state or local agencies having authority under law to license the operation.~~

Hedge. A row of shrubs, trees, or other vegetation that are planted close to each other in order to form a boundary.

~~**Home for Adjustment.** A residential facility operated by a court, a social service agency, or private citizens which provide therapy, counseling, and a residential environment for eight (8) or fewer adolescents or adults for the following purposes:~~

- ~~1. To assist them in recuperating from the effects of drugs or alcohol.~~
- ~~2. To assist them in adjusting to living with handicaps or emotional or mental disorder in lieu of or subsequent to confinement within an institution; or~~
- ~~3. To provide housing and a supervised living arrangement in lieu of or subsequent to placement within a correctional institution.~~

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 Resolution.

~~**Institution.** Any residential facility designed or used for more than sixteen (16) persons functioning under the purposes of a family care home or a group care home, or any residential facility designed or used for more than eight (8) persons under the purposes of a home for adjustment.~~

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, or any other land used, 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 1,000 feet of the nearest edge of the right-of-way of a highway or street.

Kennel. 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 Resolution 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 provided 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 consist 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 of 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 at the street or road right-of-way line. For the purpose of determining yard requirements on corner lots and through lots, all sides of a lot adjacent to street or road right-of-way lines shall be considered frontage, and yards shall be provided as indicated under "Yards" in this section. Also, see Lot Measurements, Width.

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 street or road right-of-way line, except on cul-de-sac streets (roads) where it is measured at the setback line. Also see Lot Frontage.

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 Resolution 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 points 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 Board of county Commissioners indicating the general location recommended for arterial, collector, and local thoroughfares within the appropriate jurisdiction.

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 operations; 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.

Megawatt (MW). A unit of power, equal to one million watts.

Medical marijuana related definitions:

- a) Cultivate. Means to grow, harvest, package, and transport medical marijuana pursuant to ORC 3796.
- b) Cultivator. Means an entity that has been issued a certificate of operation by the State of Ohio to grow, harvest, package, and transport medical marijuana as permitted under ORC 3796.
- c) Dispensary. Means an entity licensed pursuant to ORC 3796 and any rules promulgated thereunder to sell medical marijuana to qualifying patients and caregivers.
- d) Dispense. Means the delivery of medical marijuana to a patient or the patient's registered caregiver that is packaged in a suitable container appropriately labeled for subsequent administration to or use by a patient as permitted by Ohio law in accordance with Ohio law.

- e) **Manufacture.** Means the process of converting harvested plant material into marijuana extract by physical or chemical means for use as an ingredient in a medical marijuana product.
- f) **Marihuana.** Has the same meaning as defined in ORC 3719.01, as amended from time to time.
- g) **Marijuana.** Has the same meaning as defined in ORC 3796.01, as amended from time to time.
- h) **Medical Marijuana.** Has the same meaning as defined in ORC 3796.01, as amended from time to time.
- i) **Medical Marijuana Entity.** Means a medical marijuana cultivator, processor, dispensary, or testing laboratory licensed by the State of Ohio.
- j) **Medical Marijuana Processor.** Means an entity that has been issued a certificate of operation by the State of Ohio to manufacture medical marijuana products.
- k) **Testing Laboratory.** Means an independent laboratory located in Ohio that has been issued a certificate of operation by the State of Ohio to have custody and use of controlled substances for scientific and medical purposes and for purposes of instruction, research, or analysis.
- l) **Mining, Commercial Quarries, Sand and Gravel Pits.** Any mining, quarrying or processing of limestone, clay, sand and gravel or other mineral resources. Also referred to as mineral extraction.

Manufactured (not permanently sited) or Mobile Home Park. Any site, or tract of land under single ownership, upon which three or more **manufactured (not permanently sited) or** 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.

Nacelle. Sits atop the tower and contains the essential mechanical components of the turbine to which the rotor is attached.

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.

Nursery, Tree and Plant. A place where young trees or other plants are raised for transplanting and/or for sale.

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.

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.

Orchards. An area of land devoted to the cultivation and sale of fruit trees and the sale of the fruit there from.

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.

Primary Structure. For each property, the structure that one or more persons occupy the majority of time on that property for either business or personal reasons. Primary structures include structures such as residences, commercial buildings, hospitals, and day care facilities. Primary structures exclude structures such as hunting sheds, storage sheds, pool houses, unattached garages, and barns.

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.

Professional Engineer (PE). A qualified individual who is licensed as a Professional Engineer in the State of Ohio.

Public Service Facility. The erection, construction, alteration, operation, or maintenance of buildings, power plants, or substations, water treatment plants or pumping station, 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 governmental agency, including the furnishing of electrical, gas, rail transport, communication, public or private water and sewage service and sanitary landfills, but 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: Golf Courses, Bowling Alleys, Swimming Pools, tourist attractions, etc.

Recreation, Non-commercial. Any business which is operated as a recreational enterprise, either publicly or privately owned, for nonprofit. Examples include, but are not limited to: fishing areas, parks, archery ranges, ballparks, 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 by the topography or treatment) such as grade separation, landscaped areas, viaducts, 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.

Semitrailer/Sealand Containers. A vehicle designed or used for carrying persons or property with another and separate motor vehicle, so that in operation, a part of its own weight or that of its load, or both, rests upon and is carried by another vehicle.

Service Station. Any building, structure, or land used for the dispensing and sale at retail of any automobile fuels, oils, or accessories, including lubrication of automobiles and replacement or installation of minor parts and accessories but not including major repair work.

Setback Line. A line established by the Zoning Resolution generally parallel with and measured from the lot line, defining 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 sign, 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.

Small Wind Project. Any wind project less than 5MW which includes the wind turbine generator and anemometer.

Solar energy related definitions:

- a) Accessory Solar Energy. A solar collection system consisting of one or more roof/structure mounted and/or ground/pole mounted solar collector devices and solar related equipment, and is intended to primarily reduce on-site consumption of utility power. A system is considered an accessory solar energy system only if it supplies electrical or thermal power solely for on-site use, except that when a property upon which the system is installed also receives electrical power supplied by a utility company, excess electrical power generated and not presently needed for on-site use may be used by the utility company.
- b) Principal Solar Energy Production Facility. An area of land or other area used for a solar collection system principally used to capture solar energy and convert it to electrical energy. Large solar energy production facilities consist of one or more free-standing ground/pole, or roof/structure mounted solar collector devices, solar related equipment and other accessory structures and buildings including light reflectors, concentrators, and heat exchangers, substations, electrical infrastructure, transmission lines and other appurtenant structures and facilities. These production facilities primarily produce electricity to be provided off-site.
- c) Solar Energy Equipment. Items for the purpose of generation, transmission, and storage of electricity, including but not limited to a solar photovoltaic cell, solar panels,

- lines, pumps, inverter, batteries, mounting brackets, framing and/or foundation used for or intended to be used for the collection of solar energy.
- d) **Solar Photovoltaic (PV).** The technology that uses a semiconductor to convert light directly into electricity.
 - e) **Clear Fall Zone (Solar Energy).** An area surrounding a ground/pole mounted solar energy system into which the system and/or components might fall due to inclement weather, poor maintenance, faulty construction methods, or any other condition causing the structure's failure that shall remain unobstructed and confined within the property lines of the primary lot where the system is located. The purpose of the zone being that if the system should fall or otherwise become damaged, the falling structure will be confined to the primary parcel and will not intrude onto a neighboring property.

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

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

Supply Yards. A commercial establishment storing and offering for sale building supplies, steel supplies, coal, heavy equipment, feed and grain, and similar goods.

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. Farm ponds are exempt from this definition,

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.

Telecommunication Tower. Any structure with radio frequency transmission or reception equipment attached that is free standing or is to be connected to a building or other structure. A telecommunication tower shall meet all of the following conditions:

- a. It is constructed on or after October 31, 1996;
- b. It is owned or principally used by a public utility engaged in the provision of telecommunication services;
- c. It is a free standing structure or is attached to another building or structure and is higher than the maximum allowable height permitted in the zoning district in which it is located.

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. **Alley.** A minor street used primarily for vehicular service access to the back or side of properties abutting on another street.
2. **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.

3. Collector Street. A thoroughfare, whether within a residential, industrial, 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.
4. 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.
5. Dead-end Street. A street temporarily having only one (1) outlet for vehicular -traffic and intended to be extended or continued in the future.
6. Local Street. A street primarily for providing access to residential or other abutting property.
7. 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.
8. 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).

Through Lot. See Lot types

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.

Transport Terminals. Any business, structure or premise which primarily receives or distributes goods.

Transportation, Director of. The Director of the Ohio Department of Transportation.

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.

Veterinary Animal Hospital or Clinic. A place used for the care, grooming, diagnosis, and treatment of sick, ailing, infirm, or injured animals, and those who are in need of medical or surgical attention, and may include overnight accommodations on the premises for the treatment, observation and/or recuperation. It may also include boarding that is incidental to the primary activity.

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.

Wall. A structure of brick, stone, wood, or other material that surrounds an area or separates one area from another.

Wind Power Turbine Owner. The person or persons who owns the Wind Turbine structure.

Wind Power Turbine Tower. The support structure to which the turbine and rotor are attached.

Wind Power Turbine Tower Height. The distance from the rotor blade at its highest point to the top surface of the ground at the Wind Power Generating Facility (WPGF) foundation.

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 therefore, issued by the Zoning Inspector. Zoning permits shall be issued only in conformity with the provisions of this Resolution unless the Zoning Inspector receives a written order from the Board of Zoning Appeals deciding an appeal, conditional use, or variance as provided by this Resolution.

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 six months or substantially completed within one and one-half (1-1/2) 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 Resolution.

Section 302 Approval of Zoning Permit. Within ten (10) days after the receipt of an application, the Zoning Inspector shall either approve or disapprove the application in conformance with the provisions of this Resolution. All zoning permits shall, however, be conditional upon the commencement of work within six months. 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 Resolution.

Section 303 Submission to Director of Transportation. Before any zoning permit is issued affecting any land within three-hundred (300) feet of the centerline of a proposed new highway or a highway for which changes are proposed as described in the certification to local officials by the Director of Transportation, or any land within a radius of five-hundred (500) feet from the point of intersection of said centerline with

any public road or highway, the Zoning Inspector shall give notice, by registered mail to the Director of Transportation, that he shall not issue a zoning permit 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 Zoning Inspector that he shall proceed to acquire the land needed, then the Zoning Inspector shall refuse to issue the

zoning permit. If the Director of Transportation notifies the Zoning Inspector 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 Zoning Inspector shall, if the application is in conformance with all provisions of this Resolution issue the zoning permit.

Section 304 Expiration of Zoning Permit. If the work described in any zoning permit has not begun within six months 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 one and one-half (1½) 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. Extensions, if granted, shall be in six months increments, not to exceed one and one-half (1½) years.

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 Resolution.

Section 311 Temporary Certificate of Occupancy. A temporary certificate of occupancy may be issued 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 violation of this Resolution and punishable under Section 350 of this Resolution.

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 violation of this Resolution and punishable as provided in Section 350 of this Resolution.

Section 340 Complaints Regarding Violations. Whenever a violation of this Resolution 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 Resolution.

Section 350 Penalties for Violation. Violation of the provisions of this Resolution or failure to comply with any of its requirements, including violations of conditions and safeguards established in various sections of this Resolution shall constitute a misdemeanor. Any person who violates this Resolution 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 Board of Township Trustees from taking such other lawful action as is necessary to prevent or remedy any violation.

Section 360 Schedule of Fees, Charges, and Expenses. The Board of Township Trustees shall by Resolution 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 Resolution 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 Township Trustees. 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 Resolution or future amendments 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 Resolution was passed or amended, but which would be prohibited, regulated, or restricted under the terms of this Resolution or future amendments. It is the intent of this Resolution to permit these non-conformities to continue until they are removed or discontinued. It is further the intent of this Resolution 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 Resolution 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 Resolution 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 Resolution 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 Resolution 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 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 may be erected on any single lot of record at effective date of adoption or amendment of this Resolution notwithstanding limitations imposed by other provisions of this Resolution. 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 Article 9 and 10 of this Resolution other than lot area or lot width shall be obtained only through action of the Board of Zoning Appeals as provided in Section 540 through 549. However, if at sometime a lot was created and recorded that did not meet the minimum requirements in effect at the time of creation and recording of the lot, then said lot shall not be built upon.

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 Resolution 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 Resolution and no portion of said parcel shall be used or sold in a manner which diminished compliance with lot width and area requirements established by this Resolution, nor shall any division of any parcel be made which creates a lot with a width or area below the requirements stated in this Resolution.

Section 440 Non-Conforming Uses of Land. Where, at the time of adoption of this Resolution lawful uses of land exist which would not be permitted by the regulations imposed by this Resolution, 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 Resolution.
2. No such 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 Resolution.
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 Resolution for the district in which such land is located.
4. No additional structure not conforming to the requirements of this Resolution shall be erected in connection with such nonconforming use of land.

Section 450 Non-Conforming Structures. Where a lawful structure exists at the effective date of adoption or amendment of this Resolution that could not be built under the terms of this Resolution 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 increases 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 Resolution that would not be allowed in the district under the terms of this Resolution, the lawful use may be continued so long as it remains otherwise lawful, subject to the following provisions:

1. No existing structure devoted to a use not permitted by this Resolution 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 Resolution; 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 Resolution.
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 except as stated in Section 450 paragraph 2.

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 Resolution shall not be deemed a nonconforming 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 Board of Township Trustees shall administer and enforce this Resolution. He may be provided with the assistance of such other persons as the Trustees may direct.

Section 501 Duties of Zoning Inspector. For the purpose of this Resolution, the Zoning Inspector shall have the following duties:

1. Upon finding that any of the provisions of this Resolution 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 Resolution to ensure compliance with or to prevent violation(s) of this Resolution. 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 Zoning Commission. The Commission shall adopt rules necessary to the conduct of its affairs in keeping with the provisions of this Resolution. Meetings shall be held at the call of the chairperson 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 Zoning Commission and its Duties. A township zoning commission is hereby created, which shall consist of five (5) members to be appointed by the Board of Township Trustees each for a term of five (5) years, except that the initial appointments shall be one (1), two (2), three (3), four (4) and five (5) year terms. Each member shall be a resident of the unincorporated area of the township.

The Board of Township Trustees may appoint two alternate members to the zoning commission for terms to be determined by the Board of Township Trustees. An alternate member shall take the place of an absent regular member at any meeting of the zoning commission. An alternate member shall meet the same appointment criteria as a regular member. Members of the commission may be removed from office by the Trustees for cause upon written charges and after public hearing. Vacancies shall be filled by appointment by the Trustees for the unexpired term of the member affected.

The commission shall have the following duties: (1) Initiate proposed amendments to this Resolution; and (2) Review all proposed amendments to this Resolution in accordance with 519.12 of the Ohio Revised Code.

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 Board of Township Trustees each for a term of

five (5) years, except that the initial appointments shall be one (1), two (2), three (3), four (4) and five (5) year terms. Each member shall be a resident of the unincorporated area of the township.

The Board of Township Trustees may appoint two alternate members to the Board of Appeals for terms to be determined by the Board of Township Trustees. An alternate member shall take the place of an absent regular member at any meeting of the Board of Appeals. An alternate member shall meet the same appointment criteria as a regular member. Members of the Board may be removed from office by the Trustees for cause upon written charges and after public hearing. Vacancies shall be filled by appointment by the trustees 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 Resolution. Meetings shall be held at the call of the chairperson and at such other times as the Board may determine. The chairperson, or in his absence the acting chairperson, 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 Resolution, 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 three (3) 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 Resolution or to effect any variation in the application of this Resolution. For the purpose of this Resolution 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 Resolution as will not be contrary to the public interest, where, owing to the special conditions, a literal enforcement of this Resolution will result in unnecessary hardship, and so that the spirit of this Resolution 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 Resolution.

Section 530 Duties of Zoning Inspector, Board of Zoning Appeals, Legislative Authority and Courts on Matters of Appeal. It is the intent of this Resolution 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 Resolution that the duties of the Township Trustees in connection with this Resolution 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 Resolution. Under this Resolution the Township Trustees shall have only the duties of considering and adopting or rejecting proposed amendments or the repeal of this Resolution as provided by law; and of establishing a schedule of fees and charges as stated in Section 360

of this Resolution. Nothing in this Resolution shall be interpreted to prevent any official of the Township 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 Sections 541-549, inclusive, of this Resolution. 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 Resolution may be taken by any person aggrieved or by any officer or bureau of the legislative authority of the Township affected by any decision of the Zoning Inspector. Such appeal shall be taken within twenty (20) 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 Resolution as will not be contrary to the public interest where, owing to special conditions, a literal enforcement of the provisions of this Resolution 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 lands, 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 Resolution would result in unnecessary hardship.

Section 544 Application and Standards for Variances. A variance from the terms of this Resolution 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 or 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 Resolution would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this Resolution;
- 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 Resolution 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 Resolution in the District involved, or any use expressly or by implication prohibited by the terms of this Resolution in 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 350 of this Resolution.

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

Section 547 Notice of Public Hearing in Newspaper. Before holding the public hearing required in Section 546, notice of such hearing shall be given in one newspaper of general circulation in the Township at least ten (10) days before the date of said hearing. 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 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 547.

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

Section 560 Procedure and Requirements For Approval of Conditional Use Permits. Conditional uses shall conform to the procedures and requirements of Section 561-568, inclusive of this Resolution.

Section 561 General. It is recognized that an increasing number of new kinds of uses are appearing daily, and that many of these and some other more conventional uses possess characteristics of such unique and special nature relative to location, design, size, 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 Chairperson 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 to determine if the proposed conditional use meets the intent and requirements of this Resolution.
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 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;
3. Will not be hazardous or disturbing to existing or future neighboring uses;
4. Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer, and schools; or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services;
5. Will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community;
6. Will not involve uses, activities, processes, materials equipment and conditions of

operation that will be detrimental to property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes or odors;

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

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

Section 566 Procedure for Hearing, Notice. Upon receipt of the application for a -conditional use permit specified in Section 562, the Board shall hold a public hearing, publish notice in a newspaper, and give written notice to all parties in interest according to the procedures specified in Section 545 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. Conditional Use Permits shall expire upon sale or transfer of the property in question.

ARTICLE VI AMENDMENT

Section 600 Procedure for Amendment or District Changes. This Resolution may be amended utilizing the procedures specified in Section 601-611, inclusive, of this Resolution.

Section 601 General. Whenever the public necessity, convenience, general welfare, or good zoning practices require, the Board of Township Trustees may by Resolution, after receipt of recommendation thereon from the Zoning 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 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 603 Contents of Application. Applications for amendments to the Official Zoning map adopted as part of this Resolution by Section 700 shall contain at least the following information:

1. Name, address, and 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 360.

Section 604 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 Commission.

Section 605 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 606 Recommendation by Zoning Commission. After complying with all the requirements of Chapter 519.12 of the Ohio Revised Code, the Zoning Commission 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 607 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 608 Notice of Public Hearing in Newspaper. Notice of the public hearing required in Section 607 shall be given by the Township Trustees in compliance with the requirements of Chapter 519.12 of the Ohio Revised Code as amended.

Section 610 Action by Township Trustees. Within twenty (20) days after the public hearing required by Section 607, the Township Trustees shall either adopt or deny the recommendation of the Zoning Commission, or adopt some modification thereof by a simple majority vote. In the event the Trustees denies or modifies the recommendation of the Zoning Commission, it must do so by unanimous vote.

Section 611 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 adoption of the amendment, there is presented to the Township Trustees a referendum petition, which is filed in accordance with Section 519.12 of the Ohio Revised Code as amended.

ARTICLE VII PROVISIONS FOR OFFICIAL ZONING MAP

Section 700 Official Zoning Map. The districts established in Article 8 of this Resolution as shown on the Official Zoning Map which, together with all explanatory matter thereon, are hereby adopted as part of this Resolution.

Section 710 Identification of the Official Zoning Map. The Official Zoning Map shall be identified by the signature of the Chairperson of the Board of Township Trustees and attested ~~to~~ by the 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 thoroughfares or highways, street lines, or highway right-of-ways 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 such 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 there from 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 the boundary of a district follows a railroad line, such boundary shall be deemed to be located in the middle of the main tracks of said railroad line.

ARTICLE VIII ESTABLISHMENT AND PURPOSE OF DISTRICTS

Section 800 Intent. The following zoning districts are hereby established for the township. For the interpretation of this Resolution, the zoning districts have been formulated to realize the general purposes as set forth in the preamble of this Resolution. In addition, the specific purpose of each zoning district shall be as stated.

Section 810 Rural District (U-1). The intention of the rural district is to provide land which is suitable or used for agriculture, conservation, very low density residence and public and quasipublic purpose. Very low density residential land use refers to farm housing units and isolated residential developments not requiring a major plat under the County's Subdivision Regulations. (A major plat consists of 6 or more lots). Some residential, commercial and industrial development may be permitted as conditional uses under Section 560. On-site water and sewer facilities are permitted, provided such facilities comply with the County Health Department Regulations.

Section 811 Low Density Residential District (R-1). The purpose of the low density residential district is to provide land for single family housing units not to exceed four families per acre with a central sewerage system. If a central sewage system is not available, then the minimum lot size shall be 40,000 square feet exclusive of all right-of-way. 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).

Section 814 Service Business District (B-1). The purpose of the service business district is to provide land for sales, service and repair establishments which require highway orientation or larger tracts of land not normally available in local business districts; do not contribute to the design of a unified business center; depend on drive-in business; and require a location along or near major thoroughfares and intersections. Specific permitted uses and conditional uses are listed on the Official Schedule of District Regulations.

Section 815 Heavy Manufacturing District (M-2). The purpose of the heavy manufacturing district is to provide for the development of major manufacturing, processing, warehousing, and major research and testing operations. These activities may require extensive community facilities, and reasonable access to arterial thoroughfares; they may have extensive open storage and service areas and generate some heavy traffic.

ARTICLE IX DISTRICT REGULATIONS

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

1. No building, structure or land shall be used or occupied and no building or structure or part thereof shall be erected, constructed, reconstructed, moved or structurally altered except in conformity with all of the regulations herein specified for the district in which it is located.
2. No building or other structure shall be erected or altered:
 - a. to provide for greater height or bulk;
 - b. to accommodate or house a greater number of families;
 - c. to occupy a greater percentage of lot area;
 - d. to have narrower or smaller rear yards, front yards, side yards or other open spaces;
3. No yard or lot existing at the time of passage of this Resolution shall be reduced in dimension or area below the minimum requirements set forth herein. Yards or lots created after the effective date of this Resolution shall meet at least the minimum requirements set forth herein.

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

Official Schedule of District Regulations

<p style="text-align: center;"><u>ZONING DISTRICTS</u></p> <p style="text-align: center;">(Symbols as used on the Official Zoning Map)</p> <p style="text-align: center;">1</p>	<p style="text-align: center;"><u>PERMITTED USES</u></p> <p style="text-align: center;">(Accessory uses and essential services are included)</p> <p style="text-align: center;">2</p>	<p style="text-align: center;"><u>CONDITIONAL USES</u></p> <p style="text-align: center;">(Permitted upon issuance of a Conditional Use Permit by the Board of Zoning Appeals)</p> <p style="text-align: center;">3</p>
<p style="text-align: center;">U-1 RURAL DISTRICT</p>	<p>Agriculture; Conservation; Very low density residential; Home occupation; Orchards; Plant nurseries; Agricultural products; processing & sales; Public & quasipublic uses;</p>	<p>Animal hospital, clinic, kennel; Mineral extraction; Service business; Commercial & Non-commercial recreation; Food processing; Public service facility; Personal services; Junk storage & sales; Offices; Wholesale & warehousing; Manufactured homes (not permanently sited) and/or mobile homes individually; Essential services; Light & heavy manufacturing & directly related offices & retail sales; Agritourism;</p>
<p style="text-align: center;">R-1 LOW DENSITY RESIDENTIAL DISTRICT</p>	<p>Single-family dwelling; Home occupation; Public & quasipublic uses;</p>	<p>Multi-family dwelling; Commercial & Non-Commercial recreation; Personal services; Offices; Service business; Agriculture**;</p> <p>Manufactured homes (not permanently sited) and/or mobile homes individually; Public service facility; Animal hospital, clinic, kennel; Convenience-type retail; Light manufacturing; Telecommunication Towers; Agritourism;</p>
<p style="text-align: center;">B-1 SERVICE BUSINESS DISTRICT</p>	<p>Shopping-type retail; Service business; Drive-in business; Personal services; Offices; Eating & drinking establishments; Commercial recreation; Transient lodgings; Public & quasipublic uses; Single & multi-family dwellings*; Supply yards; Wholesale & warehousing; Agriculture;</p>	<p>Manufactured homes (not permanently sited) and/or mobile homes individually; Public service facility; Food processing; Light & heavy manufacturing & directly related offices & retail sales; Signs & advertising structures; Agritourism</p>
<p style="text-align: center;">M-2 HEAVY MANUFACTURING DISTRICT</p>	<p>Light & heavy manufacturing & directly related offices and retail sales; Supply yards; Wholesale & warehousing; Mineral extraction; Transport terminals; Public & quasipublic uses; Service business; Single-family dwelling*;</p>	<p>Public service facility; Manufactured homes (not permanently sited) and/or mobile homes individually; Family Care Homes; Group Care Homes; Home for Adjustment; Institution; Agritourism;</p>

-	<u>MINIMUM LOT SIZE</u>			<u>MAXIMUM PERCENTAGE OF LOT TO BE OCCUPIED</u> (Principal and Accessory Buildings)	<u>MINIMUM FLOOR AREA</u> (Square Feet)	<u>MAXIMUM HEIGHT OF (PRINCIPAL) BUILDINGS</u>		<u>MINIMUM YARD DIMENSIONS</u> (feet)			
	(Square feet per household)		Frontage (Width) (Feet)					Front	Side Yards		Rear
	With On-Site Sewage Treatment	With Group or Central Sewage Treatment							One Side Yard	Sum of Side Yards	
	4	5	6	7	8	9	10	11	12	13	14
U-1	40,000	-----	150	25	1,000*	2 1/2	35	50	20	40	30
R-1	40,000	-----	150	25	1,000* (single)	2 1/2	35	35	10	20	30
		10,800 (single)	80		600 (multi)						
		2,700 (multi)	90								
B-1	40,000	-----	150	50	none*	3	40	30	none**	none**	30**
		none*	60								
M-2	80,000	-----	200	50	none*	4	50	80	20**	50**	40
		40,000	150								

-	<u>ACCESSORY BUILDINGS</u>			<u>MINIMUM (MANDATORY) OFF-STREET PARKING SPACE</u>	<u>MINIMUM (MANDATORY) OFF-STREET LOADING SPACE</u>	<u>SIGNS PERMITTED</u>	<u>OTHER PROVISIONS AND REQUIREMENTS</u> (Supplementary regulations, prohibitions, notes, etc.)
	Maximum Height (feet)	Minimum Distance In Feet To					
		Side lot line	Rear lot line				
-	15	16	17	18	19	20	21
U-1	20	5	10	See Article XI	See Article XI	See Article XII	*1,000' for manufactured homes (not permanently sited) and/or mobile homes housing. Use of land or buildings for agricultural purposes are not affected by this Resolution and no zoning certificate shall be required for any such building or structure or use of land. Residential dwellings do require a permit.
R-1	15	5	10	"	"	"	*1,000' for manufactured homes (not permanently sited) and/or mobile homes ** as provided for in R.C. 519.21
B-1	15	0	0	"	One space for first 5,000 s.f. of floor area or less and one for each additional 10,000 s.f. or fraction thereof of ground floor area.	"	*For residential, refer to R-1 regulations, **Non-residential use cannot be conducted closer than 40 feet from any residential lot.
M-2	25	10	20	"	"	"	*For residential, refer to R-1 regulations, **Non-residential use cannot be conducted closer than 40 feet from any residential lot.

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 may frequently be encountered.

Section 1001 Conversion of Dwellings to More Units. A residence may be converted to accommodate an increased number of dwelling units provided;

1. The yard dimensions, including minimum lot width still meet the yard dimensions required by the zoning regulations for new structures in that district in which the dwelling is located.
2. The lot area per family equals the lot area requirements for new structures in that district;
3. The floor area per dwelling unit is not reduced to less than that which is required for new construction in that district;

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 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 or residential 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 thoroughfare 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. Storage of such facilities or equipment beyond the completion date of the project shall require a zoning permit authorized by the Zoning Inspector.

Section 1005 Parking and Storage of Certain Vehicles. The following provisions and requirements shall pertain to the parking and storage of certain vehicles:

1. The parking or storage, within any district, of automotive vehicles without current license plates, for a period of more than thirty (30) days shall be prohibited unless such vehicle is stored in an enclosed garage or other accessory building;
2. The parking or storage, within any district, of a disabled automotive vehicle for a period of more than thirty (30) days shall be prohibited unless such vehicle is stored in an enclosed garage or other accessory building;
3. The parking or storage, within any district, of a junked, dismantled or wrecked automotive vehicle or parts thereof within any district which is in public view from any highway for a period of more than thirty (30) days shall be prohibited.

For purposes of this section, a junked, dismantled or wrecked automotive vehicle shall be one which is damaged, or no longer serviceable, to the extent that it is inoperable or is unsafe to operate upon the public highways.

This section shall not apply to properly licensed junk yards and motor vehicle salvage facilities which are regulated by appropriate sections of the Ohio Revised Code.

Section 1006 Required Trash Areas. All commercial, industrial, 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 feet in height or one 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 1008 Mobile Trailers Prohibited for Business, Storage, Sign Purposes, and Residence. The use of a tractor trailer, box car, sealand container, or other similar type trailer, container, or structure shall not be permitted as an office or business structure, storage facility, sign structure, or residence except as stated in Section 1004. The purpose of this section is to regulate the use of these type of mobile trailers, but not the exterior materials.

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 Resolution, the provisions of Sections 1011-1017, 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 a half (2 ½) and ten (10) 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 (50) 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 appropriate 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 in or conducted closer than forty (40) 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.

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.

Section 1020 Special Provisions for Commercial and Industrial Uses. No commercial or industrial use as designated on the Official Schedule of District Regulations and defined herein nor any land or building in any district shall be used or occupied in any manner creating dangerous, injurious, noxious or otherwise objectionable conditions which could adversely affect the surrounding areas or adjoining premises, except that any use permitted by this Resolution 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 1021-1032, inclusive.

Section 1021 Fire Hazards. Any activity involving the use or storage of flammable chemicals, petroleum products or explosive material 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 Noise. Noise is the general word for any loud, disagreeable, annoying or deafening sound painful to the ear. Objectionable noise as determined by the zoning inspector which is due to volume or frequency shall be muffled or otherwise controlled. Disaster or fire sirens and related apparatus used solely for public purposes are exempt from this requirement.

Section 1024 Water Pollution. Water pollution as defined or determined by the County Board of Health or the Ohio Environmental Protection Agency shall be subject to corrective measures, requirements and regulations as established by the Board of Health or the Ohio E.P.A.

Section 1025 Mining, Mineral, Clay Sand and Gravel Extraction, Storage and Processing. The extraction, storage and processing of minerals shall be conducted in accordance with the requirements of Sections 1026 to 1032 inclusive.

Section 1026 Distance from Residential Areas. Mineral extraction, storage or processing shall not be conducted closer than 500 feet from any residential district, nor closer than 200 feet from any structure used for human occupancy in any other district.

Section 1027 Filing of Location Map. The operator shall file with the Zoning Inspector a location map which clearly shows areas to be mined and the location of adjacent properties, roads and natural features.

Section 1028 Information on Operation. The operator shall submit information on the anticipated depth of excavations and on depth and probable effect on the existing water table as coordinated with the Ohio Division of Water.

Section 1029 Restoration of Mined Area. The operator may be required to file with the board of zoning appeals a detailed plan for the restoration of the area to be mined which shall include the anticipated future use of the restored land.

Section 1030 Performance Bond. The operator may be required to file with the Board of, Township Trustees a bond, or other surety, payable to the township and conditioned on the faithful performance of all requirements contained in the approved restoration plan. The bond or other surety shall be released upon written certification of the zoning inspector that the restoration is complete and in compliance with the restoration plan.

Section 1031 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. The area being mined or that has been mined shall be posted with "No Trespassing" signs to discourage human injury to the general public.

Section 1032 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.

Section 1033 Telecommunication Towers. Pursuant to the Telecommunications Act of 1996 and the ORC Section 519.211, and the Liberty Township Trustees being duly notified of a person's intent to construct a Telecommunication Tower in an area zoned "R-1" District; public utilities or other functionally equivalent providers may site a telecommunications tower as a conditional use provided the following conditions are met:

- (a) The applicant must provide proof that the proposal to construct a tower or attach equipment to an existing structure has been approved by all other agencies and governmental entities with jurisdiction (i.e. Federal Communication Commission, Federal Aviation Administration, Ohio Department of Transportation, Ohio Building Basic Code).
- (b) The applicant shall provide proof of notification to contiguous or directly across the street property owners as required by ORC Section 519.211.

- (c) The applicant must demonstrate at the time of application that no other existing towers are feasible for co-location, and that no technically suitable and feasible sites are available in a nonresidential district. There shall be an explanation of why co-location is not possible, and why a tower at this proposed site is technically necessary.
- (d) Co-Location. Applicant shall provide a signed statement indicating that the applicant agrees to allow for the potential co-location of other users on the same tower to the extent possible. All co-located and multiple-use telecommunication facilities shall be designed to promote facility and site sharing. Applicant must demonstrate to the satisfaction of the Township that no suitable existing structure is available.
- (e) Setbacks from all platted residential uses and residential districts. All new towers shall be setback from the closest subdivision boundary line for all platted residential subdivisions, and for all non-platted residential districts from the closest residence, a distance of 900 feet.
- (f) Setbacks from all streets and private and public road right of ways. All new towers shall be setback from all road right of ways public and private, a distance of 900 feet.
- (g) Setbacks from all other uses allowable in the zoning district. All new towers shall be setback from any building that is not associated with or accessory to the telecommunications tower facility a distance of 900 feet.
- (h) Any and all base station equipment, accessory structures, buildings, etc. used in conjunction with the tower shall be screened with fencing, masonry, shrubbery or other screening materials.
- (i) The applicant shall notify the Zoning Inspector within 30 days of ceasing operations at the site and shall remove all structures within 120 days of ceasing operations.
- (j) Lighting. Telecommunication towers shall not be artificially lighted unless required by the Federal Aviation Administration or other applicable regulatory authority. If lighting is required, the lighting design that would cause the least disturbance to the surrounding views shall be chosen. All telecommunication facilities shall be unlit except for security lighting, or when authorized personnel are present.
- (k) No advertising or illumination other than that required by law may be located on the structure or on the required screening.
- (l) An inspection report prepared by a qualified engineer licensed by the State of Ohio shall be submitted to the Zoning Office every five (5) years which details the structural integrity of all towers and support structures on the property. The results of such inspections shall be provided to the Logan County Building Regulations Department and Liberty Township Zoning Inspector. Based upon results of an inspection, the Township Trustees may require repair or removal of a communication tower. Any and all necessary repairs to the tower and/or support structures shall be made within a seven (7) day period or the tower and/or structures shall be removed. The tower owner (applicant) is responsible to cover the cost of all inspections, repair and/or removal.
- (m) The unstaffed storage building and/or unit that houses transmitting equipment is considered an accessory use and /or structure. Setbacks for accessory uses/structures will comply with distances in the zoned district of the tower location. These facilities may not include offices, long-term vehicle storage, other outdoor storage, or broadcast studios except for emergency purposes, or other uses that are needed to send or receive transmissions.

- (n) A six (6) foot safety fence with a locked gate surrounding the tower is required. If high voltage is necessary, signs must be posted every twenty (20) feet along the fence saying, “Danger – High Voltage.” The operator must also post “NO Trespassing” signs.

Section 1034 Performance Bond.

- (1) For each telecommunication tower, the owner or operator shall provide to the Township, a surety bond or a bank letter of credit, to assure the Township that the terms and conditions of Section 1033 are performed and complied with, including necessary repairs, including repairs to public highways and roads and the costs and expenses of removal in the event of abandonment.
- (2) The Liberty Township Board of Trustees may draw upon the performance bond to recover any costs, damages, or expenses incurred by the Township, which arise out of the violations of Section 1033 or the abandonment or discontinuance of the use of a tower.

Section 1040 Small Wind Projects less than 5MW. Wind Projects of 5MW or more shall be required to submit an application with the Ohio Power Siting Board (OPSB) at the Public Utilities Commission of Ohio (PUCO) and are required to meet OPSB regulations. Small Wind Projects less than 5MW and used solely for Agriculture will be exempt from these zoning regulations as an Agricultural Use. Any proposed construction, erection, or siting of a small wind project less than 5MW including the wind turbine generator or anemometer or any parts thereof shall be a Permitted Use in the U-1 Rural District, B-1 Service Business District, and M-2 Heavy Manufacturing District and as a Conditional Use in the R-1 Low Density Residential District if the following conditions are met (both as Permitted and Conditional Use):

- A. The maximum height of any turbine shall be 125 ft. For purposes of this Resolution, maximum height shall be considered the total height of the turbine system including the tower, and the maximum vertical height of the turbine’s blades. Maximum height therefore shall be calculated by measuring the length of a prop at maximum vertical rotation to the base of the tower.
- B. Setbacks: the following shall apply in regards to setbacks.
 - 1. Any turbine erected on a parcel of land shall be setback 1.25 times the height of the tower, or established “clear fall zone”, from all road right-of-way lines and neighboring property lines. A turbine shall be erected and placed in such a manner that if it were to fall, whatever direction the fall occurs would be contained solely on the property where the turbine is located at.
- C. Maintenance
 - 1. Wind turbines must be maintained in good working order. The owner shall within 30 days of permanently ceasing operation of a wind turbine, provide written notice of abandonment to the Zoning Inspector. An unused wind turbine or small wind project may stand no longer than 12 months following abandonment. All costs associated with the demolition of the wind turbine and associated equipment shall be borne by the owner. A wind turbine is considered abandoned when it ceases transmission of electricity for 30 consecutive days. Wind turbines that become inoperable for more than 12 months must be removed by the owner within thirty (30) days of issuance of zoning violation. Removal includes removal of all apparatuses, supports, and or other hardware associated with the existing wind turbine.

2. The owner shall notify the Township Zoning Inspector no later than January 31 of every year that the wind energy system is in good working order. These yearly maintenance forms shall be provided for this purpose by the Township Zoning Inspector when the proper permits are filed for the wind energy system.

D. Decibel Levels

1. Decibel levels shall not exceed 70 decibels except during the short-term events of severe wind storms and utility outages. This information shall be included in the engineering report described below in Section II “Zoning Permits” of this document. This information shall be obtained from the manufacturer of the turbine, and all decibel readings, if necessary, shall be taken from the nearest neighboring property line.

E. Wiring and electrical apparatuses:

1. All wires and electrical apparatuses associated with the operation of a wind turbine unit shall be located underground and meet all applicable local, state, and federal codes including the County Building Regulations and Residential Building Code of Ohio.

F. Warning Signs:

1. Appropriate warning signs to address voltage shall be posted (where and meeting sign requirements).

G. Building Permits:

1. All Small Wind Projects and parts thereof shall obtain all applicable Building Permits from the State of Ohio and County Building Regulations where required.

II. Permits

- A. A permit shall be required before construction can commence on an individual wind turbine project.
- B. As part of the permit process, the applicant shall inquire with the County Building Regulations as to whether or not additional height restrictions are applicable due to the unit’s location in relation to any local airports.
- C. Applicant shall then provide the Township Zoning Inspector with the following items and or information when applying for a permit:
 1. Location of all public and private airports in relation to the location of the wind turbine.
 2. An report that shows:
 - a. The total size and height of the unit
 - b. If applicable, the total size and depth of the unit’s foundation structure, as well as soil and bedrock data.
 - c. A list and or depiction of all safety measures that will be on the unit including anti-climb devices, grounding devices, and lightning protection, braking systems, guy wiring & anchors.
 - d. Data specifying the kilowatt size and generating capacity in kilowatts of the particular unit.
 - e. The maximum decibel level of the particular unit. This information shall be obtained from the manufacturer of the turbine unit.

- f. Hazardous materials containment and disposal plan.
- 3. A site drawing showing the location of the unit in relation to existing structures on the property, roads and other public right-of-ways, and neighboring property lines.
- 4. Evidence of established setbacks of 1.25 times the height of the wind turbine and "clear fall zone."
- 5. A maintenance schedule as well as a dismantling plan that outlines how the unit will be dismantled shall be required as part of the permit.

Section 1041 Solar Energy Systems (Less than 50 MW)

A. Accessory Solar Energy Systems

It is the purpose of this regulation to promote the safe, effective, and efficient use of accessory solar energy systems installed to reduce the on-site consumption of utility-supplied electricity. An accessory solar energy system shall be considered a permitted accessory use in any district provided all requirements and regulations as set forth below are met.

No person shall cause, allow or maintain the use of an accessory solar energy system without first having obtained a zoning permit from the zoning inspector.

All accessory solar energy systems shall meet the following requirements:

1. A solar energy system is permitted in all zoning districts as an accessory to a principal use.
2. A solar energy system shall not be used for the generation of power for the sale of energy to other users, although this provision shall not be interpreted to prohibit the sale of excess power generated from time to time to the local utility company.
3. **Roof/Structure mounted solar energy systems:**
 - a. Shall be flush-mounted, or as long as it matches the slope of the roof, shall have a maximum tilt of no more than five (5) percent steeper than the roof pitch on which it is mounted.
 - b. Shall not extend beyond the perimeter (or edge of roof) of the building on which it is located.
 - c. May be mounted to a principal or accessory building.
 - d. Combined height of the solar energy system and building to which it is mounted may not exceed the ridgeline of the roof for hip, gable, and gambrel roofs and may not be taller than eighteen (18) inches above the roofline of a flat roof.
4. **Ground/Pole mounted solar energy systems:**
 - a. Shall be no taller than seventy-five (75) percent of the maximum building height allowed in that zoning district for accessory buildings.
 - b. Shall be permitted in the rear or side yard only.
 - c. Shall be erected within an established clear fall zone.
 - d. The minimum setback distance from the property lines for structures comprising the solar energy systems and all related equipment shall be at least one hundred ten (110) percent of the heights of the solar energy system or at least twenty (20) feet from the nearest property line, whichever is greater.
5. Solar energy systems shall be designed and located in order to prevent reflective glare toward any inhabited structure on adjacent properties as well as adjacent street right of ways.
6. Solar energy systems and all solar energy equipment that are no longer functioning shall be completely removed from the property within six (6) months from the date they are no longer producing electricity, become damaged, discontinued or broken. Any earth disturbance as a result of the removal of the ground mounted solar energy system shall be graded and reseeded within thirty (30) days of removal.

7. In addition to the site plan required for any zoning permit or conditional use permit, the following shall also be submitted at the time of application and shall include:
 - a. Elevation of the proposed solar energy system(s) at maximum tilt.
 - b. Evidence of established setbacks of 1.1 times the height of any structure and “clear fall zone”.
 - c. Proof of notice to the electric company regarding the proposal.

B. Principal Solar Energy Production Facilities

It is the purpose of this regulation to promote the safe, effective and efficient use of principal solar energy production facilities principally designed to produce greater levels of electrical energy, either for consumers with higher energy demand levels or designed primarily to produce energy to be supplied directly to the electrical grid. No Principal Solar Energy Production Facility shall be located in a zoning district where such facilities are not explicitly listed as a permitted or conditionally permitted use.

It is not the purpose of this regulation to regulate a major utility facility, or subsidiary use, as defined by the Ohio Power Siting Board (50 MW or greater). It is also not the purpose of this regulation to regulate public utilities that meet the definitions as stated in the O.R.C. 4905.02 or O.R.C. 4905.03 and the three criteria of O.R.C. 4905.65(B).

Principal Solar Energy Production Facilities are prohibited in any district.

Section 1043 General Conditions for Medical Marijuana Entities. ORC 519.21 and ORC 3796 allow regulation of the location of medical marijuana cultivators, processors, or dispensaries within the unincorporated area of the Township. In the interest of protecting the public health, safety, and general welfare, this section establishes zoning regulations that provide for State-authorized medical marijuana land uses consistent with ORC 519 and ORC 3796.

1. Not an Agricultural Use. Medical marijuana is not considered an “agricultural” use pursuant to ORC 519.21 (D).
2. Zoning Districts. No medical marijuana cultivator, processor, or dispensary shall be located in a zoning district where it is not explicitly listed as a permitted or conditionally permitted use. Furthermore, no cultivator, processor, or dispensary shall be permitted as a home occupation. No medical marijuana cultivator, processor, or dispensary shall be located within a mobile building.

Section 1045 General Conditions for Adult Entertainment Use.

Adult Entertainment Facilities are conditionally permitted within the M-2 Heavy Manufacturing District only, and subject to conditions set forth in the Zoning Resolution Section 1045 and paragraphs 1-9 hereafter set forth.

1. No adult entertainment facility shall be established within one thousand (1,000) feet of any areas zoned for residential use.
2. No adult entertainment facility shall be established within a radius of one thousand five hundred (1,500) feet of any school, library, or teaching facility, whether public or private, governmental or commercial which school, library, or teaching facility is attended by persons under eighteen (18) years of age.
3. No adult entertainment facility shall be established within a radius of one thousand five hundred (1,500) feet of any park or recreational facility attended by persons under eighteen (18) years of age.
4. No adult entertainment facility shall be established within a radius of two thousand (2,000) feet of any other adult entertainment facility.

5. No adult entertainment facility shall be established within a radius of one thousand five hundred (1,500) feet of established church, synagogue, or permanently established place of religious services which is attended by persons under eighteen (18) years of age.
6. No advertisements, displays, or other promotional materials shall be shown or exhibited so as to be visible to the public from pedestrian sidewalks or walkways, or from other areas public or semi-public.
7. All building openings, entries, windows, etc. for adult uses shall be located, covered, or serviced in such a manner as to prevent a view into the interior from any public or semi-public area, sidewalk, or street. For new construction, the building shall be oriented so as to minimize any possibility of viewing the interior from public or semi-public areas.
8. No screens, loudspeakers, or sound equipment shall be used for adult motion picture theatres (enclosed or drive-in) that can be seen or discerned by the public from public or semi-public areas.
9. Off-street parking shall be provided in accordance with the standards for permitted use within M-2 Heavy Manufacturing District.

Section 1050 Family Care Home. ~~Family Care Homes may be permitted as a Conditional Use within an adequately sized unattached residential Dwelling within the M-2 Heavy Manufacturing District subject to the following criteria:~~

- ~~1. No Family Care Home may be permitted unless the agency supervising such a facility satisfies the Board of Zoning Appeals that the home complies with all state and/or local licensing requirements.~~
- ~~2. The home shall not be located closer than one thousand five hundred (1,500) feet to another Family Care Home, Home for Adjustment, Institution, Boarding House, Lodging House, or Group Care Home. Variances of more than ten percent (10%) of this requirement may not be considered.~~
- ~~3. The home shall be reasonably accessible, by reason of location or transportation provided by the operator, to necessary medical, psychiatric, recreational, or other services required by the residents.~~
- ~~4. Every room occupied for sleeping purposes within the home shall contain a minimum of eighty (80) square feet of habitable Floor Area for each occupant.~~
- ~~5. Will not be hazardous or disturbing to existing or officially planned future neighboring Uses from the standpoint of noise, lights, congestion of traffic generation which would be incompatible with the neighborhood environment.~~
- ~~6. The operator or agency applying for the Conditional Use Permit to operate such a facility shall provide the Board of Zoning Appeals with a plan that documents the following:~~
 - ~~a. The operator or agency applying for the Conditional Use Permit shall show the need for the home in relation to the specific clientele served by providing the following information:~~
 - ~~i. The clientele served.~~
 - ~~ii. Location of other like facilities in Logan County.~~
 - ~~iii. Location of essential services for care and daily needs of the clientele served.~~
 - ~~b. A description of program objectives and the nature of other community-based residential social service facilities operated by such operator or agency.~~
 - ~~c. A list of the licensing agencies' standards and the sponsoring agency's standards for the operation of the desired facility.~~
- ~~7. The home shall provide adequate Off-Street parking area for each resident supervisor and/or resident who is permitted to own or operate an automobile.~~
- ~~8. The proposed use of the site as a Family Care Home shall be compatible with the present character of the neighborhood, considering noise, traffic, light, exterior Alterations of the Structure, or other potentially offensive characteristics.~~

- ~~9. Suitable space shall be provided for indoor and/or outdoor recreational activities for the clientele served, based upon generally accepted recreational standards or those specified by the licensing authority.~~
- ~~10. No exterior Alterations of the Structure shall be made which depart from the residential character of the Building. All new structures proposed shall be of compatible residential design with the surrounding neighborhood, to the degree possible.~~
- ~~11. All exterior lighting shall comply with state and/or local requirements.~~
- ~~12. The Conditional Use Permit shall be limited to the operator to whom it is originally issued and is not transferable to any subsequent operator.~~
- ~~13. In its review of each proposed facility, the Board of Zoning Appeals shall make specific finding of fact relative to the following criteria. Specifically the Board shall determine that the proposed facility:~~
 - ~~a. Is in fact a Family Care Home Facility and, if required, is licensed by the appropriate authority to provide such service within the State of Ohio (and the respective jurisdiction).~~
 - ~~b. Is in fact a needed facility in the location proposed, based upon evidence acceptable to the Board of Zoning Appeals. The BZA shall consider acceptable evidence the information requested in 6(a).~~
 - ~~c. Will be designed, constructed, operated and maintained so as to be harmonious and appropriate in appearance with the existing or officially planned Uses of the general vicinity and that such Use will not change the essential character of the same area. In this regard, it does not contribute to a concentration of such facilities in the respective area.~~
 - ~~d. Will not be hazardous or disturbing to existing or officially planned future neighboring Uses from the standpoint of noise, lights, congestion or traffic generation which would be incompatible with the neighborhood environment.~~
 - ~~e. Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer, and schools; or that the persons or agencies responsible for the establishment of the proposed Use shall be able to provide adequately any such services.~~
 - ~~f. Will not involve Uses, activities and conditions of operation that will be detrimental to any persons, property, or the general welfare.~~
 - ~~g. Will have vehicular approaches to the property that shall be so designed as not to create an interference with traffic on surrounding public thoroughfares.~~
 - ~~h. Will not result in the destruction, loss, or damage of a natural, scenic, or historic feature of major importance.~~
- ~~14. The Board of Zoning Appeals may issue a Conditional Use Permit for a period of one (1) year. At the completion of the one (1) year period, the Family Care Home Facility operation shall be reviewed by the Board of Zoning Appeals. The Board of Zoning Appeals may extend the Conditional Use or deny the Conditional Use.~~
- ~~15. These regulations do not apply to Foster Homes as defined in Article II "Definitions".~~

Section 1051 Group Care Homes. ~~Group Care Homes may be permitted as a Conditional Use within an adequately sized unattached residential Dwelling within M-2 Heavy Manufacturing District subject to the following criteria:~~

- ~~1. No Group Home may be permitted unless the agency supervising such a facility satisfies the Board of Zoning Appeals that the home complies with all state and/or local licensing requirements.~~
- ~~2. The home shall not be located closer than one thousand five hundred (1,500) feet to another Group Care Home, Family Care Home, Home for Adjustment, Institution, Boarding House,~~

~~Lodging House. Variances of more than ten percent (10%) of this requirement may not be considered.~~

- ~~3. The home shall be reasonably accessible, by reason of location or transportation provided by the operator, to necessary medical, psychiatric, recreational, or other services required by the residents.~~
- ~~4. Every room occupied for sleeping purposes within the home shall contain a minimum of eighty (80) square feet of habitable Floor Area for each occupant.~~
- ~~5. Will not be hazardous or disturbing to existing or officially planned future neighboring Uses from the standpoint of noise, lights, congestion of traffic generation which would be incompatible with the neighborhood environment.~~
- ~~6. The operator or agency applying for the Conditional Use Permit to operate such a facility shall provide the Board of Zoning Appeals with a plan that documents the following:~~
 - ~~a. The operator or agency applying for the Conditional Use Permit shall show the need for the home in relation to the specific clientele served by providing the following information:~~
 - ~~i. The clientele served.~~
 - ~~ii. Location of other like facilities in Logan County.~~
 - ~~iii. Location of essential services for care and daily needs of the clientele served.~~
 - ~~b. A description of program objectives and the nature of other community-based residential social service facilities operated by such operator or agency.~~
 - ~~c. A list of the licensing agencies' standards and the sponsoring agency's standards for the operation of the desired facility.~~
- ~~7. The home shall provide adequate Off-Street parking area for each resident supervisor and/or resident who is permitted to own or operate an automobile.~~
- ~~8. The proposed use of the site as a group care home shall be compatible with the present character of the neighborhood, considering noise, traffic, light, exterior Alterations of the Structure, or other potentially offensive characteristics.~~
- ~~9. Suitable space shall be provided for indoor and/or outdoor recreational activities for the clientele served, based upon generally accepted recreational standards or those specified by the licensing authority.~~
- ~~10. No exterior Alterations of the Structure shall be made which depart from the residential character of the Building. All new structures proposed shall be of compatible residential design with the surrounding neighborhood, to the degree possible.~~
- ~~11. All exterior lighting shall comply with state and/or local requirements.~~
- ~~12. The Conditional Use Permit shall be limited to the operator to whom it is originally issued and is not transferable to any subsequent operator.~~
- ~~13. In its review of each proposed facility, the Board of Zoning Appeals shall make specific finding of fact relative to the following criteria. Specifically the Board shall determine that the proposed facility:~~
 - ~~a. Is in fact a Group Care Home Facility and, if required, is licensed by the appropriate authority to provide such service within the State of Ohio (and the respective jurisdiction).~~
 - ~~b. Is in fact a needed facility in the location proposed, based upon evidence acceptable to the Board of Zoning Appeals as provided in 6(a).~~
 - ~~c. Will be designed, constructed, operated and maintained so as to be harmonious and appropriate in appearance with the existing or officially planned Uses of the general vicinity and that such Use will not change the essential character of the same area. In this regard, it does not contribute to a concentration of such facilities in the respective area.~~

- ~~d. Will not be hazardous or disturbing to existing or officially planned future neighboring Uses from the standpoint of noise, lights, congestion or traffic generation which would be incompatible with the neighborhood environment.~~
- ~~e. Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer, and schools; or that the persons or agencies responsible for the establishment of the proposed Use shall be able to provide adequately any such services.~~
- ~~f. Will not involve Uses, activities and conditions of operation that will be detrimental to any persons, property, or the general welfare.~~
- ~~g. Will have vehicular approaches to the property that shall be so designed as not to create an interference with traffic on surrounding public thoroughfares.~~
- ~~h. Will not result in the destruction, loss, or damage of a natural, scenic, or historic feature of major importance.~~
- 14. The Board of Zoning Appeals may issue a Conditional Use Permit for a period of one (1) year. At the completion of the one (1) year period, the Group Care Home Facility operation shall be reviewed by the Board of Zoning Appeals. The Board of Zoning Appeals may extend the Conditional Use or deny the Conditional Use.
- 15. These regulations do not apply to Foster Homes as defined in Article II "Definitions".

Section 1052 Home for Adjustment. A Home for Adjustment may be permitted as a Conditional Use within an adequately sized unattached residential Dwelling within M-2 Heavy Manufacturing District subject to the following criteria:

- 1. No Home for Adjustment may be permitted unless the agency supervising such a facility satisfies the Board of Zoning Appeals that the home complies with all state and/or local licensing requirements.
- 2. The home shall not be located closer than one thousand five hundred (1,500) feet to another Home for Adjustment, Family Care Home, Institution, Boarding House, Lodging House or Group Care Home. Variances of more than ten percent (10%) of this requirement may not be considered.
- 3. The home shall be reasonably accessible, by reason of location or transportation provided by the operator, to necessary medical, psychiatric, recreational, or other services required by the residents.
- 4. Every room occupied for sleeping purposes within the home shall contain a minimum of eighty (80) square feet of habitable Floor Area for each occupant.
- 5. Will not be hazardous or disturbing to existing or officially planned future neighboring Uses from the standpoint of noise, lights, congestion of traffic generation which would be incompatible with the neighborhood environment.
- 6. The operator or agency applying for the Conditional Use Permit to operate such a facility shall provide the Board of Zoning Appeals with a plan that documents the following:
 - a. The operator or agency applying for the Conditional Use Permit shall show the need for the home in relation to the specific clientele served by providing the following information:
 - i. The clientele served.
 - ii. Location of other like facilities in Logan County.
 - iii. Location of essential services for care and daily needs of the clientele served.
 - b. A description of program objectives and the nature of other community-based residential social service facilities operated by such operator or agency.
 - c. A list of the licensing agencies' standards and the sponsoring agency's standards for the operation of the desired facility.

7. ~~The home shall provide adequate Off-Street parking area for each resident supervisor and/or resident who is permitted to own or operate an automobile.~~
8. ~~The proposed use of the site as a Home For Adjustment shall be compatible with the present character of the neighborhood, considering noise, traffic, light, exterior Alterations of the Structure, or other potentially offensive characteristics.~~
9. ~~Suitable space shall be provided for indoor and/or outdoor recreational activities for the clientele served, based upon generally accepted recreational standards or those specified by the licensing authority.~~
10. ~~No exterior Alterations of the Structure shall be made which depart from the residential character of the Building. All new structures proposed shall be of compatible residential design with the surrounding neighborhood, to the degree possible.~~
11. ~~All exterior lighting shall comply with state and/or local requirements.~~
12. ~~The Conditional Use Permit shall be limited to the operator to whom it is originally issued and is not transferable to any subsequent operator.~~
13. ~~In its review of each proposed facility, the Board of Zoning Appeals shall make specific finding of fact relative to the following criteria. Specifically the Board shall determine that the proposed facility:~~
 - a. ~~Is in fact a Home for Adjustment Facility and, if required, is licensed by the appropriate authority to provide such service within the State of Ohio (and the respective jurisdiction).~~
 - b. ~~Is in fact a needed facility in the location proposed, based upon evidence acceptable to the Board of Zoning Appeals as provided in 6(a).~~
 - c. ~~Will be designed, constructed, operated and maintained so as to be harmonious and appropriate in appearance with the existing or officially planned Uses of the general vicinity and that such Use will not change the essential character of the same area. In this regard, it does not contribute to a concentration of such facilities in the respective area.~~
 - d. ~~Will not be hazardous or disturbing to existing or officially planned future neighboring Uses from the standpoint of noise, lights, congestion or traffic generation which would be incompatible with the neighborhood environment.~~
 - e. ~~Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer, and schools; or that the persons or agencies responsible for the establishment of the proposed Use shall be able to provide adequately any such services.~~
 - f. ~~Will not involve Uses, activities and conditions of operation that will be detrimental to any persons, property, or the general welfare.~~
 - g. ~~Will have vehicular approaches to the property that shall be so designed as not to create an interference with traffic on surrounding public thoroughfares.~~
 - h. ~~Will not result in the destruction, loss, or damage of a natural, scenic, or historic feature of major importance.~~
14. ~~The Board of Zoning Appeals may issue a Conditional Use Permit for a period of one (1) year. At the completion of the one (1) year period, the Home for Adjustment Facility operation shall be reviewed by the Board of Zoning Appeals. The Board of Zoning Appeals may extend the Conditional Use or deny the Conditional Use.~~
15. ~~These regulations do not apply to Foster Homes as defined in Article II "Definitions"~~

Section 1053 Institution: ~~A Institution may be permitted as a Conditional Use within an adequately sized unattached residential Dwelling within the M-2 Heavy Manufacturing District subject to the following criteria:~~

1. ~~No Institution may be permitted unless the agency supervising such a facility satisfies the Board of Zoning Appeals that the Institution complies with all state and/or local licensing requirements.~~
2. ~~The Institution shall not be located closer than one thousand five hundred (1,500) feet to another Institution, Family Care Home, Home for Adjustment, Boarding House, Lodging House, or Group Care Home. Variances of more than ten percent (10%) of this requirement may not be considered.~~
3. ~~The institution shall be reasonably accessible, by reason of location or transportation provided by the operator, to necessary medical, psychiatric, recreational, or other services required by the residents.~~
4. ~~Every room occupied for sleeping purposes within the institution shall contain a minimum of eighty (80) square feet of habitable Floor Area for each occupant.~~
5. ~~Will not be hazardous or disturbing to existing or officially planned future neighboring Uses from the standpoint of noise, lights, congestion of traffic generation which would be incompatible with the neighborhood environment.~~
6. ~~The operator or agency applying for the Conditional Use Permit to operate such a facility shall provide the Board of Zoning Appeals with a plan that documents the following:~~
 - a. ~~The operator or agency applying for the Conditional Use Permit shall show the need for the home in relation to the specific clientele served by providing the following information:~~
 - i. ~~The clientele served.~~
 - ii. ~~Location of other like facilities in Logan County.~~
 - iii. ~~Location of essential services for care and daily needs of the clientele served.~~
 - b. ~~A description of program objectives and the nature of other community-based residential social service facilities operated by such operator or agency.~~
 - c. ~~A list of the licensing agencies' standards and the sponsoring agency's standards for the operation of the desired facility.~~
7. ~~The institution shall provide adequate Off-Street parking area for each resident supervisor and/or resident who is permitted to own or operate an automobile.~~
8. ~~The proposed use of the site as an institution care home shall be compatible with the present character of the neighborhood, considering noise, traffic, light, exterior Alterations of the Structure, or other potentially offensive characteristics.~~
9. ~~Suitable space shall be provided for indoor and/or outdoor recreational activities for the clientele served, based upon generally accepted recreational standards or those specified by the licensing authority.~~
10. ~~No exterior Alterations of the Structure shall be made which depart from the residential character of the Building. All new structures proposed shall be of compatible residential design with the surrounding neighborhood, to the degree possible.~~
11. ~~All exterior lighting shall comply with state and/or local requirements.~~
12. ~~The Conditional Use Permit shall be limited to the operator to whom it is originally issued and is not transferable to any subsequent operator.~~
13. ~~In its review of each proposed facility, the Board of Zoning Appeals shall make specific finding of fact relative to the following criteria. Specifically the Board shall determine that the proposed facility:~~
 - a. ~~Is in fact an Institution and, if required, is licensed by the appropriate authority to provide such service within the State of Ohio (and the respective jurisdiction).~~
 - b. ~~Is in fact a needed facility in the location proposed, based upon evidence acceptable to the Board of Zoning Appeals as provided in 6(a)~~
 - c. ~~Will be designed, constructed, operated and maintained so as to be harmonious and appropriate in appearance with the existing or officially planned Uses of the general vicinity and that such Use will not change the essential character of the same area.~~

~~In this regard, it does not contribute to a concentration of such facilities in the respective area.~~

- ~~d. Will not be hazardous or disturbing to existing or officially planned future neighboring Uses from the standpoint of noise, lights, congestion or traffic generation which would be incompatible with the neighborhood environment.~~
 - ~~e. Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer, and schools; or that the persons or agencies responsible for the establishment of the proposed Use shall be able to provide adequately any such services.~~
 - ~~f. Will not involve Uses, activities and conditions of operation that will be detrimental to any persons, property, or the general welfare.~~
 - ~~g. Will have vehicular approaches to the property that shall be so designed as not to create an interference with traffic on surrounding public thoroughfares.~~
 - ~~h. Will not result in the destruction, loss, or damage of a natural, scenic, or historic feature of major importance.~~
- 14. ~~The Board of Zoning Appeals may issue a Conditional Use Permit for a period of one (1) year. At the completion of the one (1) year period, the Institution Facility operation shall be reviewed by the Board of Zoning Appeals. The Board of Zoning Appeals may extend the Conditional Use or deny the Conditional Use.~~**
- 15. ~~These regulations do not apply to Foster Homes as defined in Article II "Definitions".~~**

Section 1060 Fences, Walls, and Hedges. Notwithstanding other provisions of this resolution, fences, walls, and hedges may be permitted in any yard within the bounds of a property, provided that no fence, wall, or hedge exceeds a height of six (6) feet in any yard. No fence, wall, or hedge shall be closer than fifteen (15) feet from the edge of any public roadway, and shall not extend into the road right-of-way. Any fence, wall, or hedge that complies with the above language yet impedes vision necessary for safe vehicular travel shall not be permitted, as determined by the Zoning Inspector.

Section 1062 Agritourism. In addition to the procedure and requirement for approval of conditional use permits, as stated in Section 560, the Board of Zoning Appeals shall direct the Zoning Inspector to issue a conditional use permit listing the specific conditions specified by the Board for approval if the following conditions have been met:

I. Conditions

- A. Evidence that the farm on which the agritourism operation is proposed is ten (10) acres or more in area shall be provided. If such farm is less than ten (10) acres, evidence shall be provided that such farm is currently enrolled in the Current Agricultural Use Value (CAUV) program or produces an average yearly gross income of at least twenty-five hundred dollars (\$2,500) from agricultural production.**
- B. The educational, entertainment, historical, cultural and/or recreational relationship of the agritourism operation to the existing agricultural use of the property, the surrounding agricultural community, and/or the relationship of the agritourism activity to agriculture in general shall be identified.**
- C. A site plan of the property illustrating all structures to be used for agritourism activities, setbacks from property lines for all structures and any existing or proposed well and/or on-site wastewater disposal system area(s) on the property shall be submitted.**
 - 1. The size and setback for any structure used primarily for agritourism activities shall be in conformance with the requirements of the applicable zoning district, listed in the Official Schedule of District Regulations.**

- D. Off-street parking in accordance with size requirements in Article XI Off-Street Parking and Loading Requirements shall be provided.**
 - 1. Additionally, off-street parking 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.**
- E. Safe and adequate ingress and egress shall be maintained at all times.**
- F. The applicant shall provide data establishing the seasons and weeks of operation, and the hours of operation. The Conditional Use Permit shall clearly state these parameters.**
- G. Sales are limited to agricultural products meeting the criteria of products incident to the agricultural production and specific supporting products related to the agricultural tourism purpose such as animal feed pellets, U-Pick containers, etc...**

ARTICLE XI OFF-STREET PARKING AND LOADING REQUIREMENTS

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 Resolution.
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 Resolution 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 Resolution is enlarged to the extent of fifty (50) percent or more in floor area, 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 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 Resolution.

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 a 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 circulation areas, shall be improved with such material to provide a durable and dust-free surface.

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, industrial or institutional 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 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..... if located on an adjoining lot, unless separated by an acceptably designed screen. In no case shall any part of a parking area be closer than four (4) feet to any established road 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 (17½) feet for sixty (60) degree parking and thirteen (13) feet for forty-five (45) degree parking.

Section 1130 Parking Space Requirements. For the purpose of this Resolution, the following parking space requirements shall apply:

<u>TYPE OF USE</u>	<u>PARKING SPACES REQUIRED</u>
Single family or two family dwelling	Two for each unit
Apartments, or multi-family dwellings	Two for each unit
Manufactured Home (not permanently sited) and/or Mobile Homes	Two for each unit
Outdoor swimming pools, public or	One for each 5 persons capacity plus one for each 4 seats

community or club	or one for each 30 sq. ft. floor area used for seating purposes whichever is greater
Retail establishments	One for each 250 sq. ft. of floor area
Offices, public or professional, administration or service buildings	One for each 400 sq. ft. of floor area
All other types of businesses or commercial uses permitted in any district	One for each 300 sq. ft. of floor area
Churches	One for each 5 seats
All types of manufacturing, storage and wholesale uses	One for every 2 employees on the largest shift for which the building is designed.

Section 1131 General Interpretations. In the interpretation of this Article, the following rules shall given:

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 Intent. The purpose of this Article is to promote and protect the public health, welfare and safety by regulating existing and proposed outdoor advertising, outdoor advertising signs and outdoor signs of all types. It is intended to protect property values, create a more attractive economic and business climate, enhance and to protect the physical appearance of the township.

Section 1201 Governmental Signs Excluded. For the purpose of this Resolution "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. Any illuminated sign or lighting device shall employ only light emitting a light of constant intensity, and no sign shall be illuminated by or contain flashing, intermittent, rotating or moving light or lights. In no event shall an illuminated sign or lighting device be placed or directed so as to permit the beams and illumination there from to be directed or beamed upon a public thoroughfare so as to cause glare or reflection that may constitute a traffic hazard or nuisance;
2. All wiring, fittings and materials used in the construction, connection and operation of electrically illuminated signs shall be in accordance with the provisions of the local electric code in effect, if any;
3. No sign shall be placed on the roof of any building.
4. 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;
5. 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.,
6. 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;
7. All signs hung and erected shall be plainly marked with the name of the person, firm or corporation responsible for maintaining the sign.
8. Should any sign be or become unsafe or be in danger of falling, the owner thereof of 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;
9. No sign shall be placed in any public right-of-way except publicly-owned signs, such as traffic control signs and directional signs. 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 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 (2) feet by three (3) 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 1211 Signs Permitted in any District Requiring a Permit.

1. Signs or bulletin boards customarily incidental to places of worship, social clubs or societies, which signs or bulletin boards shall not exceed fifteen (15) square feet in area and which shall be located on the premises of such institution;
2. Any sign advertising a commercial enterprise, including real estate developers or subdivider's in a district zoned residential shall not exceed twelve (12) square feet in area and shall advertise only the names of the owners, trade names, products sold and/or the business or activity conducted on the premises where such sign is located.

Section 1220 Temporary Signs. 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 Section 1240-1243 and, in addition, such other standards deemed necessary to accomplish the intent of this Article as stated in Section 1200.

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) sq. feet and located not closer than ten (10) feet to any street (road) right-of-way line and not closer than thirty (30) 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 1222 Wall Signs Pertaining to Non-Conforming Uses. On-premises wall signs pertaining to a non-conforming use shall be permitted on the same premises of such use, provided the area of such sign does not exceed twelve (12) square feet.

Section 1230 Political Signs. No political sign shall be posted in any place or 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 s-hall remove such material within two weeks 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 ten

(10) feet. No off-premises sign shall be erected in front of the required setback line for the appropriate zoning district and shall not exceed 600 square feet in area.

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 (k) foot but need not exceed one hundred (100) feet.

Section 1243 Setbacks for Public and Quasipublic Signs. Real estate signs and bulletin boards for a church, school or any other public or quasi-public use may be erected not less than ten (10) feet from the established right-of-way line of any street or highway provided such sign or bulletin board does not obstruct traffic visibility at street or highway intersections.

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, constructs or maintained in violation of any of the terms of this Resolution, the Zoning Inspector shall notify in writing the owner or lessee thereof to alter such sign so as to comply with this Resolution. 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 Resolution.

ARTICLE XIII MANUFACTURED **AND/OR** MOBILE HOMES INDIVIDUALLY

Section 1341 Manufactured Homes **Not Permanently Sited and/or Mobile Homes Individually.** The following requirements shall apply to **manufactured homes (not permanently sited) and/or** mobile home dwellings that are placed upon an individual lot in any district as a conditional use.

1. Individual manufactured homes **(not permanently sited) and/or mobile homes** shall have, using accepted industry measurement standards, a minimum area of nine hundred (1,000) square feet of floor area.
2. The manufactured **home's (not permanently sited) and/or mobile** home's tongue(s), axle(s) and wheels shall be removed and the home attached to a permanent concrete foundation which is below the frost line and is in accordance with the county auditor's current requirement for real estate tax purposes.
- ~~3. The manufactured 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 manufactured home shall be landscaped with lawn and shrubbery within one hundred sixty (160) days after its placement.~~
3. Will be designed, constructed, skirted, 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.

The Board of Zoning Appeals may set other conditions which it deems appropriate.

Passed: _____

Chairperson, Township Trustees

Attest: _____
Clerk, Township Trustees

Approved

AMENDED: _____
(Date)

AMENDED: _____
(Date)

AMENDED: _____
(Date)

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(Date)

LIBERTY TOWNSHIP
LOGAN COUNTY, OHIO

ZONING CODE

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PREAMBLE

A RESOLUTION OF THE TOWNSHIP OF LIBERTY, LOGAN COUNTY, OHIO, ENACTED IN ACCORDANCE WITH A COMPREHENSIVE PLAN AND THE PROVISIONS OF CHAPTER 519, OHIO REVISED CODE, DIVIDING THE TOWNSHIP 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 RIGHTS-OF-WAY: PROVIDING THE COMPATIBILITY OF DIFFERENT LAND USES AND THE MOST APPROPRIATE USE OF LAND; PROVIDING FOR THE ADMINISTRATION OF THIS RESOLUTION AS PROVIDED HEREFTER, AND PRESCRIBING PENALTIES FOR THE VIOLATION OF THE PROVISIONS IN THIS RESOLUTION 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 RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWNSHIP OF LIBERTY, LOGAN COUNTY, OHIO.

ARTICLE I TITLE, INTERPRETATION, AND ENACTMENT

Section 100 Title. This Resolution shall be known and may be cited to as the "Zoning resolution of the Township of Liberty, Logan County, Ohio".

Section 101 Use of land or buildings for agricultural purposes not affected. The use of land or buildings for agricultural purposes are not affected by this Resolution and no zoning certificate shall be required for any such building or structure or use of land. Residential dwellings do require a permit however.

Section 110 Provisions of Resolution Declared to be Minimum Requirements. In their interpretation and application, the provisions of this Resolution 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 Resolution 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 provision of this Resolution be declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the Resolution as a whole, or any part thereof other than the part so declared to be unconstitutional or invalid.

Section 130 Replacement of Existing Resolution, Effective Date. The existing Resolution shall, upon adoption of this Resolution, be replaced by this Resolution and this Resolution shall have full force and effect. This Resolution 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 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 include farming; ranching; 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.

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

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

Alley. See Thoroughfare

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. 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.

Chassis. The steel undercarriage supporting framework to which a dwelling is attached.

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,

Corner Lot. See Lot Types

Cul-de-Sac. See Thoroughfare

Dead-end Street. See Thoroughfare

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 house trailer or mobile home as defined hereafter) 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, Industrialized Unit. 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 units installed 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 or mobile home as defined herein.

Dwelling, Manufactured Home. A non self-propelled 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. 5415, 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, Mobile Home. A non-self-propelled building unit or assembly of closed construction that is fabricated in an off-site facility, built on a permanent movable chassis which is 8 feet or more in width and more than 35 feet in length, which when erected on site is 320 or more square feet, that is transportable in one or more sections and which does not qualify as a manufactured home or industrialized unit as defined herein.

Dwelling, Multi-Family. A dwelling consisting of two or more dwelling units including condominiums with varying arrangements of entrances and party walls.

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.

Dwelling, Single-Family. Detached, individual dwelling units, which accommodate one family living as one housekeeping unit. The type of construction of such units shall conform to the applicable building

code, or be classified as an Industrialized Unit under the Ohio Basic Building Code, or conform to the Ohio Revised Code (ORC 519.212) definition of permanently-sited manufactured housing, as follows:

Permanently-Sited Manufactured Housing must:

- a. Be constructed pursuant to the HUD Code (Manufactured Housing Construction and Safety Standards Act of 1974, 42 U.S.C.A. 88 stat.700, 5401 and 5403) after January 1, 1995;
- b. Have a permanent label or tag attached to it as specified in 42 U.S. C.A. 5415, certifying compliance with all federal construction and safety standards;
- c. Be attached to a permanent frost-free foundation meaning permanent masonry, concrete, or a locally approved footing or foundation (slab, crawl space foundation or full foundation), and connected to appropriate utilities;
- d. Excluding any additions, have a width of at least 22 feet and a length of at least 22 feet, as manufactured;
- e. Have a total living area of 1,000 square feet, excluding garages, porches, or attachments;
- f. Have a conventional residential siding (i.e. lap, clapboard, shake, masonry, vertical natural materials), a 6-inch minimum eave overhang, and a minimum "A" roof pitch of 3:12;
- g. Have removed its indicia of mobility (temporary axles, trailer tongue, running lights) upon placement upon its foundation;
- h. Meet all applicable zoning requirements uniformly imposed on all single-family dwellings in the particular district (excepting contrary requirements for minimum roof pitch and requirements that do not comply with HUD code standards for manufactured housing);
- i. And, is not located in a manufactured home park as defined by ORC 3733.01.

Easement. Authorization by a property owner for the use by another, and for a specified purpose, of any designated part of his property.

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, communication, 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.

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, meat processing plants' and similar activities.

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 Resolution.

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, or any other land used, 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 1,000 feet of the nearest edge of the right-of-way of a highway or street.

Kennel. 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 Resolution 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 provided 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 consist 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 of 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 at the street or road right-of-way line. For the purpose of determining yard requirements on corner lots and through lots, all sides of a lot adjacent to street or road right-of-way lines shall be considered frontage, and yards shall be provided as indicated under “Yards” in this section. Also, see Lot Measurements, Width.

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 street or road right-of-way line, except on cul-de-sac streets (roads) where it is measured at the setback line. Also see Lot Frontage.

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 Resolution 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 points 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 Board of county Commissioners indicating the general location recommended for arterial, collector, and local thoroughfares within the appropriate jurisdiction.

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 operations; 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.

Mining, Commercial Quarries, Sand and Gravel Pits. Any mining, quarrying or processing of limestone, clay, sand and gravel or other mineral resources. Also referred to as mineral extraction.

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 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.

Nursery, Tree and Plant. A place where young trees or other plants are raised for transplanting and/or for sale.

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.

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.

Orchards. An area of land devoted to the cultivation and sale of fruit trees and the sale of the fruit there from.

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.

Public Service Facility. The erection, construction, alteration, operation, or maintenance of buildings, power plants, or substations, water treatment plants or pumping station, 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 governmental agency, including the furnishing of electrical, gas, rail transport, communication, public or private water and sewage service and sanitary landfills, but 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: Golf Courses, Bowling Alleys, Swimming Pools, tourist attractions, etc.

Recreation, Non-commercial. Any business which is operated as a recreational enterprise, either publicly or privately owned, for nonprofit. Examples include, but are not limited to: fishing areas, parks, archery ranges, ballparks, 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 by the topography or treatment) such as grade separation, landscaped areas, viaducts, 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.

Service Station. Any building, structure, or land used for the dispensing and sale at retail of any automobile fuels, oils, or accessories, including lubrication of automobiles and replacement or installation of minor parts and accessories but not including major repair work.

Setback Line. A line established by the Zoning Resolution generally parallel with and measured from the lot line, defining 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 sign, 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.

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

Supply Yards. A commercial establishment storing and offering for sale building supplies, steel supplies, coal, heavy equipment, feed and grain, and similar goods.

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. Farm ponds are exempt from this definition,

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.

Telecommunication Tower. Any structure with radio frequency transmission or reception equipment attached that is free standing or is to be connected to a building or other structure. A telecommunication tower shall meet all of the following conditions:

- a. It is constructed on or after October 31, 1996;
- b. It is owned or principally used by a public utility engaged in the provision of telecommunication services;
- c. It is a free standing structure or is attached to another building or structure and is higher than the maximum allowable height permitted in the zoning district in which it is located.

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. Alley. A minor street used primarily for vehicular service access to the back or side of properties abutting on another street.
2. 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.
3. Collector Street. A thoroughfare, whether within a residential, industrial, 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.
4. 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.

5. Dead-end Street. A street temporarily having only one (1) outlet for vehicular -traffic and intended to be extended or continued in the future.
6. Local Street. A street primarily for providing access to residential or other abutting property.
7. 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.
8. 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).

Through Lot. See Lot types

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.

Transport Terminals. Any business, structure or premise which primarily receives or distributes goods.

Transportation, Director of. The Director of the Ohio Department of Transportation.

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.

Veterinary Animal Hospital or Clinic. A place used for the care, grooming, diagnosis, and treatment of sick, ailing, infirm, or injured animals, and those who are in need of medical or surgical attention, and may include overnight accommodations on the premises for the treatment, observation and/or recuperation. It may also include boarding that is incidental to the primary activity.

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 therefore, issued by the Zoning Inspector. Zoning permits shall be issued only in conformity with the provisions of this Resolution unless the Zoning Inspector receives a written order from the Board of Zoning Appeals deciding an appeal, conditional use, or variance as provided by this Resolution.

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 six months or substantially completed within one and one-half (1-1/2) 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 Resolution.

Section 302 Approval of Zoning Permit. Within ten (10) days after the receipt of an application, the Zoning Inspector shall either approve or disapprove the application in conformance with the provisions of this Resolution. All zoning permits shall, however, be conditional upon the commencement of work within six months. 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 Resolution.

Section 303 Submission to Director of Transportation. Before any zoning permit is issued affecting any land within three-hundred (300) feet of the centerline of a proposed new highway or a highway for which changes are proposed as described in the certification to local officials by the Director of Transportation, or any land within a radius of five-hundred (500) feet from the point of intersection of said centerline with any public road or highway, the Zoning Inspector shall give notice, by registered mail to the Director of Transportation, that he shall not issue a zoning permit 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 Zoning Inspector that he shall proceed to acquire the land needed, then the Zoning Inspector shall refuse to issue the zoning permit. If the Director of Transportation notifies the Zoning Inspector 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 Zoning Inspector shall, if the application is in conformance with all provisions of this Resolution issue the zoning permit.

Section 304 Expiration of Zoning Permit. If the work described in any zoning permit has not begun within six months 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 one and one-half (1½) 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. Extensions, if granted, shall be in six months increments, not to exceed one and one-half (1½) years.

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 Resolution.

Section 311 Temporary Certificate of Occupancy. A temporary certificate of occupancy may be issued 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 violation of this Resolution and punishable under Section 350 of this Resolution.

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 violation of this Resolution and punishable as provided in Section 350 of this Resolution.

Section 340 Complaints Regarding Violations. Whenever a violation of this Resolution 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 Resolution.

Section 350 Penalties for Violation. Violation of the provisions of this Resolution or failure to comply with any of its requirements, including violations of conditions and safeguards established in various sections of this Resolution shall constitute a misdemeanor. Any person who violates this Resolution 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 Board of Township Trustees from taking such other lawful action as is necessary to prevent or remedy any violation.

Section 360 Schedule of Fees, Charges, and Expenses. The Board of Township Trustees shall by Resolution 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 Resolution 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 Township Trustees. 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 Resolution or future amendments 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 Resolution was passed or amended, but which would be prohibited, regulated, or restricted under the terms of this Resolution or future amendments. It is the intent of this Resolution to permit these non-conformities to continue until they are removed or discontinued. It is further the intent of this Resolution 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 Resolution 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 Resolution 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 Resolution 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 Resolution 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 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 may be erected on any single lot of record at effective date of adoption or amendment of this Resolution notwithstanding limitations imposed by other provisions of this Resolution. 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 Article 9 and 10 of this Resolution other than lot area or lot width shall be obtained only through action of the Board of Zoning Appeals as provided in Section 540 through 549. However, if at sometime a lot was created and recorded that did not meet the minimum requirements in effect at the time of creation and recording of the lot, then said lot shall not be built upon.

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 Resolution 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 Resolution and no portion of said parcel shall be used or sold in a manner which diminished compliance with lot width and area requirements established by this Resolution, nor shall any division of any parcel be made which creates a lot with a width or area below the requirements stated in this Resolution.

Section 440 Non-Conforming Uses of Land. Where, at the time of adoption of this Resolution lawful uses of land exist which would not be permitted by the regulations imposed by this Resolution, 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 Resolution.
2. No such 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 Resolution.
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 Resolution for the district in which such land is located.

4. No additional structure not conforming to the requirements of this Resolution shall be erected in connection with such nonconforming use of land.

Section 450 Non-Conforming Structures. Where a lawful structure exists at the effective date of adoption or amendment of this Resolution that could not be built under the terms of this Resolution 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 increases 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 Resolution that would not be allowed in the district under the terms of this Resolution, the lawful use may be continued so long as it remains otherwise lawful, subject to the following provisions:

1. No existing structure devoted to a use not permitted by this Resolution 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 Resolution; 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 Resolution.
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 except as stated in Section 450 paragraph 2.

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 Resolution shall not be deemed a nonconforming 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 Board of Township Trustees shall administer and enforce this Resolution. He may be provided with the assistance of such other persons as the Trustees may direct.

Section 501 Duties of Zoning Inspector. For the purpose of this Resolution, the Zoning Inspector shall have the following duties:

1. Upon finding that any of the provisions of this Resolution 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 Resolution to ensure compliance with or to prevent violation(s) of this Resolution. 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 Zoning Commission. The Commission shall adopt rules necessary to the conduct of its affairs in keeping with the provisions of this Resolution. Meetings shall be held at the call of the chairperson 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 Zoning Commission and its Duties. A township zoning commission is hereby created, which shall consist of five (5) members to be appointed by the Board of Township Trustees each for a term of five (5) years, except that the initial appointments shall be one (1), two (2), three (3), four (4) and five (5) year terms. Each member shall be a resident of the unincorporated area of the township.

The Board of Township Trustees may appoint two alternate members to the zoning commission for terms to be determined by the Board of Township Trustees. An alternate member shall take the place of an absent regular member at any meeting of the zoning commission. An alternate member shall meet the same appointment criteria as a regular member. Members of the commission may be removed from office by the Trustees for cause upon written charges and after public hearing. Vacancies shall be filled by appointment by the Trustees for the unexpired term of the member affected.

The commission shall have the following duties: (1) Initiate proposed amendments to this Resolution; and (2) Review all proposed amendments to this Resolution in accordance with 519.12 of the Ohio Revised Code.

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 Board of Township Trustees each for a term of five (5) years, except that the initial appointments shall be one (1), two (2), three (3), four (4) and five (5) year terms. Each member shall be a resident of the unincorporated area of the township.

The Board of Township Trustees may appoint two alternate members to the Board of Appeals for terms to be determined by the Board of Township Trustees. An alternate member shall take the place of an absent regular member at any meeting of the Board of Appeals. An alternate member shall meet the same appointment criteria as a regular member. Members of the Board may be removed from office by the Trustees for cause upon written charges and after public hearing. Vacancies shall be filled by appointment by the trustees 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 Resolution. Meetings shall be held at the call of the chairperson and at such other times as the Board may determine. The chairperson, or in his absence the acting chairperson, 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 Resolution, 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 three (3) 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 Resolution or to effect any variation in the application of this Resolution. For the purpose of this Resolution 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 Resolution as will not be contrary to the public interest, where, owing to the special conditions, a literal enforcement of this Resolution will result in unnecessary hardship, and so that the spirit of this Resolution 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 Resolution.

Section 530 Duties of Zoning Inspector, Board of Zoning Appeals, Legislative Authority and Courts on Matters of Appeal. It is the intent of this Resolution 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 Resolution that the duties of the Township Trustees in connection with this Resolution 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 Resolution. Under this Resolution the Township Trustees shall have only the duties of considering and adopting or rejecting proposed amendments or the repeal of this Resolution as provided by law; and of establishing a schedule of fees and charges as stated in Section 360 of this Resolution. Nothing in this Resolution shall be interpreted to prevent any official of the Township 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 Sections 541-549, inclusive, of this Resolution. 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 Resolution may be taken by any person aggrieved or by any officer or bureau of the legislative authority of the Township affected by any decision of the Zoning Inspector. Such appeal shall be taken within twenty (20) 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 Resolution as will not be contrary to the public interest where, owing to special conditions, a literal enforcement of the provisions of this Resolution 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 lands, 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 Resolution would result in unnecessary hardship.

Section 544 Application and Standards for Variances. A variance from the terms of this Resolution 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 or 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 Resolution would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this Resolution;
- 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 Resolution 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 Resolution in the District involved, or any use expressly or by implication prohibited by the terms of this Resolution in 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 350 of this Resolution.

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

Section 547 Notice of Public Hearing in Newspaper. Before holding the public hearing required in Section 546, notice of such hearing shall be given in one newspaper of general circulation in the Township at least ten (10) days before the date of said hearing. 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 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 547.

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

Section 560 Procedure and Requirements For Approval of Conditional Use Permits. Conditional uses shall conform to the procedures and requirements of Section 561-568, inclusive of this Resolution.

Section 561 General. It is recognized that an increasing number of new kinds of uses are appearing daily, and that many of these and some other more conventional uses possess characteristics of such unique and special nature relative to location, design, size, 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 Chairperson 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 to determine if the proposed conditional use meets the intent and requirements of this Resolution.
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 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;
3. Will not be hazardous or disturbing to existing or future neighboring uses;
4. Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer, and schools; or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services;
5. Will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community;
6. Will not involve uses, activities, processes, materials equipment and conditions of operation that will be detrimental to property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes or odors;
7. Will have vehicular approaches to the property which shall be so designed as not to create an interference with traffic on surrounding public thoroughfares.

Section 565 Supplementary Conditions and Safeguards. In granting any conditional use, the Board may prescribe appropriate conditions and safeguards in conformity with this Resolution. Violations of such conditions and safeguards, when made a part of the terms under which the conditional use is granted, shall be deemed a violation of this Resolution and punishable under Section 530 of this Resolution.

Section 566 Procedure for Hearing, Notice. Upon receipt of the application for a -conditional use permit specified in Section 562, the Board shall hold a public hearing, publish notice in a newspaper, and give written notice to all parties in interest according to the procedures specified in Section 545 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. Conditional Use Permits shall expire upon sale or transfer of the property in question.

ARTICLE VI AMENDMENT

Section 600 Procedure for Amendment or District Changes. This Resolution may be amended utilizing the procedures specified in Section 601-611, inclusive, of this Resolution.

Section 601 General. Whenever the public necessity, convenience, general welfare, or good zoning practices require, the Board of Township Trustees may by Resolution, after receipt of recommendation thereon from the Zoning 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 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 603 Contents of Application. Applications for amendments to the Official Zoning map adopted as part of this Resolution by Section 700 shall contain at least the following information:

1. Name, address, and 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 360.

Section 604 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 Commission.

Section 605 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 606 Recommendation by Zoning Commission. After complying with all the requirements of Chapter 519.12 of the Ohio Revised Code, the Zoning Commission 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 607 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 608 Notice of Public Hearing in Newspaper. Notice of the public hearing required in Section 607 shall be given by the Township Trustees in compliance with the requirements of Chapter 519.12 of the Ohio Revised Code as amended.

Section 610 Action by Township Trustees. Within twenty (20) days after the public hearing required by Section 607, 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 611 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 adoption of the amendment, there is presented to the Township Trustees a referendum petition, which is filed in accordance with Section 519.12 of the Ohio Revised Code as amended.

ARTICLE VII PROVISIONS FOR OFFICIAL ZONING MAP

Section 700 Official Zoning Map. The districts established in Article 8 of this Resolution as shown on the Official Zoning Map which, together with all explanatory matter thereon, are hereby adopted as part of this Resolution.

Section 710 Identification of the Official Zoning Map. The Official Zoning Map shall be identified by the signature of the Chairperson of the Board of Township Trustees and attested by the 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 thoroughfares or highways, street lines, or highway right-of-ways 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 such 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 there from 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 the boundary of a district follows a railroad line, such boundary shall be deemed to be located in the middle of the main tracks of said railroad line.

ARTICLE VIII ESTABLISHMENT AND PURPOSE OF DISTRICTS

Section 800 Intent. The following zoning districts are hereby established for the township. For the interpretation of this Resolution, the zoning districts have been formulated to realize the general purposes as set forth in the preamble of this Resolution. In addition, the specific purpose of each zoning district shall be as stated.

Section 810 Rural District (U-1). The intention of the rural district is to provide land which is suitable or used for agriculture, conservation, very low density residence and public and quasipublic purpose. Very low density residential land use refers to farm housing units and isolated residential developments not requiring a major plat under the County's Subdivision Regulations. (A major plat consists of 6 or more lots). Some residential, commercial and industrial development may be permitted as conditional uses under Section 560. On-site water and sewer facilities are permitted, provided such facilities comply with the County Health Department Regulations.

Section 811 Low Density Residential District (R-1). The purpose of the low density residential district is to provide land for single family housing units not to exceed four families per acre with a central sewerage system. If a central sewage system is not available, then the minimum lot size shall be 40,000 square feet exclusive of all right-of-way. 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).

Section 814 Service Business District (B-1). The purpose of the service business district is to provide land for sales, service and repair establishments which require highway orientation or larger tracts of land not normally available in local business districts; do not contribute to the design of a unified business center; depend on drive-in business; and require a location along or near major thoroughfares and intersections. Specific permitted uses and conditional uses are listed on the Official Schedule of District Regulations.

Section 815 Heavy Manufacturing District (M-2). The purpose of the heavy manufacturing district is to provide for the development of major manufacturing, processing, warehousing, and major research and testing operations. These activities may require extensive community facilities, and reasonable access to arterial thoroughfares; they may have extensive open storage and service areas and generate some heavy traffic.

ARTICLE IX DISTRICT REGULATIONS

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

1. No building, structure or land shall be used or occupied and no building or structure or part thereof shall be erected, constructed, reconstructed, moved or structurally altered except in conformity with all of the regulations herein specified for the district in which it is located.
2. No building or other structure shall be erected or altered:
 - a. to provide for greater height or bulk;
 - b. to accommodate or house a greater number of families;
 - c. to occupy a greater percentage of lot area;
 - d. to have narrower or smaller rear yards, front yards, side yards or other open spaces;
3. No yard or lot existing at the time of passage of this Resolution shall be reduced in dimension or area below the minimum requirements set forth herein. Yards or lots created after the effective date of this Resolution shall meet at least the minimum requirements set forth herein.

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

SEE EXCEL DISTRICT REGULATIONS
FILE (for pages 32-34)

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 may frequently be encountered.

Section 1001 Conversion of Dwellings to More Units. A residence may be converted to accommodate an increased number of dwelling units provided;

1. The yard dimensions, including minimum lot width still meet the yard dimensions required by the zoning regulations for new structures in that district in which the dwelling is located.
2. The lot area per family equals the lot area requirements for new structures in that district;
3. The floor area per dwelling unit is not reduced to less than that which is required for new construction in that district;

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 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 or residential 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 thoroughfare 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. Storage of such facilities or equipment beyond the completion date of the project shall require a zoning permit authorized by the Zoning Inspector.

Section 1005 Parking and Storage of Certain Vehicles. The following provisions and requirements shall pertain to the parking and storage of certain vehicles:

1. The parking or storage, within any district, of automotive vehicles without current license plates, for a period of more than thirty (30) days shall be prohibited unless such vehicle is stored in an enclosed garage or other accessory building;
2. The parking or storage, within any district, of a disabled automotive vehicle for a period of more than thirty (30) days shall be prohibited unless such vehicle is stored in an enclosed garage or other accessory building;
3. The parking or storage, within any district, of a junked, dismantled or wrecked automotive vehicle or parts thereof within any district which is in public view from any highway for a period of more than thirty (30) days shall be prohibited.

For purposes of this section, a junked, dismantled or wrecked automotive vehicle shall be one which is damaged, or no longer serviceable, to the extent that it is inoperable or is unsafe to operate upon the public highways.

This section shall not apply to properly licensed junk yards and motor vehicle salvage facilities which are regulated by appropriate sections of the Ohio Revised Code.

Section 1006 Required Trash Areas. All commercial, industrial, 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 feet in height or one 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 Resolution, the provisions of Sections 1011-1017, 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 a half (2 ½) and ten (10) 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 (50) 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 appropriate 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 in or conducted closer than forty (40) 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.

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.

Section 1020 Special Provisions for Commercial and Industrial Uses. No commercial or industrial use as designated on the Official Schedule of District Regulations and defined herein nor any land or building in any district shall be used or occupied in any manner creating dangerous, injurious, noxious or otherwise objectionable conditions which could adversely affect the surrounding areas or adjoining premises, except that any use permitted by this Resolution 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 1021-1032, inclusive.

Section 1021 Fire Hazards. Any activity involving the use or storage of flammable chemicals, petroleum products or explosive material 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 Noise. Noise is the general word for any loud, disagreeable, annoying or deafening sound painful to the ear. Objectionable noise as determined by the zoning inspector which is due to volume or frequency shall be muffled or otherwise controlled. Disaster or fire sirens and related apparatus used solely for public purposes are exempt from this requirement.

Section 1024 Water Pollution. Water pollution as defined or determined by the County Board Health or the Ohio Environmental Protection Agency shall be subject to corrective measures, requirements and regulations as established by the Board of Health or the Ohio E.P.A.

Section 1025 Mining, Mineral, Clay Sand and Gravel Extraction, Storage and Processing. The extraction, storage and processing of minerals shall be conducted in accordance with the requirements of Sections 1026 to 1032 inclusive.

Section 1026 Distance from Residential Areas. Mineral extraction, storage or processing shall not be conducted closer than 500 feet from any residential district, nor closer than 200 feet from any structure used for human occupancy in any other district.

Section 1027 Filing of Location Map. The operator shall file with the Zoning Inspector a location map which clearly shows areas to be mined and the location of adjacent properties, roads and natural features.

Section 1028 Information on Operation. The operator shall submit information on the anticipated depth of excavations and on depth and probable effect on the existing water table as coordinated with the Ohio Division of Water.

Section 1029 Restoration of Mined Area. The operator may be required to file with the board of zoning appeals a detailed plan for the restoration of the area to be mined which shall include the anticipated future use of the restored land.

Section 1030 Performance Bond. The operator may be required to file with the Board of, Township Trustees a bond, or other surety, payable to the township and conditioned on the faithful performance of all requirements contained in the approved restoration plan. The bond or other surety shall be released upon written certification of the zoning inspector that the restoration is complete and in compliance with the restoration plan.

Section 1031 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. The area being mined or that has been mined shall be posted with "No Trespassing" signs to discourage human injury to the general public.

Section 1032 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.

Section 1033 Telecommunication Towers. Pursuant to the Telecommunications Act of 1996 and the ORC Section 519.211, and the Liberty Township Trustees being duly notified of a person's intent to construct a Telecommunication Tower in an area zoned "R-1" District; public utilities or other functionally equivalent providers may site a telecommunications tower as a conditional use provided the following conditions are met:

- (a) The applicant must provide proof that the proposal to construct a tower or attach equipment to an existing structure has been approved by all other agencies and governmental entities with jurisdiction (i.e. Federal Communication Commission, Federal Aviation Administration, Ohio Department of Transportation, Ohio Building Basic Code).
- (b) The applicant shall provide proof of notification to contiguous or directly across the street property owners as required by ORC Section 519.211.
- (c) The applicant must demonstrate at the time of application that no other existing towers are feasible for co-location, and that no technically suitable and feasible sites are available in a nonresidential district. There shall be an explanation of why co-location is not possible, and why a tower at this proposed site is technically necessary.
- (d) Co-Location. Applicant shall provide a signed statement indicating that the applicant agrees to allow for the potential co-location of other users on the same tower to the extent possible. All co-located and multiple-use telecommunication facilities shall be designed to promote facility and site sharing. Applicant must demonstrate to the satisfaction of the Township that no suitable existing structure is available.
- (e) Setbacks from all platted residential uses and residential districts. All new towers shall be setback from the closest subdivision boundary line for all platted residential subdivisions, and for all non-platted residential districts from the closest residence, a distance of 900 feet.
- (f) Setbacks from all streets and private and public road right of ways. All new towers shall be setback from all road right of ways public and private, a distance of 900 feet.
- (g) Setbacks from all other uses allowable in the zoning district. All new towers shall be setback from any building that is not associated with or accessory to the telecommunications tower facility a distance of 900 feet.
- (h) Any and all base station equipment, accessory structures, buildings, etc. used in conjunction with the tower shall be screened with fencing, masonry, shrubbery or other screening materials.
- (i) The applicant shall notify the Zoning Inspector within 30 days of ceasing operations at the site and shall remove all structures within 120 days of ceasing operations.
- (j) Lighting. Telecommunication towers shall not be artificially lighted unless required by the Federal Aviation Administration or other applicable regulatory authority. If lighting is required, the lighting design that would cause the least disturbance to the surrounding views shall be chosen. All telecommunication facilities shall be unlit except for security lighting, or when authorized personnel are present.

- (k) No advertising or illumination other than that required by law may be located on the structure or on the required screening.
- (l) An inspection report prepared by a qualified engineer licensed by the State of Ohio shall be submitted to the Zoning Office every five (5) years which details the structural integrity of all towers and support structures on the property. The results of such inspections shall be provided to the Logan County Building Regulations Department and Liberty Township Zoning Inspector. Based upon results of an inspection, the Township Trustees may require repair or removal of a communication tower. Any and all necessary repairs to the tower and/or support structures shall be made within a seven (7) day period or the tower and/or structures shall be removed. The tower owner (applicant) is responsible to cover the cost of all inspections, repair and/or removal.
- (m) The unstaffed storage building and/or unit that houses transmitting equipment is considered an accessory use and /or structure. Setbacks for accessory uses/structures will comply with distances in the zoned district of the tower location. These facilities may not include offices, long-term vehicle storage, other outdoor storage, or broadcast studios except for emergency purposes, or other uses that are needed to send or receive transmissions.
- (n) A six (6) foot safety fence with a locked gate surrounding the tower is required. If high voltage is necessary, signs must be posted every twenty (20) feet along the fence saying, "Danger – High Voltage." The operator must also post "NO Trespassing" signs.

Section 1034 Performance Bond.

- (1) For each telecommunication tower, the owner or operator shall provide to the Township, a surety bond or a bank letter of credit, to assure the Township that the terms and conditions of Section 1033 are performed and complied with, including necessary repairs, including repairs to public highways and roads and the costs and expenses of removal in the event of abandonment.
- (2) The Liberty Township Board of Trustees may draw upon the performance bond to recover any costs, damages, or expenses incurred by the Township, which arise out of the violations of Section 1033 or the abandonment or discontinuance of the use of a tower.

ARTICLE XI OFF-STREET PARKING AND LOADING REQUIREMENTS

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 Resolution.
- 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 Resolution 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 Resolution is enlarged to the extent of fifty (50) percent or more in floor area, 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 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 Resolution.

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 a 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 circulation areas, shall be improved with such material to provide a durable and dust-free surface.

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, industrial or institutional 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 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 of 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..... if located on an adjoining lot, unless separated by an acceptably designed screen. In no case shall any part of a parking area be closer than four (4) feet to any established road 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 (17½) feet for sixty (60) degree parking and thirteen (13) feet for forty-five (45) degree parking.

Section 1130 Parking Space Requirements. For the purpose of this Resolution, the following parking space requirements shall apply:

<u>TYPE OF USE</u>	<u>PARKING SPACES REQUIRED</u>
Single family or two family dwelling	Two for each unit
Apartments, or multi-family dwellings	Two for each unit
Mobile Homes	Two for each unit
Outdoor swimming pools, public or community or club	One for each 5 persons capacity plus one for each 4 seats or one for each 30 sq. ft. floor area used for seating purposes whichever is greater
Retail establishments	One for each 250 sq. ft. of floor area
Offices, public or professional, administration or service buildings	One for each 400 sq. ft. of floor area
All other types of businesses or commercial uses permitted in any district	One for each 300 sq. ft. of floor area
Churches	One for each 5 seats
All types of manufacturing, storage and wholesale uses	One for every 2 employees on the largest shift for which the building is designed.

Section 1131 General Interpretations. In the interpretation of this Article, the following rules shall given:

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 Intent. The purpose of this Article is to promote and protect the public health, welfare and safety by regulating existing and proposed outdoor advertising, outdoor advertising signs and outdoor signs of all types. It is intended to protect property values, create a more attractive economic and business climate, enhance and to protect the physical appearance of the township.

Section 1201 Governmental Signs Excluded. For the purpose of this Resolution "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. Any illuminated sign or lighting device shall employ only light emitting a light of constant intensity, and no sign shall be illuminated by or contain flashing, intermittent, rotating or moving light or lights. In no event shall an illuminated sign or lighting device be placed or directed so as to permit the beams and illumination there from to be directed or beamed upon a public thoroughfare so as to cause glare or reflection that may constitute a traffic hazard or nuisance;
2. All wiring, fittings and materials used in the construction, connection and operation of electrically illuminated signs shall be in accordance with the provisions of the local electric code in effect, if any;
3. No sign shall be placed on the roof of any building.
4. 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;
5. 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.,
6. 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;
7. All signs hung and erected shall be plainly marked with the name of the person, firm or corporation responsible for maintaining the sign.
8. Should any sign be or become unsafe or be in danger of falling, the owner thereof of 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;
9. No sign shall be placed in any public right-of-way except publicly-owned signs, such as traffic control signs and directional signs. 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 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 (2) feet by three (3) 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 1211 Signs Permitted in any District Requiring a Permit.

1. Signs or bulletin boards customarily incidental to places of worship, social clubs or societies, which signs or bulletin boards shall not exceed fifteen (15) square feet in area and which shall be located on the premises of such institution;
2. Any sign advertising a commercial enterprise, including real estate developers or subdividers in a district zoned residential shall not exceed twelve (12) square feet in area and shall advertise only the names of the owners, trade names, products sold and/or the business or activity conducted on the premises where such sign is located.

Section 1220 Temporary Signs. 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 Section 1240-1243 and, in addition, such other standards deemed necessary to accomplish the intent of this Article as stated in Section 1200.

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) sq. feet and located not closer than ten (10) feet to any street (road) right-of-way line and not closer than thirty (30) 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 1222 Wall Signs Pertaining to Non-Conforming Uses. On-premises wall signs pertaining to a non-conforming use shall be permitted on the same premises of such use, provided the area of such sign does not exceed twelve (12) square feet.

Section 1230 Political Signs. No political sign shall be posted in any place or 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 two weeks 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 ten (10) feet. No off-premises sign shall be erected in front of the required setback line for the appropriate zoning district and shall not exceed 600 square feet in area.

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 (k) foot but need not exceed one hundred (100) feet.

Section 1243 Setbacks for Public and Quasipublic Signs. Real estate signs and bulletin boards for a church, school or any other public or quasi-public use may be erected not less than ten (10) feet from the established right-of-way line of any street or highway provided such sign or bulletin board does not obstruct traffic visibility at street or highway intersections.

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, constructs or maintained in violation of any of the terms of this Resolution, the Zoning Inspector shall notify in writing the owner or lessee thereof to alter such sign so as to comply with this Resolution. 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 Resolution.

ARTICLE XIII MANUFACTURED HOMES INDIVIDUALLY

Section 1341 Manufactured Homes Individually. The following requirements shall apply to mobile home dwellings that are placed upon an individual lot in any district as a conditional use.

1. Individual manufactured homes shall have, using accepted industry measurement standards, a minimum area of nine hundred (1,000) square feet of floor area.
2. The manufactured home's tongue(s), axle(s) and wheels shall be removed and the home attached to a permanent concrete foundation which is below the frost line and is in accordance with the county auditor's current requirement for real estate tax purposes.
3. The manufactured 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 manufactured home shall be landscaped with lawn and shrubbery within one hundred sixty (160) days after its placement.

The Board of Zoning Appeals may set other conditions which it deems appropriate.

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Staff Report – Millcreek Township Zoning Amendment

Jurisdiction:	Millcreek Township Zoning Commission c/o Ron Todd P.O. Box 157 Ostrander, OH 43061
Request:	The proposed amendment to the Zoning Resolution, initiated by motion of the Zoning Commission, proposes to amend Article I – Interpretation & Application of the Resolution, Article II – Establishment of Zoning Districts & Provision for the Official Zoning Map, Article IV – Administration and Enforcement, Article X – Supplementary District Regulations, and Appendix A – Millcreek Township Recommended Community Trees for Landscaping Plans.
Location:	Millcreek Township is in Union County.
Staff Analysis:	<p><u>Article I</u></p> <ul style="list-style-type: none">• Staff recommends adding a preamble the text that matches LUC model text. This would eliminate the need for the addition of “Section 1001 – Authority” while also adding some more context, such as that the Resolution was enacted in accordance with a comprehensive plan.• <u>Section 1011 – Repeal of Prior Resolutions & Conflicts</u> Jerome Township has contracted with legal counsel that is not the Union County Prosecutor’s Office. Much of the language that is proposed to be added to this section relates to possibly involving Millcreek Township’s own legal counsel. Staff recommends having the Union County Prosecutor’s Office review and approve this language before adoption.• <u>Section 1030 (and/or 1031? It is unclear) Provisions of Resolution Declared to be Minimum Requirements</u> This section contains language that helps the Township deal with conflicting laws and regulations. Staff does not recommend changing Section 1030 in any way.• <u>Section 1101 Agricultural Use Declaration</u> This section codifies requiring an Agricultural Use Declaration form. Staff does not recommend



Staff Report – Millcreek Township Zoning Amendment

adopting this language. ORC 519.21 states that “no zoning certificate shall be required”, and although the Agricultural Use Declaration form is not technically a zoning certificate, some people may interpret this section to be a requirement, not a suggestion.

- **Section 1200 Conformance, 1201 Modification of Buildings and Structures and Lots, and 1202 Yards and Lots** These sections essentially state that buildings, structures, and uses of land have to conform to the Resolution and cannot be modified so that they do not conform. This language is already in the Millcreek Township Zoning Resolution as Section 6010 – Compliance with Regulations. For this reason **Staff does not recommend** adopting this language and leaving Section 6010 as-is.
- **Section 1203 Exemptions** It is true that there are situations where Township Zoning authority is limited or preempted. Staff feels that it is unnecessary to specifically mention that here, but defers to the Township.

Article II

- **Section 2302 – Official Zoning Map Public Record** The signatures are already addressed in Section 2301, so there is no need to have the language regarding a signature of the Chair, so **Staff recommends** striking that language. **Staff also recommends** that the Township verify that this section does not conflict with the Township’s records retention policy (which may be the better place to identify how to hold and maintain the master copies of the Resolution and Map).
- **Section 2320 – Vacation of Public Ways** **Staff recommends** eliminating “County Commissioners or Township Trustees” and instead saying “...vacated by official action, as provided by law, the zoning districts...” because other entities other than the County and Township can own and vacate right-of-way.

Article IV

- **Section 4111 Zoning Permit Drainage Plan Required** **Staff recommends** combining Section 4111 and Section 4111.01 (they contain the same



Staff Report – Millcreek Township Zoning Amendment

information) as well as place it in the Supplementary District Regulations.

- **Section 4111.01 Adequate Drainage Outlet, Acceptable Soils and Existing Drainage Tile**

This section requires that applicants receive recommendations for proper drainage before being granted a permit. **Staff recommends** striking the language regarding the Health Department. The Health Department cannot be forced to give a recommendation for something not required by law, and Staff is not aware of any agreement between the Township and Health Department (like the Union SWCD Memorandum of Understanding “MOU”). In the proposed language, if the Health Department declines to give a recommendation, then staff questions how a permit could be processed when it meets the zoning requirements.

Staff also recommends combining this section with Section 4111 and placing it in the Supplementary District Regulations.

Article X Supplementary District Regulations

- **Section 10200.01 – Pond Design, Review and Construction Standards**

Staff recommends reworking this section. Union SWCD is a recommending body, and therefore doesn’t give approvals, just recommendations. They do provide pond plans, but those are recommendations, not approvals. LUC Staff can provide model language for this section, which essentially states that a pond plan is required (either done by Union SWCD or a P.E.) and not “approval” by Union SWCD (see #2 under “The Township Will:” of the MOU dated 9/14/21). **Staff recommends** removing the language regarding site inspections by Union SWCD, as it is not specified in the MOU, and **Staff also doesn’t recommend** a requirement that has the Zoning Administrator do construction inspections.

General Comments

- Staff recommends updating the table of contents with the correct section numbers, titles, and page numbers.
- Staff recommends going through and removing references of where the proposed language was



Staff Report – Millcreek Township Zoning Amendment

	<p>borrowed from, and any other internal working notes that are not intended to be in the final version of the Zoning Resolution.</p>
Staff Recommendations:	<p>Staff recommends <i>APPROVAL WITH MODIFICATIONS</i> of the proposed zoning amendment. Those modifications are:</p> <ul style="list-style-type: none">• Addition of a preamble.• Not changing Section 1030 Provisions of Resolution Declared to be Minimum Requirements.• Not adopting Section 1101 Agricultural Use Declaration.• Not adopting Section 1200 Conformance, 1201 Modification of Buildings and Structures and Lots, 1202 Yards and Lots, and Section 1203 Exemptions.• Removing language referencing signatures in Section 2302 Official Zoning Map Public Record.• Eliminating reference to specific political jurisdictions in Section 2320 Vacation of Public Ways.• Combining Section 4111 and 4111.01 and placing in the Supplementary District Regulations.• Striking any requirement involving the Health Department in Section 4111.01.• Striking references of “approval” by the Union SWCD, removing requirement of construction inspections, and adoption of model text proposed by LUC staff for Section 10200.01 Pond Design, Review and Constructions Standards.• Updating the table of contents and removal of working notes. <p>Staff recommends incorporating any comments that the Union County Prosecutor’s Office may have regarding the text amendment.</p> <p>Staff also recommends reviewing the Township Records Retention Policy and make sure it aligns with language found in Sections 2302 Official Zoning Map Public Record and 2305 Preserving Records and/or removing the policies from the Zoning Resolution entirely and utilize the records retention policy for this purpose.</p>



Staff Report – Millcreek Township Zoning Amendment

Z&S Committee Recommendations:

The Zoning & Subdivision Committee recommends ***APPROVAL WITH MODIFICATIONS*** of the proposed zoning amendment, with the review of the Prosecutor's Office and staff comments. Those comments are:

- Addition of a preamble.
- Not changing Section 1030 Provisions of Resolution Declared to be Minimum Requirements.
- Not adopting Section 1101 Agricultural Use Declaration.
- Not adopting Section 1200 Conformance, 1201 Modification of Buildings and Structures and Lots, 1202 Yards and Lots, and Section 1203 Exemptions.
- Removing language referencing signatures in Section 2302 Official Zoning Map Public Record.
- Eliminating reference to specific political jurisdictions in Section 2320 Vacation of Public Ways.
- Combining Section 4111 and 4111.01 and placing in the Supplementary District Regulations.
- Striking any requirement involving the Health Department in Section 4111.01.
- Striking references of "approval" by the Union SWCD, removing requirement of construction inspections, and adoption of model text proposed by LUC staff for Section 10200.01 Pond Design, Review and Constructions Standards.
- Updating the table of contents and removal of working notes.

Staff recommends incorporating any comments that the Union County Prosecutor's Office may have regarding the text amendment.

Staff also recommends reviewing the Township Records Retention Policy and make sure it aligns with language found in Sections 2302 Official Zoning Map Public Record and 2305 Preserving Records and/or removing the policies from the Zoning Resolution entirely and utilize the records retention policy for this purpose.

Aaron Smith

From: Joni Orders <joniorders@gmail.com>
Sent: Wednesday, March 16, 2022 3:04 PM
To: Aaron Smith; Ron Todd
Cc: Scott Brackenridge; Keith Conroy; David Long (d.long@millcreektwpohio.us); Bill Jordan (b.jordan@millcreektwpohio.us)
Subject: Millcreek Township Zoning Resolution - Amendments
Attachments: 2022_02_19_AppendixA_RefArtXII_TownshipCommunityTrees_DRAFT.docx; 2022_03_15_RecommendedArticles1-2.docx; Section 4111_Zoning PermitDrainagePlan.docx; Section 10200_Ponds_DrainagePlans.docx

Good morning! At the regular meeting last night our commission voted to advance work on 3 different sections of the current Resolution to the LUC for review / comment / recommendation. Our public hearing will be held at 7:00 pm prior to our regular scheduled meeting.

Ron will use this email to prepare the official LUC checklists to get us officially on your agenda but wanted to give you the heads up ASAP. He will get these checklists to you as soon as possible (but likely not by your Thursday deadline).

1) Appendix A - Formerly "Tree Lists" - we worked not only to update and organize the "lists" but clearly define when this appendix is to be applied and the purpose of the overall text. In this review we also need to clarify / consolidate related definitions to Article XIII.

2) Article I - Revised language to be more clear & concise in some sections. Added sections to better explain resolution to end users. Most of this language was copied from Jerome and/or Liberty Townships so this is language that has already been vetted through Union County & LUC. (Contained in same document as #3 below - 2022_03_15 Recommended Articles 1and2)

3) Article II - New article that combines existing Article II - Establishment of Districts & Article III - Provision for the Official Zoning Map; again basically cleaning up grammar, Change Section # for Manufacturing District from 6750 to 6700

New Section 2340 - added F & G to define rules for interpretation of district boundaries

New Section 2350 - Vacation of Public Ways - new language

(Contained in same document as #2 above - 2022_03_15 Recommended Articles 1and2)

4) Section 4111 - Drainage Plan Required / Section 10200 - Ponds - Revisions based upon Darby Township sample language and execution of the MOU between Millcreek Township and Union SWCD. We made some changes to Darby language shortening the approved permit timeline and construction requirements (unless there is safety hazard reason for limiting to 60 days).

I hope this is in all order and not too much to get on your upcoming agenda! We won't have Corridor Overlay language for a couple more months.

We plan to try to be on a more efficient schedule of reviewing an article each month and holding a public hearing the next. We will keep you updated as to timelines after each meeting!

Thanks again!

Joni

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Joni Orders, CRS, e-Pro, GRI, SFR, Five Star REO Certified

Broker / Owner

AshMoore Real Estate, LLC

AshMoore Orders Property Management Corp.

Cell: 614-309-1158

Office: 614-923-4812

The information transmitted is intended only for the person or entity to which it is addressed and may contain confidential and/or privileged material.

I WILL NEVER SEND WIRING INSTRUCTIONS TO YOU!



Zoning Text Amendment Checklist

Date: 3/23/2022

Township: Millcreek Township

Amendment Title: **ARTICLE I – INTERPRETATION & APPLICATION OF THE RESOLUTION**

Notice: Incomplete Amendment requests **will not** be processed by our office. LUC Regional Planning Commission will return them to the requester, 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 type="checkbox"/>
Date of Request (stated in cover letter)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Description of Zoning Text Amendment Change (s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Date of Public Hearing (stated in cover letter)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Township Point of Contact and contact information for zoning amendment (stated in cover letter)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Attachment of Zoning Text Amendment with changes highlighted or bolded	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Copy of current zoning regulation, or section to be modified for comparison	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Non-LUC Member Fee, If applicable	<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

10820 St Rt 347, PO Box 219

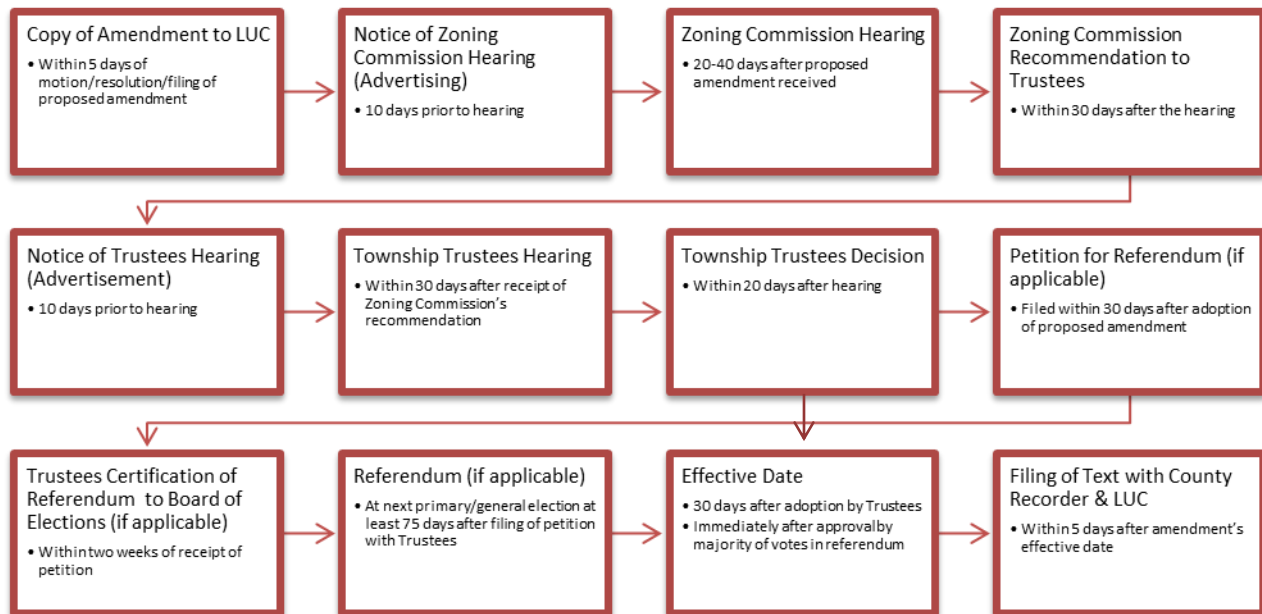
East Liberty, Ohio 43319

• Phone: 937-666-3431 •

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



Township Zoning Amendment Process (ORC 519.12)





Millcreek Township, Union County, Ohio

Zoning Department
P.O Box 157
Ostrander, Ohio 43061

Township Hall
10420 Watkins Road
Marysville, Ohio 43040 - 9545

Cover Letter

To: Logan-Union-Champaign Regional Planning Commission
c/o Aaron Smith
PO Box 219
East Liberty, OH 43319
aaronsmith@lucplanning.com

From: Ron Todd
Zoning Administrator, Millcreek Township

Date: March 23, 2022

Re: Zoning Text Amendment Application, Millcreek Township, Union County
Amendment topic: **Article I - Revised Language**

Dear LUC Regional Planning Commission Committee Members:

The Millcreek Township Zoning Commission met at 7.00 PM on March 15th, 2022 at the Millcreek Township Hall. During the meeting, amendments to the Zoning Resolution were initiated by motion of the Zoning Commission. The amendments proposed alterations to the text of the Zoning Resolution.

Description of Zoning Text Amendments.

The proposal amends, Article I - Revised Language , the Township wants to revise the language to be more clear & concise in some sections. Added sections to better explain resolution to end users. Most of this language was copied from Jerome and/or Liberty Townships so this is language that has already been vetted through Union County & LUC.

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 Millcreek Township Zoning Commission of Union County, Ohio, will hold a public hearing concerning the proposed amendments at 7.00 PM on April 19th, 2022, in the Millcreek Township Hall.

Point of Contact.

Please consider Ron Todd & Joni Orders as the Township's point of contact for this matter. Contact information is below:

Ron Todd
Zoning Administrator
Millcreek Township
937-644-3449
zoning@millcreektwpohio.us

Joni Orders
Zoning Commission Chair
Millcreek Township
614-309-1158
joniorders@gmail.com

Sincerely,

Ron Todd
Zoning Administrator, Millcreek Township

Attachments.

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

LEGAL NOTICE

NOTICE OF PUBLIC MEETINGS Millcreek Township Zoning Commission **Zoning Resolution Text Amendments**

The Millcreek Township Zoning Commission will conduct a public hearing on Tuesday, April 19, 2022 at 7:00 pm. The purpose of the public hearing is to discuss amendments to the Zoning Resolution regarding (1) Updated language to Article I, (2) Consolidation of Article III into Article II and additional clarifying language; (3) Drainage Plan requirements for all zoning permits including ponds; (4) Appendix A.

The Zoning Commission will conduct the April regular meeting after the hearing.

The meeting is open to the public at the Millcreek Township hall, located at 10420 Watkins Road, Marysville, OH 43040.

Details and draft language are posted on the Township website:
<http://www.millcreektwpohio.us>

Ms. Joni Orders, Zoning Commission Chair

ARTICLE I – INTERPRETATION & APPLICATION OF THE RESOLUTION

Section 1000 – Title:

This Resolution shall be known and may be cited and referred to as the “Millcreek Township Zoning Resolution”.

Section 1010 – Effective Date of Resolution:

This Resolution shall become effective from and after the date of its approval and adoption as provided by law.

Section 1020 – Repeal of Conflicting Resolutions & Effective Date:

All Resolutions or parts of Resolutions in conflict with this Zoning Resolution or inconsistent with the provisions of this Resolution which have been previously adopted by the Board of Township Trustees are hereby repealed to the extent necessary to give this Resolution full force and effect.

Section 1030 – Provisions of Resolution Declared To Be Minimum Requirements:

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

Section 1040 – Separability Clause:

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

Section 1100 – Agriculture:

Except as otherwise provided herein, nothing contained in this Resolution shall prohibit the use of any land for agricultural purposes; this includes the construction and/or use of buildings or structures incident to the agricultural purposes on which such buildings or structures are located. No Zoning Permit or Certificate shall be required for any such use, building or structure.

Notwithstanding the foregoing, in any platted subdivision approved under Section 711.05, 711.09, or 711.10 of the Ohio Revised Code, or in any area consisting of fifteen or more lots approved under section 711.13.1 of the ORC 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, agricultural uses and structures are subject to the terms and conditions of this Resolution in the following manner:

- (A) Agricultural activities are prohibited on lots of one (1) acre or less.
- (B) Buildings or structures incident to the use of land for agricultural purposes on lots greater than one acre but less than five acres are subject to all setback lines, height, and size regulations set forth in this Resolution.
- (C) Dairying or animal and poultry husbandry on subdivision lots greater than one acre but less than five acres when at least thirty-five percent of the lots in the subdivision are developed with at least one building, structure, or improvement that is subject to real property taxation or that is subject to the tax on manufactured homes under section 4503.06 of the Ohio Revised Code are subject to the provisions of this Zoning Resolution. After thirty-five per cent of the lots are so developed, lawfully existing dairying and / or animal and poultry husbandry shall be considered a nonconforming use of land, and buildings or structures pursuant to section 519.19 of the Ohio Revised Code are thereafter prohibited.

ARTICLE I – INTERPRETATION & APPLICATION OF THE RESOLUTION

Section 1000 – Title:

This Resolution shall be known and may be cited ~~and referred to~~ as the “Millcreek Township Zoning Resolution” **hereinafter referred to as the “Resolution”**.

Section 1001 – Authority:

This Resolution is enacted for the purposes set forth and pursuant to the authority contained in Chapter 519 of the Ohio Revised Code.

Section 1010 – Effective Date of Resolution:

This Resolution shall become effective from and after the date of its approval and adoption as provided by law.

Section ~~1020~~ 1011 – ~~Repeal of Conflicting Resolutions & Effective Date~~ **Repeal of Prior Resolutions & Conflicts:**

All **previously adopted Zoning** Resolutions or parts of Resolutions in conflict with this Zoning Resolution or **any Articles and/or Sections** inconsistent with the provisions of this Resolution, ~~which have been previously adopted by the Board of Township Trustees~~ are hereby repealed to the extent necessary to give this Resolution full force and effect.

The Zoning Resolution or parts thereof previously in effect in Millcreek Township, Union County, Ohio not otherwise adopted as part of this Amended Zoning Resolution are hereby repealed.

However, all civil legal proceedings and/or all prosecutions resulting from violation of any Zoning Resolution or part thereof heretofore in effect, which are now pending in any of the Courts of the State of Ohio or of the United States, shall not be abated or abandoned by reason of the adoption of any amendment to this Resolution but shall be prosecuted to their finality the same as if amendments to this Resolution had not been adopted; and any and all violations of existing zoning, resolutions, prosecutions for which have not yet been instituted, may be hereafter filed and prosecuted; and nothing in this Resolution shall be so construed as to abandon, abate, or dismiss any litigation or prosecution now pending, and/or which may have heretofore been instituted or prosecuted. *(This language copied from Jerome Township Resolution)*

PICK Section 1030 or Section 1031

Section 1030 – Provisions of Resolution Declared to Be Minimum Requirements:

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

Subject to limitations specified under applicable law the regulations set forth by this Resolution shall be interpreted to be minimum regulations and shall be applicable to all buildings, structures, and use of land for any private individual or entity, political subdivision, or any other entity within the unincorporated area of Millcreek Township.

Section 1030 – Relationship to Existing Regulations (JTwp 120) / Minimum Requirements:

This Resolution shall not be interpreted as interfering with, repealing, or annulling any resolutions, county subdivision regulations, engineering or building standards, or permits adopted or issued except where such resolutions, county subdivision regulations, engineering or building standards, or permits are in conflict with this Resolution or amendment hereto.

Where this Resolution or amendments hereto impose greater restrictions or higher requirements than are imposed or required by other resolutions, county subdivision regulations, or engineering or building standards, the provisions of this Resolution or amendments hereto shall prevail.

However, where such resolutions, county subdivision regulations, or engineering or building standards impose greater restrictions or higher requirements than this Resolution or amendments hereto, they shall prevail.

Section 1032 – Use of Images, Diagrams and Notes: *From Jerome Township 135.01*

The use of images, diagrams, and notes within the Resolution are provided only for the purpose of explaining, illustrating, and clarifying the requirements and standards of the adopted text of this Resolution. All such images, diagrams, and notes shall be considered as separate from the adopted text of this Resolution. In the event of a conflict between the adopted text of this Resolution and the reader's interpretation of the images, diagrams, and notes; the adopted text of this Resolution shall govern.

Section 1040 – ~~Separability~~ Severability Clause:

Should any **article**, section, **sub-section** or provision of this Resolution be declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the Resolution as a whole, or any part thereof other than the part so declared to be unconstitutional or invalid.

Section 1100 – Agriculture Use of Land or Buildings for Agriculture Not Affected: (Liberty Twp’s title)

~~Except as otherwise provided herein, nothing contained in this Resolution shall prohibit the use of any land for agricultural purposes; this includes the construction and/or use of buildings or structures incident to the agricultural purposes on which such buildings or structures are located. No Zoning Permit or Certificate shall be required for any such use, building or structure.~~

From Liberty Twp

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 “agricultural exemption”. How ORC 519.21 impacts this Resolution is described herein.

This Resolution does not affect the use of 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 and no zoning certificate shall be required for any such building or structure.

- a) Residential dwellings are not considered incident to the use for agricultural purposes and do require a permit.
- b) Agritourism is not considered to fall under the “agricultural exemption” and is regulated as found in Article X.

Section 1101 – Agricultural Use Declaration:

Prior to construction of any buildings or structures incident to the use of land for agricultural purposes, owners should complete the Agricultural Use Declaration form to notify the Township and County officials that such building or structure is believed to be “agriculturally exempt”.

Section 1102 – Agriculture Exemption Limitations: (New title and section broken out of 1100)

~~Notwithstanding the foregoing,~~ **From Liberty Township: There are two conditions where the agriculture exemption does not apply:** 1) in any platted subdivision approved under ORC Section 711.05, 711.09, or 711.10 ~~of the Ohio Revised Code, or~~ 2) in any area consisting of fifteen or more lots approved under **ORC Section 711.13.1 of the ORC** 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 regarding agricultural uses and structures apply to ~~are subject to the terms and conditions of this Resolution in the following manner:~~

- (A) Agricultural activities are prohibited on lots of one (1) acre or less.
- (B) Buildings or structures incident to the use of land for agricultural purposes on lots greater than one acre but less than five acres are subject to all setback lines, height, and size regulations set forth in this Resolution.
- (C) Dairying or animal and poultry husbandry on subdivision lots greater than one acre but less than five acres when at least thirty-five percent of the lots in the subdivision are developed with at least one building, structure, or improvement that is subject to real property taxation or that is subject to the tax on manufactured homes under section 4503.06 of the Ohio Revised Code are subject to the provisions of this Zoning Resolution.
 - i. **(new paragraph)** After thirty-five percent (35%) of the lots are so developed, lawfully existing dairying and / or animal and poultry husbandry shall be considered a nonconforming use of land, and buildings or structures pursuant to section 519.19 of the Ohio Revised Code are thereafter prohibited.

Section 1200 – Conformance (From Jerome Twp 115)

No building, structure, or use of land shall hereafter be used, occupied, erected, constructed, re-constructed, moved, or structurally altered except in strict conformance with all the regulations established by this Resolution.

Section 1201 – Modification of Building and Structures (From Jerome Twp 115 with changes/clarified)

No building or other structure shall hereafter be erected or altered *without a permit or if applicable, approval by the Board of Zoning Appeals*:

1. To exceed the maximum height, bulk, or area requirements of the applicable zoning district.
2. To accommodate or house a greater number of families than permitted in the applicable zoning district.
3. To occupy a greater percentage of lot area than allowed within the applicable zoning district.
4. ~~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~~ *(This is same as 1202 ??)*

Section 1202 – Yards and Lots (From Jerome Twp 115)

No yard or lot, existing at the time of passage of this Resolution, shall be reduced in dimension or area below the minimum district requirements as 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.

Section 1203 – Exemptions (From Jerome Twp 115)

The regulations set forth in this Resolution shall affect all use of land, every building and structure, and every use of land, building or structure except where specifically exempt by law or as may be hereafter amended by law such as public utilities and railroads, and in circumstances where the township has no authority to regulate certain instances of agriculture as defined by Section 519.21 of the Ohio Revised Code.



Zoning Text Amendment Checklist

Date: 3/23/2022

Township: Millcreek Township

Amendment Title: **ARTICLE II – ESTABLISHMENT OF ZONING DISTRICTS & PROVISION FOR THE OFFICIAL ZONING MAP**

Notice: Incomplete Amendment requests **will not** be processed by our office. LUC Regional Planning Commission will return them to the requester, 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 type="checkbox"/>
Date of Request (stated in cover letter)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Description of Zoning Text Amendment Change (s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Date of Public Hearing (stated in cover letter)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Township Point of Contact and contact information for zoning amendment (stated in cover letter)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Attachment of Zoning Text Amendment with changes highlighted or bolded	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Copy of current zoning regulation, or section to be modified for comparison	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Non-LUC Member Fee, If applicable	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

10820 St Rt 347, PO Box 219

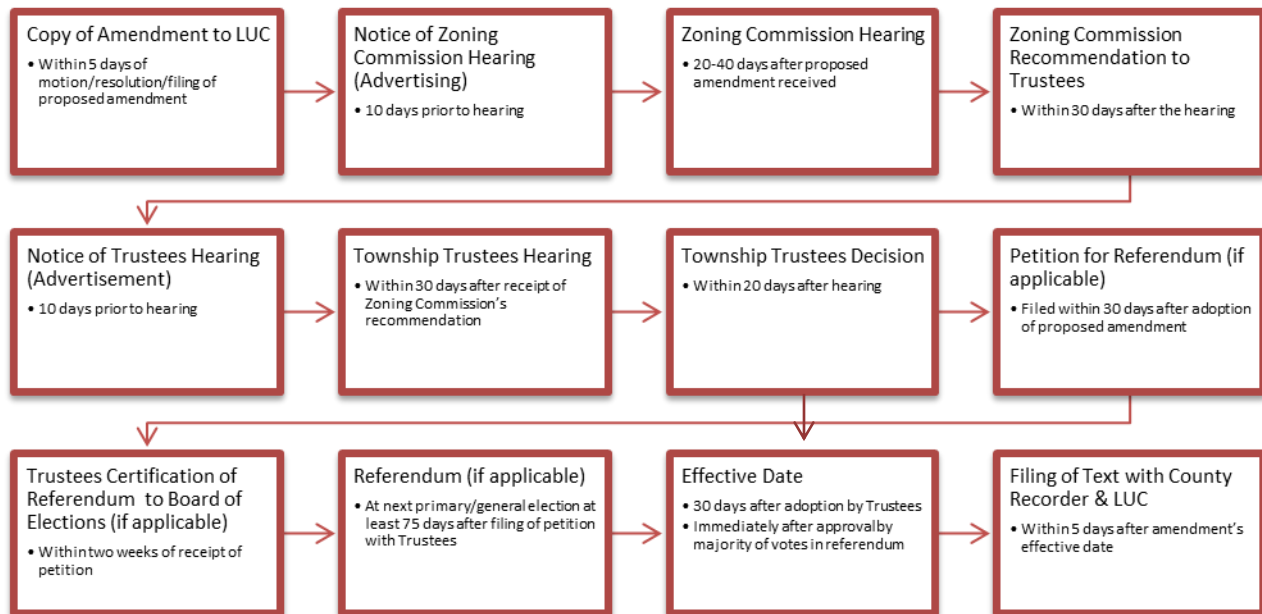
East Liberty, Ohio 43319

• Phone: 937-666-3431 •

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



Township Zoning Amendment Process (ORC 519.12)





Millcreek Township, Union County, Ohio

Zoning Department
P.O Box 157
Ostrander, Ohio 43061

Township Hall
10420 Watkins Road
Marysville, Ohio 43040 - 9545

Cover Letter

To: Logan-Union-Champaign Regional Planning Commission
c/o Aaron Smith
PO Box 219
East Liberty, OH 43319
aaronsmith@lucplanning.com

From: Ron Todd
Zoning Administrator, Millcreek Township

Date: March 23, 2022

Re: Zoning Text Amendment Application, Millcreek Township, Union County
Amendment topic: **New article that combines existing Article II & III. Still establishing Article II.**

Dear LUC Regional Planning Commission Committee Members:

The Millcreek Township Zoning Commission met at 7.00 PM on March 15th, 2022 at the Millcreek Township Hall. During the meeting, amendments to the Zoning Resolution were initiated by motion of the Zoning Commission. The amendments proposed alterations to the text of the Zoning Resolution.

Description of Zoning Text Amendments.

The proposal amends, Article II - New article that combines existing Article II & III - Establishment of Districts & Article III - Provision for the Official Zoning Map; again basically cleaning up grammar, Change Section # for the Manufacturing District from 6750 to 6700. New Section 2340 - added F & G to define rules for interpretation of district boundaries. New Section 2350 - Vacation of Public Ways - new language.

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 Millcreek Township Zoning Commission of Union County, Ohio, will hold a public hearing concerning the proposed amendments at 7.00 PM on April 19th, 2022, in the Millcreek Township Hall.

Point of Contact.

Please consider Ron Todd & Joni Orders as the Township's point of contact for this matter. Contact information is below:

Ron Todd
Zoning Administrator
Millcreek Township
937-644-3449
zoning@millcreektwpohio.us

Joni Orders
Zoning Commission Chair
Millcreek Township
614-309-1158
joniorders@gmail.com

Sincerely,

Ron Todd
Zoning Administrator, Millcreek Township

Attachments.

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

LEGAL NOTICE

NOTICE OF PUBLIC MEETINGS Millcreek Township Zoning Commission **Zoning Resolution Text Amendments**

The Millcreek Township Zoning Commission will conduct a public hearing on Tuesday, April 19, 2022 at 7:00 pm. The purpose of the public hearing is to discuss amendments to the Zoning Resolution regarding (1) Updated language to Article I, (2) Consolidation of Article III into Article II and additional clarifying language; (3) Drainage Plan requirements for all zoning permits including ponds; (4) Appendix A.

The Zoning Commission will conduct the April regular meeting after the hearing.

The meeting is open to the public at the Millcreek Township hall, located at 10420 Watkins Road, Marysville, OH 43040.

Details and draft language are posted on the Township website:

<http://www.millcreektwpohio.us>

Ms. Joni Orders, Zoning Commission Chair

ARTICLE II – ESTABLISHMENT OF DISTRICTS

Section 2000 – Zoning Districts:

For the purpose of this Resolution, the following districts are hereby created in order that the unincorporated area of Millcreek Township, Union County, Ohio, may be divided into one or more such districts:

U-1	Farm Residential District	(Section 6100)
R-1	Low Density Residential District	(Section 6200)
B-2	Neighborhood Business District	(Section 6500)
M-2	Manufacturing District	(Section 6750)
EQ	Excavation and Quarry District	(Section 6800)
MH	Manufactured Home Parks	(Section 6900)
PRD	Planned Residential District	(Section 7200)
PCD	Planned Commercial and Office District	(Section 7300)
PID	Planned Industrial District	(Section 7400)
PTCD	Planned Town Center District	(Section 7500)

Section 2010 – District Regulations:

All District Regulations are found in subsequent Articles.

Section 2020 – Prohibited Uses:

Any use not specifically authorized by the express terms of this Zoning Resolution shall be prohibited unless approval is received from the Board of Zoning Appeals. The Board of Zoning Appeals must determine that the use is similar to a listed permitted or Conditional Use in that District.

ARTICLE III – PROVISION FOR OFFICIAL ZONING MAP

Section 3000 – Official Zoning Map:

The Districts established in Article II of this Resolution are shown on the Official Zoning Map which, together with all explanatory matter thereon, is hereby adopted by reference and declared to be part of this Resolution. Not all Districts established in Article II have yet been utilized and therefore may not be reflected on the Map. The Map shall be publicly displayed in the Township Hall with updated copies filed with the Regional Planning Commission, County Recorder, and County Engineer.

Section 3010 – Identification of the Official Zoning Map:

The Official Zoning Map shall be identified by the signature of the Chair of the Board of Township Trustees, attested by the Township Fiscal Officer under the following words: “This is to certify that this is the Official Zoning Map referred to in Article III of the Millcreek Township Zoning Resolution, Union County, Ohio”, together with the adoption date of this Resolution.

Section 3020 – Recording Changes in the Official Zoning Map:

If, in accordance with the provisions of this Resolution and Chapter 519, of the Ohio Revised Code (O.R.C.), changes are made in district boundaries or other matters portrayed on the Official Zoning Map, such changes shall be entered on the Official Zoning Map. Changes will be made promptly after the Amendment has been approved by the Board of Township Trustees with an entry on the Official Zoning Map indicating the Resolution number, if any, and the date of adoption.

Section 3030 – Replacement of the Official Zoning Map:

In the event the Official Zoning Map becomes damaged, destroyed, lost or difficult to interpret because of the nature or number of changes and additions, the Board of Township Trustees may, by Resolution, adopt a new Official Zoning Map which shall supersede the prior Official Zoning Map. The new Official Zoning Map may correct drafting or other errors or omissions in the prior Official Zoning Map, but no such correction shall have the effect of amending the original Official Zoning Map or any subsequent amendment thereof.

The new Official Zoning Map shall be identified by the signature of the Chair of the Board of Trustees and attested by the Township Fiscal Officer under the following words: “This is to certify that this Official Zoning Map supersedes and replaces the Official Zoning Map adopted (date) as part of Resolution (number) of the Township of Millcreek, Union County, Ohio.”

Section 3040 – Preserving Records:

Unless the prior Official Zoning Map has been lost, or has been totally destroyed, the prior map and/or significant parts thereof remaining shall be preserved, together with all available records pertaining to its adoption or amendment.

Section 3050 – Interpretation of District Boundaries:

Where uncertainty exists with respect to the boundaries of any Zoning District, as shown on the Zoning Map, the following rules shall apply.

- (A) Where district boundaries are indicated as approximately following the center lines of streets or 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.
- (B) Where district boundaries are so indicated that they approximately follow the lot lines, such lot lines shall be construed to be said boundaries.
- (C) 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 there from as indicated on the Zoning Map. If no distances are given, such dimensions shall be determined by the use of the scale shown on the Official Zoning Map.
- (D) Where the boundary of a district follows a railroad line, such boundary shall be deemed to be located in the middle of the main tracks of said railroad line.
- (E) Where the boundary of a district follows a stream, lake or other body of water, said boundary line shall be deemed to be at the limit of the jurisdiction of the Township unless otherwise indicated.
- (F) The Zoning Administrator is charged with interpreting the Map.

ARTICLE II – ESTABLISHMENT OF ZONING DISTRICTS & PROVISION FOR THE OFFICIAL ZONING MAP

Section 2000 – Zoning Districts:

For the purpose of this Resolution, the following districts are hereby created in order that the unincorporated area of Millcreek Township, Union County, Ohio, may be divided into one or more such districts:

U-1	Farm Residential District	Section 6100
R-1	Low Density Residential District	Section 6200
	RESERVED	Section 6300
	RESERVED	Section 6400
B-2	Neighborhood Business District	Section 6500
	RESERVED	Section 6600
M-2	Manufacturing District	Section 6750-6700
EQ	Excavation and Quarry District	Section 6800
MHPD	Manufactured/Mobile Home & Mobile Home Parks	Section 6900
PRD	Planned Residential District	Section 7200
PCD	Planned Commercial and Office District	Section 7300
PID	Planned Industrial District	Section 7400
PTCD	Planned Town Center District	Section 7500
	RESERVED	Section 8100
	RESERVED	Section 8200

Section 2010 – District Regulations:

All District Regulations are found in subsequent Articles.

Section 2020 – Prohibited Uses:

Any use not specifically authorized by the express terms of this Zoning Resolution shall be prohibited unless approval is received from the Board of Zoning Appeals. The Board of Zoning Appeals must determine that the requested use is similar to a listed permitted or Conditional Use in that District.

Section ~~3000~~ 2300 – Official Zoning Map:

~~The districts established in Article II of this Resolution are shown on the Official Zoning Map which, together with all explanatory matter thereon, is hereby adopted by reference and declared to be part of this Resolution. *Restate 1st sentence as below.* Not all Districts established in Article II have yet been utilized and therefore may not be reflected on the Map. *Move 2nd sentence to separate paragraph.* The Map shall be publicly displayed in the Township Hall with updated copies filed with the Regional Planning Commission, County Recorder, and County Engineer. *Move last sentence to 2301*~~

The Zoning Map, together with the districts established in this Article, and all notations, references, and other matters shown thereon, are hereby declared a part of this Resolution.

Not all Districts established in Article II have yet been utilized and therefore may not be reflected on the Map.

The districts and their boundary lines are indicated upon a map entitled “The Official Zoning Map of Millcreek Township, Union County, Ohio”, hereinafter called the “Zoning Map”, which is hereby made part of this Resolution.

Section ~~3010~~ 2301 – Identification of the Official Zoning Map:

The Official Zoning Map shall be identified by the signature of the Chair of the Board of Township Trustees, attested by the Township Fiscal Officer under the following words: “This is to certify that this is the Official Zoning Map referred to in **Article III II** of the Millcreek Township Zoning Resolution, Union County, Ohio”, together with the adoption date of this Resolution.

Section 2302 – Official Zoning Map Public Record:

The Official Zoning Map shall be held and maintained in the Office of Zoning Administrator for Millcreek Township and shall be identified by the signature of the Chair of the Board of Township Trustees.

*The Map shall be publicly displayed in the Township Hall **with updated copies filed with the Regional Planning Commission, County Recorder, and County Engineer.***

Copies of the Map shall be filed with the Regional Planning Commission, County Recorder, and County Engineer.

Section ~~3020~~ 2303 – Recording Changes in the Official Zoning Map:

If, in accordance with the provisions of this Resolution and Chapter 519, of the Ohio Revised Code (O.R.C.), changes are made in district boundaries or other matters portrayed on the Official Zoning Map, such changes shall be entered on the Official Zoning Map.

Changes will be made promptly after the Amendment has been approved by the Board of Township Trustees with an entry on the Official Zoning Map indicating the Resolution number, if any, and the date of adoption.

Updated copies of the map shall be filed with the Regional Planning Commission, County Recorder, and County Engineer.

Section ~~3030~~ 2304 – Replacement of the Official Zoning Map:

In the event the Official Zoning Map becomes damaged, destroyed, lost or difficult to interpret because of the nature or number of changes and additions, the Board of Township Trustees may, by Resolution, adopt a new Official Zoning Map which shall supersede the prior Official Zoning Map. The new Official Zoning Map may correct drafting or other errors or omissions in the prior Official Zoning Map, but no such correction shall have the effect of amending the original Official Zoning Map or any subsequent amendment thereof.

The new Official Zoning Map shall be identified by the signature of the Chair of the Board of Trustees and attested by the Township Fiscal Officer under the following words:

“This is to certify that this Official Zoning Map supersedes and replaces the Official Zoning Map adopted (date) as part of Resolution (number) of the Township of Millcreek, Union County, Ohio.”

Section ~~3040~~ 2305 – Preserving Records:

Unless the prior Official Zoning Map has been lost, or ~~has been~~ totally destroyed, the prior map and/or significant parts thereof remaining shall be preserved, together with all available records pertaining to its adoption or amendment.

Section ~~3050~~ 2310 – Rules for Interpretation of District Boundaries:

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

- (A) Where district boundaries are indicated as approximately following the center lines of streets or 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.
- (B) Where district boundaries are so indicated that they approximately follow the lot lines, such lot lines shall be construed to be said boundaries.
- (C) 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 there from as indicated on the Zoning Map. If no distances are given, such dimensions shall be determined by the use of the scale shown on the Official Zoning Map.
- (D) Where the boundary of a district follows a railroad line, such boundary shall be deemed to be located in the middle of the main tracks of said railroad line.
- (E) Where the boundary of a district follows a stream, lake, or other body of water, said boundary line shall be deemed to be at the limit of the jurisdiction of the Township unless otherwise indicated.
- (F) Where the boundary of a district follows metes and bounds description approved as part of a rezoning or annexation of any territory, said metes and bounds description shall have control over all the foregoing.
- (G) Questions concerning the exact location of district boundary lines shall be determined by the Zoning Administrator, subject to the owners’ right of appeal to the Board of Zoning Appeals as provided herein.

Section 2320 – Vacation of Public Ways

Whenever any street or public right-of-way is vacated by official action of the County Commissioners or Township Trustees, the zoning districts adjoining each side of the street or public right-of-way shall be automatically extended to the center of such vacations and all area included in the vacation shall thereafter be subject to all regulations of the extended Districts.

Page 2-4



Zoning Text Amendment Checklist

Date: 3/23/2022

Township: Millcreek Township

Amendment Title: **ARTICLE IV – ADMINISTRATION AND ENFORCEMENT**

Notice: Incomplete Amendment requests **will not** be processed by our office. LUC Regional Planning Commission will return them to the requester, 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 type="checkbox"/>
Date of Request (stated in cover letter)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Description of Zoning Text Amendment Change (s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Date of Public Hearing (stated in cover letter)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Township Point of Contact and contact information for zoning amendment (stated in cover letter)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Attachment of Zoning Text Amendment with changes highlighted or bolded	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Copy of current zoning regulation, or section to be modified for comparison	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Non-LUC Member Fee, If applicable	<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

10820 St Rt 347, PO Box 219

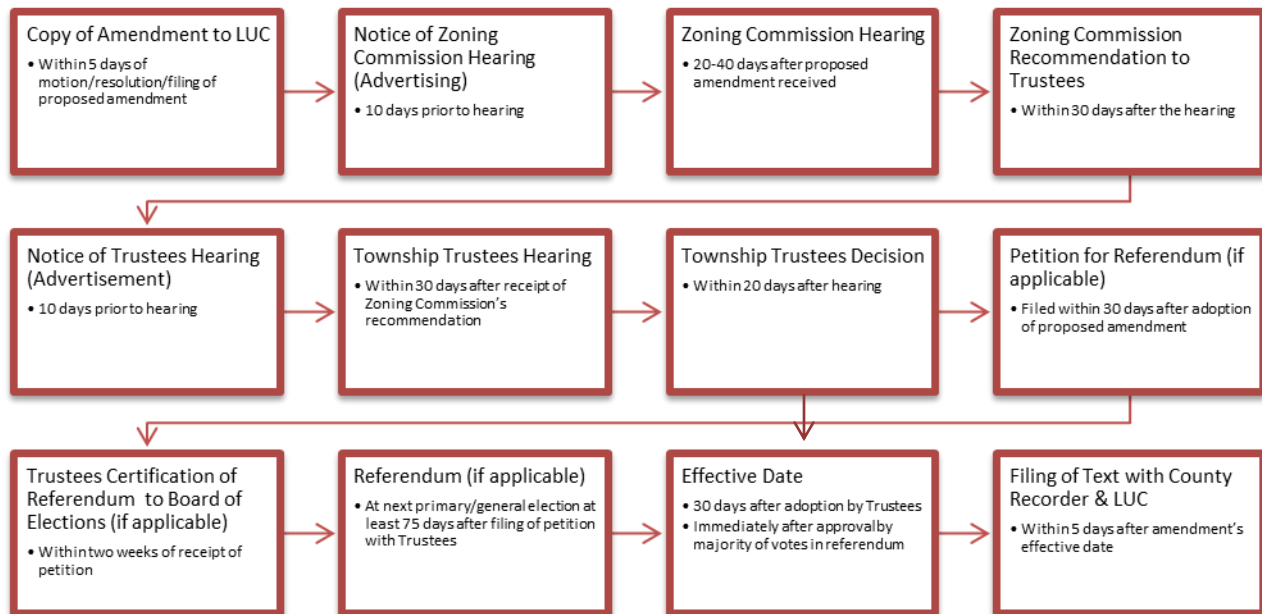
East Liberty, Ohio 43319

• Phone: 937-666-3431 •

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



Township Zoning Amendment Process (ORC 519.12)





Millcreek Township, Union County, Ohio

Zoning Department
P.O Box 157
Ostrander, Ohio 43061

Township Hall
10420 Watkins Road
Marysville, Ohio 43040 - 9545

Cover Letter

To: Logan-Union-Champaign Regional Planning Commission
c/o Aaron Smith
PO Box 219
East Liberty, OH 43319
aaronsmith@lucplanning.com

From: Ron Todd
Zoning Administrator, Millcreek Township

Date: March 23, 2022

Re: Zoning Text Amendment Application, Millcreek Township, Union County
Amendment topic: **New language, Section 4111 - Drainage Plan Required & Section 4111.01 – Adequate Drainage Outlet, Acceptable Soils and Existing Drainage Tile**

Dear LUC Regional Planning Commission Committee Members:

The Millcreek Township Zoning Commission met at 7.00 PM on March 15th, 2022 at the Millcreek Township Hall. During the meeting, amendments to the Zoning Resolution were initiated by motion of the Zoning Commission. The amendments proposed alterations to the text of the Zoning Resolution.

Description of Zoning Text Amendments.

The proposal amends,- Revisions based upon Darby Township sample language and execution of the MOU between Millcreek Township and Union SWCD. We made some changes to Darby language shortening the approved permit timeline and construction requirements.

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 Millcreek Township Zoning Commission of Union County, Ohio, will hold a public hearing concerning the proposed amendments at 7.00 PM on April 19th, 2022, in the Millcreek Township Hall.

Point of Contact.

Please consider Ron Todd & Joni Orders as the Township's point of contact for this matter. Contact information is below:

Ron Todd
Zoning Administrator
Millcreek Township
937-644-3449
zoning@millcreektwpohio.us

Joni Orders
Zoning Commission Chair
Millcreek Township
614-309-1158
joniorders@gmail.com

Sincerely,

Ron Todd
Zoning Administrator, Millcreek Township

Attachments.

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

LEGAL NOTICE

NOTICE OF PUBLIC MEETINGS Millcreek Township Zoning Commission **Zoning Resolution Text Amendments**

The Millcreek Township Zoning Commission will conduct a public hearing on Tuesday, April 19, 2022 at 7:00 pm. The purpose of the public hearing is to discuss amendments to the Zoning Resolution regarding (1) Updated language to Article I, (2) Consolidation of Article III into Article II and additional clarifying language; (3) Drainage Plan requirements for all zoning permits including ponds; (4) Appendix A.

The Zoning Commission will conduct the April regular meeting after the hearing.

The meeting is open to the public at the Millcreek Township hall, located at 10420 Watkins Road, Marysville, OH 43040.

Details and draft language are posted on the Township website:

<http://www.millcreektwpohio.us>

Ms. Joni Orders, Zoning Commission Chair

ARTICLE IV – ADMINISTRATION AND ENFORCEMENT

Section 4000 – Office of Zoning Administrator Created:

Pursuant to Chapter 519 of the O.R.C., a Zoning Administrator designated by the Board of Township Trustees shall administer and enforce this Resolution. He/she may be provided with assistance of such other persons as the Board of Township Trustees may direct.

If the Zoning Administrator shall find that any of the provisions of this Resolution are being violated, he/she shall notify, in writing, the person responsible for such violations, indicating the nature of the violation and ordering the action necessary to correct it.

He/she shall order discontinuance of illegal use of land, buildings, or structures; removal of illegal buildings, structures, additions, alterations, or structural changes; discontinuance of any illegal work being done; or shall take any other action authorized by this Resolution to ensure compliance with or to prevent violation of its provisions.

Section 4100 – Zoning Permits Required:

No building or other structure shall be erected, moved, added to, or structurally altered without a permit therefore issued by the Zoning Administrator.

No zoning permit shall be issued by the Zoning Administrator except in conformity with the provisions of this Resolution unless he receives a written order from the Board of Zoning Appeals in the form of an administrative review, conditional use, or variance as provided by this Resolution.

No zoning permit shall be issued by the Zoning Administrator with respect to property in a planned district unless an application for subsequent use or development of that property shall have been approved by the Zoning Commission, and that approval shall continue to be effective.

Section 4110 – Application for Zoning Permit:

The application for a zoning permit shall be signed by the owner or applicant attesting to the truth and exactness of all information supplied on the application. At a minimum, the application shall contain the following information:

- (A) Name, address, and phone number of applicant;
- (B) Legal description of property;
- (C) Description of existing use of land and buildings;
- (D) Description of proposed use and buildings, if applicable;
- (E) Zoning district (Current);
- (F) Site plans in triplicate 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 including building heights, dimensions, and square footage;
- (G) The proposed traffic patterns showing public and private streets and other transportation facilities, including their relationship to existing conditions, topographically (If deemed applicable by the Zoning Administrator)
- (H) Number and location of off-street parking spaces, refuse areas, and loading berths, if applicable
- (I) Number of dwelling units;
- (J) Preliminary lighting and landscaping plan including location and intensity of proposed lighting (excludes single family dwellings);
- (K) Description of the provisions and location for water, sanitary sewer, and surface drainage with engineering feasibility studies or other evidence of reasonableness (Does not apply to single family residential dwellings);
- (L) Such other matters as may be necessary to determine conformance with, and provide for the enforcement of this Resolution.

Section 4120 – Changes to Plans during Construction:

Any changes to the structural plans or placement of said structure on the building lot during construction shall require that construction be halted and a new site plan be drawn. The Zoning Administrator should be immediately notified so as to

make an onsite inspection of any proposed change. The Zoning Administrator shall visit the site at a minimum of once during the first month of construction and every two months thereafter until completion of construction activity.

Section 4130 – Issuance of Zoning Permits:

No permit for erection, alteration, or moving of any building shall be issued until an application has been made for a Zoning Permit. Only after the Application for Zoning Permit form and all required documentation has been received and reviewed by the Zoning Administrator and he/she has had an opportunity to visit the site and ask any questions of the Applicant will a Zoning Permit be issued. No work may be started prior to issuance of a Zoning Permit.

No change of use shall be made in any building or part thereof now or hereafter located, constructed, reconstructed, enlarged or structurally altered without a zoning permit being issued by the Township Zoning Administrator. No zoning permit shall be issued to make a change in use unless the changes have been made in conformity with the provisions of this Zoning Resolution or unless a variance or conditional use permit has been granted by the Board of Zoning Appeals.

Section 4140 – Failure to Obtain a Zoning Permit:

Failure to obtain a zoning permit shall be a violation of this Resolution and punishable under Section 4360.

Section 4150 – Expiration and/or Extension of Zoning Permit:

If the work described in any zoning permit has not begun within 180 days from the date of issuance thereof, said permit shall expire. The Zoning Administrator shall cancel the expired permit and issue a written notice thereof to the persons affected.

If the work described in any building permit has not been completed within one year of the date of issuance thereof, said permit shall expire and be canceled by the Zoning Administrator. The Zoning Administrator will issue written notice thereof shall to the persons affected, together with notice that further work as described in the canceled permit shall not proceed unless and until a new Zoning Permit has been obtained or an extension granted.

Extensions, if granted, shall be in six month increments, not to exceed one and one-half (1 ½) years.

Section 4160 – Construction and Use As Provided in Applications, Plans, & Zoning Permits:

Zoning permits issued on the basis of plans and applications approved by the Zoning Administrator authorize only the use, arrangement, and construction set forth in such approved plans and applications, and no other use, arrangement, or construction. Use, arrangement, or construction at variance with that authorized shall be deemed a violation of this Resolution and punishable as provided by Section 4360.

Section 4170 – Issuance of Zoning Permit for Projects Requiring Site Plan Review:

The Zoning Administrator shall not issue a Zoning Permit in the following instances:

- (A) For any application for a mobile home park, unless the site plan for such mobile home park has been approved by the Zoning Commission and ultimately the Board of Township Trustees.
- (B) For any application for property in a Planned Development District unless an application for subsequent use or development of that property has been approved pursuant to the Planned Development Districts of this Resolution and that approval continues to be effective.

Section 4180 – Zoning Certificate Required:

Upon completion of specified work and not later than the expiration of the Zoning Permit and any applicable extensions thereof, the property owner will make a written request to the Zoning Administrator for a final inspection.

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 final inspection by the Zoning Administrator stating that the proposed use of the building or land conforms to the requirements of this Resolution.

Section 4111 – Zoning Permit Drainage Plan Required: New to Millcreek Twp / Darby Twp language

In preparation of an application for a zoning permit, landowners shall provide a description of and provision for adequate draining outlet(s) and acceptable soils consistent with the requirement for the proposed use. Applicants shall provide the drainage plan including a statement of drainage outlet adequacy in writing prepared either through the Union Soil and Water Conservation District or by a Professional Engineer hired at the applicant's expense.

Section 4111.01 – Adequate Drainage Outlet, Acceptable Soils and Existing Drainage Tile:

Every lot shall have an adequate outlet and acceptable soils consistent with the requirement for the proposed use. The Union Soil and Water Conservation District (SWCD) or a Professional Engineer (P.E.) in writing shall recommend the drainage outlet adequacy and the Health Department shall recommend the soils acceptability on new lots.

The implementation of said recommendations shall be required by the Township as part of the zoning permit. These statements along with a plot map of the drainage systems shall accompany the application for permit.

Furthermore, all construction (including construction of ponds and driveway) within the Township shall be accomplished in a manner consistent with maintenance and good surface drainage. In all improvements or uses where submittal of drainage plans is not specifically required, proper drainage on subject property and adjacent or servient properties shall be maintained or restored at equal or greater capacity as determined by the Union Soil and Water Conservation District.

In no event shall any person interdict or interfere with any existing tile or surface drain channel unless it is determined that such tile or channel can be removed or relocated without interfering with the drainage on adjacent properties. Pre-existing drainage tile draining an adjoining property shall be restored or re-routed when cut, crushed, or otherwise affected by any construction, excavation, or utility installation on any lot. **If an easement is needed to connect to a tile or channel on an adjacent property, it is the applicant's responsibility to obtain such easement in writing from the adjacent landowner. The easement, in writing, shall accompany the zoning permit application.**



Zoning Text Amendment Checklist

Date:

3/23/2022

Township: Millcreek

Township

Amendment Title: **ARTICLE X – SUPPLEMENTARY DISTRICT REGULATIONS**

Notice: Incomplete Amendment requests **will not** be processed by our office. LUC Regional Planning Commission will return them to the requester, 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 type="checkbox"/>
Date of Request (stated in cover letter)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Description of Zoning Text Amendment Change (s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Date of Public Hearing (stated in cover letter)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Township Point of Contact and contact information for zoning amendment (stated in cover letter)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Attachment of Zoning Text Amendment with changes highlighted or bolded	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Copy of current zoning regulation, or section to be modified for comparison	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Non-LUC Member Fee, If applicable	<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

10820 St Rt 347, PO Box 219

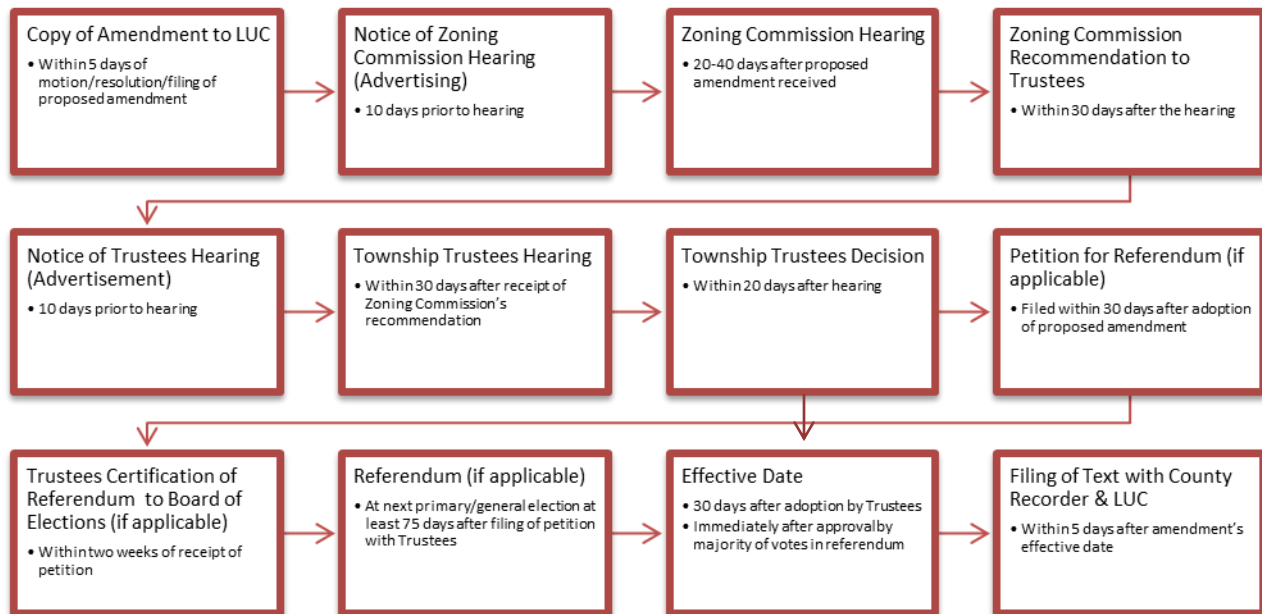
East Liberty, Ohio 43319

• Phone: 937-666-3431 •

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



Township Zoning Amendment Process (ORC 519.12)



LEGAL NOTICE

NOTICE OF PUBLIC MEETINGS Millcreek Township Zoning Commission **Zoning Resolution Text Amendments**

The Millcreek Township Zoning Commission will conduct a public hearing on Tuesday, April 19, 2022 at 7:00 pm. The purpose of the public hearing is to discuss amendments to the Zoning Resolution regarding (1) Updated language to Article I, (2) Consolidation of Article III into Article II and additional clarifying language; (3) Drainage Plan requirements for all zoning permits including ponds; (4) Appendix A.

The Zoning Commission will conduct the April regular meeting after the hearing.

The meeting is open to the public at the Millcreek Township hall, located at 10420 Watkins Road, Marysville, OH 43040.

Details and draft language are posted on the Township website:
<http://www.millcreektwpohio.us>

Ms. Joni Orders, Zoning Commission Chair



Millcreek Township, Union County, Ohio

Zoning Department
P.O Box 157
Ostrander, Ohio 43061

Township Hall
10420 Watkins Road
Marysville, Ohio 43040 - 9545

Cover Letter

To: Logan-Union-Champaign Regional Planning Commission
c/o Aaron Smith
PO Box 219
East Liberty, OH 43319
aaronsmith@lucplanning.com

From: Ron Todd
Zoning Administrator, Millcreek Township

Date: March 23, 2022

Re: Zoning Text Amendment Application, Millcreek Township, Union County
Amendment topic: **New revision & language, Section 10200 - Ponds**

Dear LUC Regional Planning Commission Committee Members:

The Millcreek Township Zoning Commission met at 7.00 PM on March 15th, 2022 at the Millcreek Township Hall. During the meeting, amendments to the Zoning Resolution were initiated by motion of the Zoning Commission. The amendments proposed alterations to the text of the Zoning Resolution.

Description of Zoning Text Amendments.

The proposal amends,- Revisions based upon Darby Township sample language and execution of the MOU between Millcreek Township and Union SWCD. We made some changes to Darby language shortening the approved permit timeline and construction requirements.(unless there is a safety hazard reason for limiting it to 60 days).

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 Millcreek Township Zoning Commission of Union County, Ohio, will hold a public hearing concerning the proposed amendments at 7.00 PM on April 19th, 2022, in the Millcreek Township Hall.

Point of Contact.

Please consider Ron Todd & Joni Orders as the Township's point of contact for this matter. Contact information is below:

Ron Todd
Zoning Administrator
Millcreek Township
937-644-3449
zoning@millcreektwpohio.us

Joni Orders
Zoning Commission Chair
Millcreek Township
614-309-1158
joniorders@gmail.com

Sincerely,

Ron Todd
Zoning Administrator, Millcreek Township

Attachments.

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

pool, landscape fountain or fish pond. No such swimming pool shall be allowed in any district unless it complies with the following conditions and requirements.

- (B) The pool is intended to be and is used solely for the enjoyment of the occupants, and their invited guests, of the principal use of the property on which it is located.
- (C) It is not 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.
- (D) The swimming pool, area of land immediately surrounding the pool or entire property on which it is located shall be walled or fenced to prevent uncontrolled access from the roadways or adjacent properties. Fencing requirements:
 - (1) Fence or wall shall not be less than four (4) feet in height.
 - (2) There shall be at least three (3) feet in width of unobstructed access around all pools.
 - (3) Fence or wall must be maintained in good condition at all times.
 - (4) Gates equipped with an auto closing / auto latching mechanism.
 - (5) Comply with other Township Fence Regulations found in Article X.
- (E) Swimming pools must be maintained for the health and safety of residents at all times. When “in season / in use”, pools must always contain clean and sanitary water. If pool is not in use (or during “off season” months), it must either be drained completely or covered completely.
- (F) No water drained from a swimming pool shall be discharged onto adjacent properties without written consent of the owner.
- (G) Private swimming pools, together with other accessory structures, shall not occupy more than 50 percent of the rear yard area.
- (H) Heating units, pumps, and filter equipment shall be completely housed and muffled in such a manner as not to create a nuisance. Such equipment shall be located not closer than 10 feet to a lot line and shielded from view of any roadway, and shall also be subject to County Electrical Permit requirements.
- (I) No swimming pool may be constructed without obtaining a permit from the Township Zoning Administrator. Applicable fees for such permits shall be established by the Board of Township Trustees.

Section 10200 – Ponds:

Ponds shall be excavated as a permitted use provided the following standards are met (Also, see Ponds definition):

- (A) Union Soil and Water Conservation District (SWCD) must review and approve proposed construction site with landowner.
- (B) The pond shall be designed in accordance with NRCS (Natural Resource Conservation Service) Standards and Specifications along with USDAS (United States Department of Agricultural Services) Engineering Field Manual for Conservation Practices. Tile found in working order on site must be rerouted around proposed pond. Soil must be spread in a manner not to encroach on adjacent properties.
- (C) The Union Soil and Water Conservation District (SWCD) shall be responsible for approvals of pond design and doing site inspections during construction to assure that the pond is constructed according to the approved plan.
- (D) The pond outlet must be designed not to encroach on adjacent property.
- (E) Setbacks: Fifty (50) feet from road right-of-way to high water mark and thirty (30) feet from high water mark to side and rear lot lines.
- (F) Three (3) acre minimum lot size.
- (G) All ponds shall be at least one-fourth ($\frac{1}{4}$) acre in size.
- (H) All construction of ponds within the Township shall be accomplished in a manner consistent with maintenance of good surface and subsurface drainage.
- (I) This applies to all zoning districts.

Section 10300 – Common Access Drives (General):

Common Access Drives (CAD) provide an alternative to construction of public or private streets for accessing small numbers of lots and reduce the number of driveways along public roads. CADs may be permitted based upon a case-by-case evaluation of the site and project specific characteristics such as, but not limited to: access management and traffic safety, slopes, drainage, preservation of environmentally sensitive areas, access, and maneuvering room for firefighting vehicles, and compliance with local zoning codes. CADs must be designed by an engineer or surveyor in accordance with these regulations. All lots as part of a Common Access Driveway shall have the required road frontage (see Official Schedule of District Regulations). Lots not meeting the required road frontage shall be required to obtain a variance from the Millcreek

Section 10200 – Ponds:

All text in black is existing Millcreek language without any change.

~~Ponds shall be excavated as a permitted use provided the following standards are met: (Also, see Ponds definition):~~

~~Within Millcreek Township, a pond is any man-made structure in which water is impounded by constructing a dam or embankment or by excavating a pit or dugout. Ponds shall include retention basins designed to permanently hold water. Detention basins designed for short-term water containment are not considered ponds under this section. Landscape water features less than one-hundred fifty (150) square feet are excluded. (Consolidated from definitions and restated for conciseness)~~

~~Agricultural use ponds and ponds created primarily for the purpose of controlling surface runoff as part of the subdivision process are exempt from the pond requirements.~~

~~A zoning use permit, issued by the Zoning Administrator, shall be required prior to construction, expansion, or abandonment of any pond within Millcreek Township.~~

Section 10200.01 – Pond Design, Review and Construction Standards:

~~Ponds shall be excavated as a permitted use. The applicant shall consult with and/or seek approval of the Union Soil and Water Conservation District (SWCD) prior to submitting a zoning use permit application.~~

~~Every lot shall have an adequate drainage outlet and acceptable soils consistent with the requirements for the proposed use. The Union SWCD or a Professional Civil Engineer (P.E.) shall determine the drainage outlet adequacy and the soil's acceptability for ponds and incorporate this to the pond design.~~

~~Union Soil and Water Conservation District (SWCD) must review and approve the proposed construction site with the landowner including required pre-design test pits. (Previously 10200 – A)~~

- ~~(A) The pond shall be designed in accordance with Natural Resource Conservation Service (NRCS) Standards and Specifications along with United States Department of Agricultural Services (USDAS) Engineering Field Manual for Conservation Practices.~~
- ~~(B) Drainage tile found in working order, or damaged during construction, on site must be rerouted around proposed pond in a manner not to encroach on adjacent properties.~~
- ~~(C) Excavated soil shall be spread in a manner not to encroach on adjacent properties.~~
- ~~(D) Union SWCD or a P.E. hired by the applicant shall be responsible for designing the pond. (Part of 10200 C)~~
- ~~(E) The pond outlet and discharge shall must be designed not to encroach on adjacent property. (Previously 10200 D)~~

(F) Three (3) acre minimum lot size **exclusive of all easements and rights-of-way.**

(G) All ponds shall be at least one-fourth (1/4) acre in size.

(H) Disturbed soil shall be seeded. Such seeding shall meet Ohio EPA Regulations and NRCS Standards and Specifications.

~~The Union Soil and Water Conservation District SWCD, shall be responsible for approvals of pond design and doing site inspections during construction to assure that the pond is constructed according to the approved plan. (Previously 10200 C – split to separate items)~~

Union SWCD shall approve pond design and conduct construction site inspections together with the Township Zoning Administrator to assure that the pond is constructed according to the approved plan.

Section 10200.02 – Pond Setback Standards: *Previously Item E in 10200 - Ponds*

(From Darby Twp)

To reduce the risk of vehicles leaving the road and entering a pond, ponds shall be setback from nearby roads. A design plan should include one of the following standards to satisfy this setback requirement. ~~due to the liability a property owner may assume by constructing a pond too close to a road,~~

- 1) The placement and maintenance of earth mounds to be a minimum of four (4) feet high or tree lines between the road right of way and the pond ~~is recommended~~ to serve as traffic barriers **and decrease required setback.** If such earth mounds or tree lines are used, the setback shall be Fifty (50) feet from road right-of-way to highwater mark and thirty (30) feet from highwater mark to the side and rear lot lines.
- 2) A pond shall be setback one hundred (100) feet from the road right-of-way to the high-water mark and thirty (30) feet from the side and rear lines to the high-water mark **without the installation of any traffic barriers.**

Section 10200.03 – Pond Permit and Excavation:

Modified language from Darby Twp:

The excavation, expansion, or abandonment of all ponds shall require a zoning permit and applicable fee. This applies to new pond construction in all zoning districts including planned unit development districts. (Previously 10200-I)

- (A) Prior to issuance of zoning permit, every effort shall be made on the part of the landowner to locate and clearly mark all drainage tiles and incorporate this to the pond design. The landowner shall be financially responsible for re-routing all tile.
- (B) All work shall commence on said pond within ~~six (6)~~ twelve (12) months from the date of permit issuance from the Township Zoning Administrator.
- (C) The property owner shall notify the Zoning Administrator upon commencement of construction of the pond.
- (D) ~~Ponds shall be completed within sixty (60) days from the date that construction on pond commences.~~ Should the permit expire before work on the pond is complete *and/or no extension has been granted*, all excavated land shall be returned to its original state and seeded.
- (E) ~~The owner may apply for a maximum of one 30-day extension with the Township Zoning Administrator.~~
- (F) All construction of ponds within the Township shall be accomplished in a manner consistent with maintenance of good surface and subsurface drainage. (Previously 10200-H)

Article XX – Definitions: *Modify as follows:*

Pond – Any man-made structure in which is impounded by constructing a dam or embankment or by excavating a pit or dugout. ~~Ponds include retention basins designed to permanently hold water but does not include detention basins designed for short term water containment. Landscape water features less than one hundred fifty (150) square feet are also no included.~~



Zoning Text Amendment Checklist

Date: 3/23/2022

Township: Millcreek Township

Amendment Title: **Appendix A – Millcreek Township Recommended Community Trees for Landscaping Plans**

Notice: Incomplete Amendment requests **will not** be processed by our office. LUC Regional Planning Commission will return them to the requester, 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 type="checkbox"/>
Date of Request (stated in cover letter)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Description of Zoning Text Amendment Change (s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Date of Public Hearing (stated in cover letter)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Township Point of Contact and contact information for zoning amendment (stated in cover letter)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Attachment of Zoning Text Amendment with changes highlighted or bolded	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Copy of current zoning regulation, or section to be modified for comparison	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Non-LUC Member Fee, If applicable	<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

10820 St Rt 347, PO Box 219

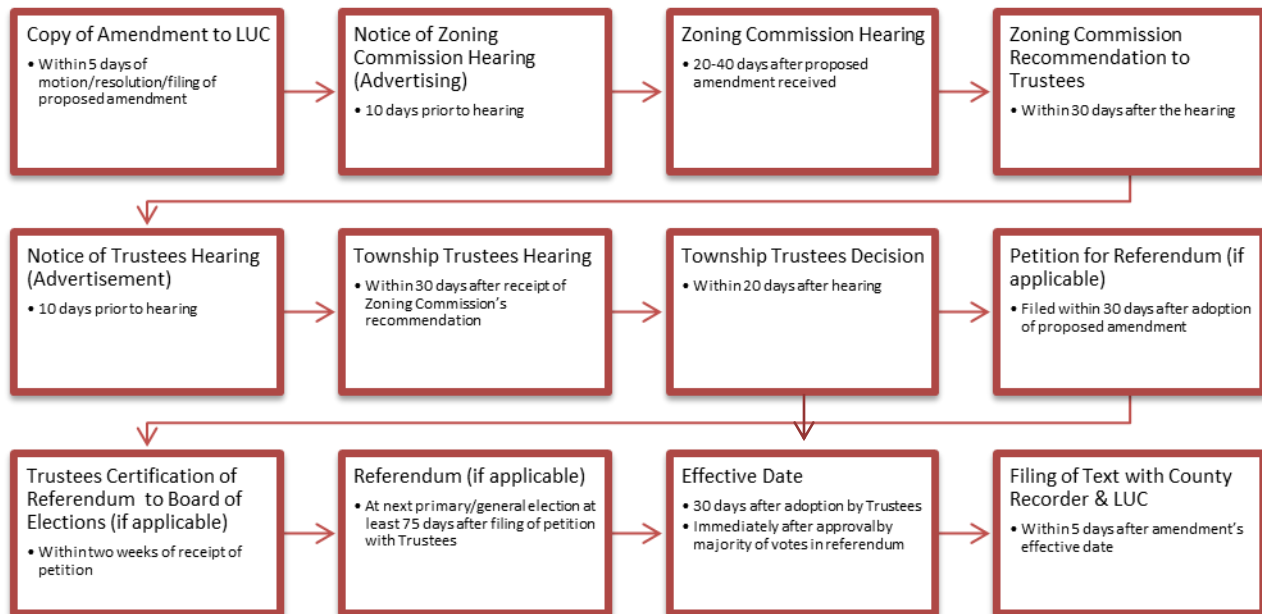
East Liberty, Ohio 43319

• Phone: 937-666-3431 •

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



Township Zoning Amendment Process (ORC 519.12)





Millcreek Township, Union County, Ohio

Zoning Department
P.O. Box 157
Ostrander, Ohio 43061

Township Hall
10420 Watkins Road
Marysville, Ohio 43040 - 9545

Cover Letter

To: Logan-Union-Champaign Regional Planning Commission
c/o Aaron Smith
PO Box 219
East Liberty, OH 43319
aaronsmith@lucplanning.com

From: Ron Todd
Zoning Administrator, Millcreek Township

Date: March 23, 2022

Re: Zoning Text Amendment Application, Millcreek Township, Union County
Amendment topic: **Appendix A - Formerly "Tree Lists" & Clarify / Consolidate related definitions to Article XIII**

Dear LUC Regional Planning Commission Committee Members:

The Millcreek Township Zoning Commission met at 7.00 PM on March 15th, 2022 at the Millcreek Township Hall. During the meeting, amendments to the Zoning Resolution were initiated by motion of the Zoning Commission. The amendments proposed alterations to the text of the Zoning Resolution.

Description of Zoning Text Amendments.

The proposal amends, Appendix A - Formerly "Tree Lists", the Township worked to update and organize the "Tree Lists" to clearly define when this appendix is to be applied and the purpose of the overall text. In this review we also need to clarify / consolidate related definitions to Article XIII.

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 Millcreek Township Zoning Commission of Union County, Ohio, will hold a public hearing concerning the proposed amendments at 7.00 PM on April 19th, 2022, in the Millcreek Township Hall.

Point of Contact.

Please consider Ron Todd & Joni Orders as the Township's point of contact for this matter. Contact information is below:

Ron Todd
Zoning Administrator
Millcreek Township
937-644-3449
zoning@millcreektwpohio.us

Joni Orders
Zoning Commission Chair
Millcreek Township
614-309-1158
joniorders@gmail.com

Sincerely,

Ron Todd
Zoning Administrator, Millcreek Township

Attachments.

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

LEGAL NOTICE

NOTICE OF PUBLIC MEETINGS Millcreek Township Zoning Commission **Zoning Resolution Text Amendments**

The Millcreek Township Zoning Commission will conduct a public hearing on Tuesday, April 19, 2022 at 7:00 pm. The purpose of the public hearing is to discuss amendments to the Zoning Resolution regarding (1) Updated language to Article I, (2) Consolidation of Article III into Article II and additional clarifying language; (3) Drainage Plan requirements for all zoning permits including ponds; (4) Appendix A.

The Zoning Commission will conduct the April regular meeting after the hearing.

The meeting is open to the public at the Millcreek Township hall, located at 10420 Watkins Road, Marysville, OH 43040.

Details and draft language are posted on the Township website:

<http://www.millcreektwpohio.us>

Ms. Joni Orders, Zoning Commission Chair

Appendix A – Tree Lists

Preferred / Desired Tree List - Group A – Large

Common Name	Scientific Name
Bald Cypress	Taxodium distichum
Black Gum (Black Tupelo)	Nyssa sylvatica
Bur Oak	Quercus macrocarpa
Chinkapin Oak	Quercus muehlenbergii
Freemani Maple	Acer x freeman
Ginkgo (male)	Ginkgo bilboa
Hybrid Elm	Ulmus x spp.
Japanese Pagodatree	Sophora japonica
Katsuratree	Cercidiphyllum japonica
Kentucky Coffeetree	Gymnocladus dioica
Lacebark Elm	Ulmus parvifolia
Norway Maple	Acer platanoides
Red Maple (Native)	Acer rubrum
Red Oak	Quercus rubra
Sassafras	Sassafras albinum
Shingle Oak	Quercus imbricaria
Shumard Oak	Quercus shumardii
Silver Linden	Tilia tomentosa
Sugar Maple	Acer saccharum
Swamp White Oak	Quercus bicolor
Sweetgum (northern seed source)	Liquidambar styraciflua
Turkish Filbert	Corylus colurna

Preferred / Desired Tree List - Group B – Medium

Common Name	Scientific Name
Amur Corktree	Phellodendron amurense
Hedge Maple	Acer campestre
Honeylocust	Gleditsia tricanthos var. inermis
Purpleglow Maple (Shantung Maple)	Acer truncatum
Sargent Cherry	Prunus sargentii
Sawtooth Oak	Quercus acutissima

Appendix A – Tree Lists (Continued)

Preferred / Desired Tree List - Group C – Small

Common Name	Scientific Name
"Autumnalis" Cherry	Prunus subhirtella var. autumnalis
Flowering Dogwood	Malus spp.
Japanese Tree Lilac	Syringa reticulata
Kousa Dogwood	Corus kousa
Serviceberry	Amelanchier aborea
Apple Serviceberry	Amelanchier x grandiflora
Thornless Hawthorn	Crataegus crusgalli var. inermis

Other species not on these lists must be approved by the Zoning Administrator

Non-Desirable Tree List

Common Name	Scientific Name
Box Elder	Acer negundo
Silver Maple	Acer saccharinum
Buckeye, Horsechestnut	Aesulus species
Tree of Heaven	Ailanthus alrissima
Paper Birch	Betula papyifera
European White Birch	Betula pendula
Northern Catalpa	Catalpa speciosa
Ginko (female)	Ginko biloba
Osage – Orange	Machura ponifera
Apple	Malus punila
Mulberry	Morus species
Poplar	Populus species
Bradford Pear	Pyrus calleryana "Bradford"
Upright English Oak	Quercus robur "fastigiata"
Black Locust	Robinia pseudoacacia
Willow	Salix species
European Mountain Ash	Sorbus aucuparia
Moline American Elm	Ulmus Americana "Moline"
Siberian Elm	Ulmus pumila
Green Ash	Fraximus pennsylvanica
White Ash	Fraxinus americana

ARTICLE XIII – LANDSCAPING, FENCES, WALLS & HEDGES

Section 13001 – Purpose:

The goal of this Article is to preserve and promote landscaping as a suitable and necessary aspect of land development, as a component of the development of Township character, as an important beneficial element of the microclimate through the provision of shade and as buffers, and to promote the public health, safety and general welfare. It is further the purpose of this Article to promote the preservation and replacement of major trees removed in the course of land development, to promote the property utilization of landscaping as a buffer between certain land uses to minimize conflicts, and to protect, preserve and promote the character of the Township.

Section 13002 – Application:

No zoning permit(s) shall be issued hereafter for any site development plan within any planned district or the construction or improvement of any building, structure or vehicular use within any planned district except where landscaping for such development, construction has been approved as required by the provisions of this article.

Section 13003 – Minimum Landscaping Requirements:

This section describes the minimum requirements that shall be met in regards to perimeter landscaping for non-compatible land use areas landscaping for service areas and interior landscaping for businesses, buildings, structures or other new developments of land.

(A) **Perimeter Landscaping Requirements:** Unless otherwise provided, landscaping material shall be installed to provide a minimum of fifty percent (50%) winter opacity and a seventy five percent (75%) summer opacity, between one foot above finished grade level to the top of the required planting, hedge, fence, wall or earth mound within four years after installation. The required landscaping shall be provided either in easements in certain zones or adjacent to vehicular use area. For purposes of this Article XIII, “opacity” shall mean the required percent of visual screening from adjacent properties in a vertical plane extending from the established grade to six feet unless otherwise specified herein.

(1) Property Perimeter Requirements:

A. When the Following:	B. Adjoining the Following (or Vice Versa):	C. The minimum landscaping within a buffer zone of this average width (with 3 ft. as the least dimension:	D. Which will contain at least this material to achieve the required opacity ^{1, 2} .
1. Any Residential Zone	Any Office Use	20 ft. adjacent to all common boundaries except street frontage	1 tree/40 ft. of lineal boundary, OFT, plus a continuous 6 ft. high planting, hedge, fence, wall or earth mound.
2. Any Residential Zone	Any Commercial Use	30 ft. located as above (1-C)	Same as 1-D above.
3. Any Residential Zone	Any Industrial Use	40 ft. located as above (1-C)	Same as 1-D above.
4. Any Office or Commercial Use	Any Industrial Use	20 ft. located as above (1-C)	Same as 1-D above.
5. Any Zone except Agricultural Zones	A Freeway or Arterial Street	40 ft. for residential zones and 20 ft. for all other zones adjacent to freeway or arterial street	1 tree / 30 ft., OFT plus continuous 6 ft. high planting, hedge, wall, fence or earth mound.
6. Any Zone except Agricultural or Industrial Zones	Railroad	Same as 5-C above	Same as 5-D above
7. Any property boundary, including road or street rights of way	Utility Sub-Station	40 ft. adjacent to all boundaries except only 5 ft. for utility substations measured adjacent to the enclosure	Same as 5-D

¹ Grass or ground cover shall be planted on all portions of the easements not occupied by other landscape material.

² “OFT” means “or fraction thereof”. Trees do not have to be equally spaced, but may be grouped.

(2) Vehicular Use Area Perimeter Requirements:

A. When the Following:	B. Adjoins the Following (or Vice Versa):	C. The minimum landscape easement of this width is required:	D. Which will contain this material to achieve opacity required ^{3 4 5} .
1. Any property in any zone	Any vehicular use areas on any adjacent property	6 ft. minimum to all trees from edge of paving where vehicles overhand and 3 ft. strip that prohibits any vehicular overhand for other areas, adjacent to planting, point of vehicular use area that faces building adjacent to property	1 tree / 40 ft., OFT, boundary of vehicular area plus a 3 ft. average height continuous hedge or earth mound.
2. Any public or private street right-of-way or service road, except freeways	Any vehicular use area	Same as 1-C above, except applies to portion of vehicular use area facing public or private street or road	1 tree / 40 ft. OFT, plus a 3 ft. average height continuous planting, hedge, or earth mound.

- i. Landscape Buffer Zone: The landscape buffer zone and material required adjacent to any street under this Article shall be provided by the property owner adjoining the street, unless the authority building the street has fully met all requirements on the street right of way. When adjacent to other common boundaries, the landscape buffer zone and materials:
 - (a) May be placed on either adjoining parcel, or astride the boundary, if both owned and being processed by the same owner; or
 - (b) Generally be placed on the activity listed under Property Perimeter Requirement Chart, Column B and Vehicular Use Area Perimeter Chart, Column B when adjoining parcels have different owners; or
 - (c) May be placed astride the boundary of adjoining parcels having different owners if a written agreement signed by both owners, is filed with the Township Zoning Office, as a public record; or
 - (d) Shall be placed on the activity or parcel being processed when adjoining property is already developed with the exception of Property Perimeter Requirement Chart and; or
 - (e) Shall not be required along the common boundary if the requirements of this Article have been fully complied with on the adjoining property.
- ii. Requirements Conflicts: Whenever a parcel or activity falls under two or more of the categories listed in the tables the most stringent requirements shall be enforced.
- iii. Landscape, Buffer Zone Conflicts: The required landscape buffer zone may be combined with a utility or other easement as long as all of the landscape requirements can be provided in addition to, and separate from, any other easement. Cars or other objects shall not overhang or otherwise intrude upon the required landscape buffer zone more than two and one-half feet, and wheel stops or curbs shall be required.
- iv. Existing Landscape Material: Existing landscape material shall be shown on the required plan, and any material in satisfactory condition may be used to satisfy these requirements in whole or in part when, in the opinion of the public approval authority, such material meets the requirements and achieves the objectives of this Article.
- v. Landscaping at Driveway and Street Intersections: To insure that landscape materials do not constitute a driving hazard, a sight triangle shall be observed at all street intersections or intersections of driveways with streets. Within this sight triangle, no landscape material nor parked vehicles, except for required grass or ground cover, shall be permitted. Within this sight triangle, trees shall be permitted as long as, except during the early growth stages, only the tree trunk is visible between the ground and eight feet above the ground, or otherwise does not present a traffic hazard. The sight triangle is defined in the following sections. The Zoning Administrator shall notify the property owner and/or neighborhood association of the need to trim or remove trees to maintain the required site triangle. Should the property owner and/or neighborhood association fail to maintain the site triangle, the

³ A vehicular use area (VUA) is any open or unenclosed area containing more than 1,800 sq. ft. of area and/or used by six or more of any type of vehicle, whether moving or at rest, including, but not limited to, parking lots, loading and unloading areas, mobile home parkings, and sales and service areas. Driveways are considered to be vehicular use areas whenever they are adjacent to public streets or roads or other vehicular use elements described previously in this paragraph, and where intervening curbs, sidewalks, landscape strips, etc. do not eliminate adjacency.

⁴ Grass or ground cover shall be planted on all portions of easements not occupied by other landscape material.

⁵ "OFT" means "or fraction thereof."

Township may trim or remove trees as appropriate and seek reimbursement from the property owner and/or neighborhood association.

- (a) Driveway Intersections Triangle: At intersection of driveways with streets, the sight triangle shall be established by locating the intersection of the street curb or edge with the driveway edge, and by measuring from this point and a distance of ten feet along the driveway to a point and a distance of twenty feet along the street curb to a point and connecting these points.
 - (b) Street Intersection Sight Triangles: At the street intersections, the sight triangle shall be formed by measuring at least thirty-five (35) feet along curb lines or edge of pavement and connecting these points.
- vi. Interior Landscaping for Vehicular Use Areas: Any open vehicular use area, excluding loading, and unloading and storage areas in an industrial zone or business zone, containing more than six-thousand (6,000) square feet of area, or twenty or more vehicular parking spaces, shall provide interior landscaping in addition to the previously required perimeter landscaping. Interior landscaping may be peninsular or island types.
 - (a) Landscape Area: For each 100 square feet or fraction thereof, of vehicular use area, a minimum total of ten square feet of landscaped area shall be provided.
 - (b) Minimum Area: The minimum landscape area permitted shall be 100 square feet with a five foot minimum distance to all trees from edge of pavement where vehicles overhang.
 - (c) Contiguous Area: In order to encourage the required landscaped areas to be properly dispersed, no individual areas shall be larger than 350 square feet in size, and no individual area shall be larger than 1,500 square feet in vehicular use areas over 30,000 square feet. In both cases, the least dimension of any required area shall be five feet minimum dimension to all trees from edge of pavement where vehicles overhang. Individual landscape areas larger than above are permitted as long as the additional area is in excess of the required minimum total.
 - (d) Minimum Trees: The following minimums are required, based upon total ground coverage of structures and vehicular uses areas. One (1) tree of no less than two (2) inches for every six (6) parking spaces shall be provided. All trees shall be bailed and burlapped or containerized / potted when planted. The top eighteen (18) inches of the burlap bag and cage shall be removed when planting. Planting beds for parking lot trees shall be constructed so as to minimize damage to trunks and roots of the trees from vehicles, pedestrians and parking lot maintenance through the use of adequate soil planting area and curbing or parking blocks. Planting soil area per tree shall be a minimum of sixteen (16) square feet. The minimum dimension for the planting areas shall be four (4) feet on one side. All trees shall be maintained in a healthy condition.
 - (e) Vehicular Overhang: Parked vehicles may hang over the interior landscaping area no more than two and one-half feet, as long as concrete or other wheel stops are provided to insure no greater overhang or penetration of the landscape area.
- vii. Landscaping for Service Structures: Any service structure, accessory use, shall be screened whenever located in any residential zone, commercial zone, or when located on property abutting any residential zone) freeway or arterial street prohibiting driveway access. Structures may be grouped together; however, screening height requirements shall be based upon the tallest of the structures.
 - (a) Location of Screening: A solid wall or fence shall enclose any service structure on all sides, unless such structure must be frequently moved, in which case a gate shall be permitted on one side. The fence or the wall shall be the same or similar materials as the same building. The average height of the screening material shall be one foot more than the height of the enclosed structure, but shall not be required to exceed ten feet in height. Whenever a service structure is located next to a building wall, perimeter landscaping material or vehicular use area landscaping material, such walls or screening material may fulfill the screening requirements for that side of the service structure if that wall or screening material is of an average height sufficient to meet the height requirement set out in this section. In addition to the wall or fence, such service structure shall be surrounded by some landscaping material.
 - (b) Curbs to Protect Screening Material: Whenever screening material is placed around any trash disposal unit or waste collection unit which is emptied or removed mechanically on a regular occurring basis, a curb to contain the placement of the container shall be provided within the screening material on those sides where there is

such material. The curbing shall be at least one foot from the material and shall be designed to prevent possible damage to the screening when the container is moved.

- viii. Interior Landscaping For All New Developments: All new developments regardless of type and all alterations or expansions to existing developments shall provide interior landscaping in addition to the previously required perimeter landscaping. Interior landscaping shall consist primarily of new tree planting or the preservation of existing trees or hedges within the development site.
- (a) Preservation of Existing Landscape Materials: All trees having a trunk diameter of six inches or greater as measured twenty-four inches from ground level shall be preserved unless such trees are exempted as follows:
 - (b) Trees within public rights of way or utility easements, or a temporary construction easement approved by the County Engineer.
 - (c) Trees within the ground coverage of proposed structures or within twelve feet of the perimeter of such structure.
 - (d) Trees within the driveway access to parking or service areas or proposed areas to service a single family-home.
 - (e) Trees that in the judgment of the Township Authority are damaged, diseased, over mature, which interfere with utility lines or are an inappropriate or undesirable species for that specific location.
 - (f) It is encouraged that exempted trees subject to destruction be preserved by relocating and replanting of such trees.
 - (g) It is encouraged that efforts be made to preserve natural vegetation areas. Consideration shall be given to laying out streets, lots, structures and parking areas to avoid unnecessary destruction of heavily wooded areas or outstanding tree specimens. It is further encouraged that whenever possible, heavily wooded areas be designated as park reserves.

Tree Planting Requirements: For all new development the following landscape requirements shall apply:

Use:	Requirements:
PRD	There shall be tree plantings equal to one inch in tree trunk size for every 100 square feet in ground coverage by a structure. Such plantings shall be required within the property lot lines of each structure.
PCD / PTCD	In addition to the requirements of 13.03(A)(2) regarding vehicular use areas, the following shall apply: There shall be landscaped areas equal to 20 feet for every 1,000 square feet of building ground coverage area, or fraction thereof. Such landscaping areas shall contain trees, planting beds, hedges, fences, walls, earth mounds, benches or other material designed and located in a manner complimentary to the overall architecture to the surrounding buildings.
PID	In addition to the requirement of 13.03(A)(2) regarding vehicular use areas, the following shall apply: There shall be tree plantings equal to one inch in tree size for every 2,00 square feet of building ground coverage, or fraction thereof.

- (h) Parking Lots: see Section 23.03(B) hereof.
- (i) No new tree planting shall be required if existing trees and the aggregate trunk sizes of such trees meet or exceed the requirements as set forth in this Article and providing that such trees are evenly distributed throughout the developed area and not confined either to out-of-the-way dense clusters or to the perimeter of the developed area. The minimum tree size for such tree plantings shall be no less than two inches in trunk diameter.
- (j) For new development or construction, if new tree plantings are required for conformance to the landscaping requirements of this Article, the applicant or owner shall indicate on the landscape plan the location and size of such tree plantings. If such trees landscape plan is approved, the applicant or owner shall plant such trees as may be required within one year or the next planting season after issuance of a zoning permit.

Section 13004 – Street Tree Planting Requirements:

The following are street tree planting requirements for all planned zoning districts:

- (A) **Requirements:** It shall be required that all sub-divider or developers plant trees along public streets of their developments in such a manner, type, quantity and location as approved by the Zoning Commission and as defined by the following conditions, and that any undeveloped street or existing street with undeveloped frontage shall conform to these requirements at the time of development.
- (1) The tree to be planted is not an undesirable tree species, as listed on the Township's Public Tree Program.
 - (2) The minimum spacing between this and other trees is forty-five feet for large tree, thirty-five (35) feet for medium tree and twenty-five (25) feet for a small trees. See definitions below.
 - (3) The tree location is to be at least twenty (20) feet from street intersections and ten (10) feet from fire hydrants or utility poles.
 - (4) A small tree is to be used when planting under or within ten (10) lateral feet of overhead utility wires. A small or medium tree is to be used when planting within ten (10) or twenty (20) lateral feet to overhead utility wires.
 - (5) The developer shall be required to maintain the trees for three years after the trees are planted and to replace any tree which dies within such one year guarantee period. Upon completion of a tree planting, the landscape contractor shall contact the Township Zoning Department for a preliminary inspection. The guarantee period shall begin after approval of the Zoning Department. A final inspection shall be made at the end of the guarantee period. All trees not exhibiting a healthy, vigorous growing condition, as determined by the Zoning Administrator, shall be promptly replaced at the expense of the developer.
 - (6) The trees will be as approved by the Zoning Commission according to the approved tree list. A mix of species is required.
 - (7) The minimum trunk caliper measured at six (6) inches above the ground for all street trees shall be no less than two inches.
 - (8) The maximum spacing for large trees shall be fifty (50) feet, for medium trees, forty (40) feet and thirty (30) feet for small trees.
- (B) **Tree Topping:** No person shall, as a normal practice, top any tree within the public right of way. Topping is defined as the severe cutting back of limbs to stubs larger than three inches in diameter within the tree's crown to such a degree so as to remove the normal canopy and disfigure the tree. Trees severely damaged by storms or other causes or trees under utility wires or other obstructions where other pruning practices are impractical are hereby exempted from this Subsection.
- (C) **Height of Limbs Over Sidewalks and Streets:** Tree limbs extending over a sidewalk shall be trimmed to such an extent that no portion of the same shall be less than seven (7) feet above sidewalks. Tree limbs extending over streets shall be trimmed to such an extent that no portion of the same shall interfere with normal traffic flow.
- (D) **Reducing Tree-Lawn:** No person shall by any type of construction reduce the size of the tree-lawn without first obtaining permission from the Zoning Commission.
- (E) **Violations:** A person who removes, damages or causes to be removed a public tree (including by interference with the tree's drip line) from the tree-lawn or other public place shall be required to replace the tree at his expense, with a tree or tree(s) having the same number of inches of tree trunk size equally the tree that was removed or damaged. No tree installed as a replacement tree shall have less than a minimum diameter of two (2) inches.
- (F) **Definitions:**
- (1) Large Tree: means any tree species which normally attains a full grown height in excess of fifty (50) feet.
 - (2) Medium Tree: means any tree species which normally attains a full growth height of between twenty-five (25) and fifty (50) feet.
 - (3) Small Tree: means tree species which normally attains a full-growth height of under twenty-five (25) feet.
 - (4) Drip Line: The area directly located under the outer circumference of the tree branches. The feeder roots of a tree usually extend to this line and receive water that drips off the canopy above.

Section 13005 – Landscape Materials:

- (A) **Plants:** All plant materials shall be living plants that conform to the standards of the American Association of Nurserymen and shall have passed any inspections required under State regulations. Artificial plants are prohibited in all landscaped areas in the Township required as per this chapter.
- (B) **Deciduous Trees:** Deciduous trees shall be species have an average mature crown spread of greater than fifteen (15) feet in Central Ohio and having trunk(s) which can be maintained with over five (5) feet of clear wood in areas which

have visibility requirements, except at vehicular use area intersections where eight (8) foot clear wood requirements will control. Trees having an average mature spread of crown less than fifteen (15) feet may be substituted by grouping of the same so as to create the equivalent of a fifteen (15) foot crown spread. Deciduous trees shall be a minimum of five (5) feet in height and two inches in trunk diameter at planting.

- (C) Evergreen Trees: Evergreen trees shall be a minimum of five (5) feet in height.
- (D) Earth Mounds: Earth mounds shall be physical barriers, which when planted block or screen the view just as a hedge or low wall would. Mounds shall be constructed of clean fill, topsoil and similar materials, and shall be designed with proper plant material to prevent erosion and facilitate drainage. Earth mounds shall not exceed four (4) feet in height and shall be planted completely by plant material which may include mulching limited to the immediate base of plantings, of which no greater than fifty percent shall be turf. Earthen mounds shall have a maximum slope of three to one or three feet horizontal space is required for each one-foot vertical change in elevation. The crest or top of the mound shall be rounded with elevation changes maintained one foot off of the centerline of the mounds.

Section 13006 – Plan Submission and Approval:

Whenever any property is affected by these landscaping requirements, the property owner or developer shall prepare a landscape plan. Where such plans are part of an application for rezoning, variance, conditional use or other matters which must be approved by the Township Zoning Commission or Township Board of Zoning Appeals, such plans shall be submitted as part of the required application and other required plans. All other landscape plans shall be approved by the Township Zoning Department.

- (A) Plan Content: The contents of the plan shall include the following:
 - (1) Plot plan, drawn to an easily readable scale no smaller than one inch equal twenty feet; showing and labeling by name and dimensions, all existing and proposed property lines, easements, buildings and other structures, vehicular use areas including parking stalls, driveways, service areas square footage, etc., location of structures on adjoining parcels, water outlets and landscape materials, including botanical names and common names, installation sizes, on center planting dimensions where applicable, and qualities for all plants used and all existing trees;
 - (2) Typical elevations and/or cross sections as may be required.
 - (3) Title block with the pertinent names and addresses, property owner, person drawing plan, scale, date, north arrow, general orient plan so that north is to top of plan and zoning district.
- (B) Zoning Permit: Where landscaping is required, no zoning permit shall be issued until the required landscaping plan has been submitted and approved and a performance bond, or irrevocable letter of credit from a banking institution registered in the State of Ohio, has been posted.
- (C) Posting of Bond or Irrevocable Letter of Credit: After an irrevocable letter of credit has been posted, the landscaping material required in the approved landscaping plan shall be installed within six months after the date of posting the bond or irrevocable letter of credit. A one month extension of the planting period may be granted by the Zoning Department upon a demonstration by the property owner or developer that such an extension is warranted because of adverse weather conditions or unavailability of required plant material. No more than three such one month extensions may be granted. Proceedings shall be brought against the performance bond or irrevocable letter of credit if the required landscaping plans have not been complied with by the end of the approved planting period.

Appendix A – Millcreek Township Recommended **Community Trees for Landscaping Plans**

Purpose of Appendix A – Recommended Community Trees for Landscaping Plans:

~~Appendix A~~ The purpose of an appendix of desired tree lists for Community Trees to be *used* in conjunction with the Landscaping Plan requirements *outlined within* Article VII Planned **Unit** Developments, Article VIII Overlay Districts, and Article IX Design Standards.

Any tree planted by a builder or developer within a planned **unit** development or lands subsequently developed after rezoning to an overlay district, shall be considered a community tree. All such community trees shall be included in a landscaping plan that is part of any final development plan.

These regulations related to required size and type of plantings do not relate to development or landscaping within any standard agricultural or residential district unless required **as screening plan within** a conditional use permit. The Township does not permit, oversee, or otherwise enforce any activity related to tree planting nor landscaping except as part of any rezoning application to a planned **unit** district, final development plan submission within an overlay district, **and/or a conditional use permit regarding buffering and screening.**

Per Section V, #10 of the Comprehensive Land Use Growth Plan of Millcreek Township, 2005, the Township advocates the principals of the National Arbor Society and recognizes the importance of healthy and plentiful trees within the Township.

Appendix A – Millcreek Township Recommended Community Trees for Landscaping Plans

Table A.01 – Preferred Recommended Tree List - Group A – Large Deciduous

Common Name	Scientific Name
Cypress, Bald	Taxodium distichum
Elm, Hybrid	Ulmus x spp.
Elm, Lacebark	Ulmus parvifolia
Gum, Black (Sour gum) or Black Tupelo	Nyssa sylvatica
Ginkgo (male)	Ginkgo bilboa
Japanese Pagoda Tree	Sophora japonica
Katsura Tree	Cercidiphyllum japonica japonicum
Kentucky Coffee tree	Gymnocladus dioica dioica
Maple, Freemani	Acer x freeman
Maple, Norway	Acer platanoides
Maple, Red (Native)	Acer rubrum
Maple, Sugar	Acer saccharum
Oak, Bur	Quercus macrocarpa
Oak, Chinkapin	Quercus muehlenbergii
Oak, Red	Quercus rubra
Oak, Shingle	Quercus imbricaria
Oak, Shumard	Quercus shumardii
Oak, Swamp White	Quercus bicolor
Sassafras	Sassafras albinum
Silver Linden	Tilia tomentosa
Sweetgum (northern seed source for Zone 4)	Liquidambar styraciflua
Turkish Filbert (Turkish Hazel)	Corylus colurna

Table A.02 – Preferred Recommended Tree List – Group B – Medium Deciduous

Common Name	Scientific Name
Amur Cork tree **	Phellodendron amurense
Cherry, Sargent	Prunus sargentii
Honey locust** (Thornless/seedless varieties & cultivars)	Gleditsia triacanthos triacanthos var. inermis
Maple, Hedge	Acer campestre
Maple, Purpleglow (Shantung Maple)	Acer truncatum
Oak, Sawtooth	Quercus acutissima

Appendix A – Millcreek Township Recommended Community Trees for Landscaping Plans - Continued

Table A.03 – Preferred-Recommended Tree List - Group C – Small Deciduous

Common Name	Scientific Name
Cherry, Higan or Autumnalis	Prunus subhirtella var. autumnalis
Dogwood, Flowering	Malus spp. Cornus florida L.
Japanese Tree Lilac	Syringa reticulata
Dogwood, Kousa	Cornus kousa
Serviceberry	Amelanchier aborea canadensis
Serviceberry, Apple	Amelanchier x grandiflora
Hawthorn, Thornless Cockspur	Crataegus crusgalli var. inermis

Table A.04 – Recommended Tree List – Group D – Conifers

Common Name	Scientific Name
Cedar, Eastern Red	Juniperus virginiana
Pine, Eastern White	Pinus strobus
Pine, Virginia	Pinus virginiana
White Fir	Abies concolor
Spruce, Norway	Picea abies
Spruce, White	Picea glauca
Northern White Cedar (Arborvitae)	Thuja occidentalis
Dawn Redwood	Metasequoia glyptostroboides

It shall be the responsibility of the applicant to identify any species included on a Landscaping Development Plan that does not appear on one of the Preferred lists in the preceding tables. Within the Landscaping Development Plan, the applicant must be approved provide verification of any such tree(s) as possessing traits like one or more of the trees listed within the Appendix A.

The Zoning Administrator, in consultation with appropriate area expert(s), shall include reference to any such deviation within a staff report included with the Landscaping Development Plan and overall submission to the Zoning Commission.

Appendix A – Millcreek Township Recommended Community Trees for Landscaping Plans - Continued

Table A.05 - Non-Desirable Tree List - (Prohibited / Invasive Species)

Common Name	Scientific Name
Amur Cork	<i>Phellodendron amurense</i>
Apple	<i>Malus punila</i>
Ash, Green	<i>Fraxinus pennsylvanica</i>
Ash, White	<i>Fraxinus americana</i>
Birch, Paper	<i>Betula papyifera</i>
Birch, European White	<i>Betula pendula</i>
Buckeye, All types	<i>Aesculus species</i>
Buckeye hybrids including Red Horse-chestnut	<i>Aesculus x carnea</i>
Buckthorn, European	<i>Rhamnus cathartica</i>
Honey locust (Thorny/seeded varieties)	<i>Gleditsia triacanthos triacanthos</i> var. <i>inermis</i>
Honeysuckle, Amur	<i>Lonicera maackii</i>
Honeysuckle, Japanese	<i>Lonicera japonica</i>
Honeysuckle, Morrow's	<i>Lonicera morrowii</i>
Honeysuckle, Tatarian	<i>Lonicera tatarica</i>
Elm, Moline American	<i>Ulmus Americana "Moline"</i>
Elm, Siberian	<i>Ulmus pumila</i>
Ginkgo Ginkgo (female)	<i>Ginkgo Ginkgo biloba</i>
Locust, Black	<i>Robinia pseudoacacia</i>
Maple, Box Elder	<i>Acer negundo</i>
Maple, Silver	<i>Acer saccharinum</i>
Mulberry (all species)	<i>Morus species</i>
Northern Catalpa, Northern	<i>Catalpa speciosa</i>
Oak, Upright English	<i>Quercus robur "fastigiata"</i>
Oak, Sawtooth	<i>Quercus acutissima</i>
Olive, Russian	<i>Elaeagnus angustifolia</i>
Olive, Autumn	<i>Elaeagnus umbellata</i>
Osage Orange, Horse Apple, or Hedge Apple	<i>Machura ponifera Maclura pomifera</i>
Pear, Bradford or Chinese Callery Pear	<i>Pyrus calleryana "Bradford"</i>
Poplar (all species)	<i>Populus species</i>
Tree of Heaven	<i>Ailanthus alrissima altissima</i>
European Mountain Ash, European Mountain	<i>Sorbus aucuparia</i>
Rose, Multiflora	<i>Rosa multiflora</i>
Willow (all species)	<i>Salix species</i>
Any Tree included on, or flagged to be included upon the next issuance of, the most recent classification of Invasive Species or Noxious Weeds by the Ohio Department of Agriculture	

<https://agri.ohio.gov/wps/portal/gov/oda/divisions/plant-health/invasive-pests/invasive-plants>

Related additions / consolidation of landscaping definitions to Article XIII – Landscaping Plans, Fences, & Hedges:

Section 13101 – Landscaping Plan & Community Trees Definitions:

Drip Line: The area directly located under the outer circumference of the tree branches. The feeder roots of a tree usually extend to this line and receive water that drips off the canopy above.

Invasive species: Plants, animals, and pathogens not native to the region that are either currently or likely to cause harm.

Noxious or invasive (tree / plant): A tree/plant/weed that has been designated by an agricultural or governing authority as a plant that can be or is injurious to agricultural crops, natural habitats or ecosystems, or humans, livestock, or wildlife.

Large Tree: Any tree species which normally attains a full growth height in excess fifty (50) feet.

Medium Tree: Any tree species which normally attains a full growth height of between twenty-five (25) and fifty (50) feet.

Small Tree: Any tree species which normally attains a full-growth height of under twenty-five (25) feet.

Section 13102 – Community Tree Types for use in Landscaping Plans / Street Trees:

Millcreek Township will use tree-related definitions provided in the glossary of the Arbor Day Foundation (and as may be updated from time to time).

Conifer: A cone-bearing tree.

Crown: The head of foliage of a tree or shrub. This is the form or shape of the tree.

Deciduous Trees: Any tree that annually sheds all leaves.

Deciduous trees shall be species that have an average mature crown spread of greater than fifteen (15) feet in Central Ohio and having trunk(s) which can be maintained with over five (5) feet of clear wood in areas which have visibility requirements, except at vehicular use area intersections where eight (8) foot clear wood requirements will control.

Trees having an average mature spread of crown less than fifteen (15) feet may be substituted by a grouping of the same ~~so as~~ to create the equivalent of a fifteen (15) foot crown spread. Deciduous trees shall be a minimum of five (5) feet in height and two (2) inches in trunk diameter at planting.

Evergreen Trees: A tree with needles or leaves that remain alive and on the tree through the winter and into the next growing season.

Evergreen trees shall be a minimum of five (5) feet in height at time of planting?

- 1) Rename from “Appendix A – Tree Lists” to “Appendix A – Millcreek Township Recommended Community Trees for Landscaping Plans”
- 2) Renumber & rename tables
- 3) Group trees by family and alphabetize
- 4) Correct some scientific names per OSU Extension office corrections
- 5) Move some from “Preferred” list to Prohibited list due to more recent classification as invasive species; add item at bottom to account for additions / deletions to the list via referencing the Ohio Department of Agriculture.
- 6) Add Conifer table per recommendation of OSU
- 7) Add explanation of Appendix and cross-reference to any planned or overlay district landscaping plan submittal.
- 8) Rename Article XIII – Landscaping, Fences, & Hedges to – Landscaping, Buffering & Screening Plans: Planned Unit Developments, Overlay Districts, Conditional Uses & Variances (long but clearly referencing scope)
- 9) Consolidate related definitions in Article XIII – Section 13005 & Article XX within Article XIII
- 10) Remove “street” tree from reference as it may be confusing to some to seem to reference trees in all districts. “Community Trees” in line with only PUD / Overlay / Conditional Uses. – *new 1/4/2022*

(Revised 1/17)

MEMORANDUM OF UNDERSTANDING
BETWEEN THE
UNION SOIL & WATER CONSERVATION DISTRICT
AND
THE MILLCREEK TOWNSHIP TRUSTEES
UNION COUNTY, OHIO

It is recognized that our soil, water and related resources are important aspects of our environment. It is further recognized that they can, with care and joint effort, be protected or renewed. Cooperation in the consideration of these natural resources prior to and during land use changes will do much toward minimizing potential damage.

Recognizing this joint concern and responsibility, this Memo of Understanding is entered into by and between the Union Soil and Water Conservation District, hereinafter called the District, and the MILLCREEK Township, Union County, State of Ohio, hereinafter called the Township.

This Memorandum of Understanding is entered into on this 3rd day of MAY, 2021, and becomes effective on the date of the last signature. Within the limitations of authorities, resources and established policies of the District and its cooperating agencies,

The District Will*: (within 6-12 months for ponds)

- ☐ 1. Review proposed homesites/building sites to determine and recommend an adequate drainage outlet. Services for homesite/building site investigations may also include but are not limited to determining soil suitability, storm runoff management, and erosion control on homesite/building sites.
- ☐ 2. Review proposed pond sites prior to pond design with landowner. The pond shall be designed by or in accordance with the District using Conservation Practice Standards – Ponds 378. Ponds designed by the District shall follow procedures outlined in the Union SWCD Pond Policy. Every pond must have an approved outlet.
 - A. Review pond plans created by an independent contractor and give recommendations and comments upon request.
3. Make consultative technical services available to the Township upon request.

*Township may check service/services they wish District to provide for them.

Within the limitations of its authorities and resources,

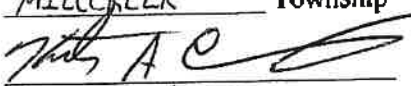
The Township Will:

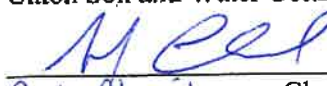
1. Observe sound soil and water conservation principles for water management, sediment control, soil stabilization, and vegetative protection include those principles in:
 - A. future comprehensive plans.
 - B. the Zoning Code by requiring the adequate outlet recommendation, performed by the District, to be included with the application of the zoning permit.
2. Require that a pond plan be given on paper by the landowner, either prepared by the District, or an independent contractor.
3. Confer with the District in the development of alternatives for the protection of the environment during land use changes.
4. Provide the District with a copy of their most current zoning code.

It is Mutually Agreed:

1. That the Township and the District will meet when necessary to review and update programs.
2. That standards and specifications developed by the Natural Resources Conservation Service will be used in planning and application of conservation measures.
3. This Memorandum may be amended or terminated at any time by mutual consent of the parties hereto, or may be terminated by either party by giving sixty (60) days notice in writing to the other.

In witness whereof, the Agreement executed and agreed to on the day, month and year written above.

MILLCREEK Township

KEITH CONROY, Chairman
MILLCREEK Township Trustees
Date: 5/3/2021

Union Soil and Water Conservation District

Andy Claridge, Chairman (vice)
Board of Supervisors, Union SWCD
Date: September 14, 2021



Zoning & Subdivision Committee
Thursday, April 14, 2022

The Zoning and Subdivision Committee met in regular session on Thursday, April 14, 2022, at 12:21 pm.

Zoning & Subdivision Committee Members were in attendance as follows: Brad Bodenmiller, Tyler Bumbalough, Mike Kerns for Scott Coleman, Todd Freyhof, Steve McCall, Heather Martin, Chris Will for Tammy Noble, Steve Robinson, Tom Scheiderer, Aaron Smith, and Jeff Stauch. Absent members were Wes Dodds and Ashley Gaver.

Guests included: Luke Sutton, Union County Engineer

Tyler Bumbalough chaired the Zoning & Subdivision Committee Meeting.

Steve McCall moved a motion to approve the minutes from the March 10, 2022, meeting as written, and Tom Scheiderer seconded. All in favor.

1. Review of Claibourne Township Zoning Parcel Amendment (Union County) – Staff Report by Brad Bodenmiller
 - Aaron Smith left the meeting as he has a property affected by this report.
 - Tom Scheiderer moved a motion to recommend approval of the Claibourne Township Zoning Parcel Amendment with staff comments and Steve Robinson seconded. All in favor.
2. Review of Liberty Township Zoning Text Amendment (Logan County) – Staff Report by Aaron Smith
 - Steve Robinson moved a motion to recommend approval of the Liberty Township Zoning Text Amendment with staff comments and Steve McCall seconded. All in favor.
3. Review of Millcreek Township Zoning Text Amendment (Union County) – Staff Report by Aaron Smith
 - Steve McCall – In the documentation, Section 4111, it talks about the zoning permit drainage plan requirement. As far as Union County, do they have stormwater regulations or anything like that they have to follow or who is going to be regulating that and making those decisions? In here it discusses, there's a typo I think, it has applicants have to provide the drainage plan. Whether or not they're having Soil and Water provide this statement of outlet adequacy, then do they have anybody that's going to be monitoring or checking what they're building?
 - Aaron Smith – It appears they're just trying to get the landowner to do some due diligence and get a recommendation so they can see it. But the follow up and making sure it's happening, isn't being done.



Logan-Union-Champaign regional planning commission

Director: Bradley J. Bodenmiller

- Steve McCall – Champaign County is looking at doing some stormwater regulations and reviewing those across the state it seems to be going through Soil and Water or the Engineer's Office. Our Office wants to be involved in the solar and that seems to be the only way to be involved. Additionally, there seems to be a lot of modifications especially because it needs to go through the Prosecutors Office. I have some concerns about approving this.
 - Aaron Smith – It's definitely a lot of modifications we are recommending; but I didn't think anything was so major as to recommend denying the amendment, but this Board may feel differently.
 - Aaron will be attending the public meeting.
- Tyler Bumbalough – Who drafted this?
 - Aaron Smith – The Zoning Commission and their zoning administrator who is also the zoning administrator for the City of Marysville drafted it.
- Tyler Bumbalough – You mentioned Jerome Township in the write up, did you mean Millcreek?
 - Aaron Smith – No. I'll give you an example of the submitted documents. Aaron provided several examples of where the Township took zoning text from other townships.
- Brad Bodenmiller – They seemed to take some of the administrative language from Jerome Township but some of the language is awkward.
- Steve Robinson – Could we table this until the Prosecutor has looked at it? I hesitate to approve this without the Prosecutor's Office feedback.
 - Brad Bodenmiller reviewed the zoning amendment process.
- Jeff Stauch – Trying to figure out functionally if it works. Thayne will find other things too knowing him when he reviews it. It makes sense to be concerned if this is helpful for Thayne.
- Tyler Bumbalough – What does denial do?
 - Aaron Smith – In my time working with them, they do ask us for help, and I do speak with the zoning inspector. I think they would be open to modifications and suggestions. I don't think it would be unpleasant. It would be useful if we gave them information to go off of.
- Steve McCall – I guess if there's anything of significance in there.
- Steve McCall moved a motion to recommend approval with modification and the review of the Prosecutors Office of the Millcreek Township Zoning Text Amendment with staff comments and Steve Robinson seconded. All in favor.
- Jeff Stauch – Millcreek has been one of the townships that have been out front and have tried to keep on top of things. I think they'll appreciate having comments.

The Zoning and Subdivision Committee adjourned at 12:58 pm with Steve McCall moving a motion to adjourn and Steve Robinson seconded. All in favor.

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