

Table of Contents

Article 1 Preliminary Sections	Page
Section 100 – Authority	1-1
Section 110 – Purpose	1-1
Section 120 – Territory under the zoning resolution	1-1
Section 130 – Title	1-2
Section 140 – Meaning of zoning standards	1-2
Section 150 – Districts	1-2
Section 160 – Boundaries	1-2
Section 170 – Interpretation of maps	1-3
Section 180 – Vacated streets	1-3
Section 190 – Definitions	
Diagram – Flood Plain Terms	1-17
Article 2 General Provisions	
Section 200 – Interpretations and Modifications	2-1
Section 201 – Uses Prohibited	2-3
Section 210 – Agricultural use	2-4
Section 211 – Land use	2-4
Section 214 – Temporary recreational vehicle occupied	2-4
Section 216 – Resolution effective date	2-4
Section 218 – Nuisance prohibited	2-4
Section 220 – Buffers	2-5
Section 221 – Cemetery	2-5
Section 222 – Temporary buildings	2-5
Section 232 – Compliance with regulations	2-5
Section 234 – Administrative standards	2-5
Section 236 – Conversion of dwellings	2-6
Section 240 – Traffic visibility across corner lot	2-6
Section 242 – Essential services	2-6
Section 244 – Pending application for building permits	2-7
Section 246 – Private streets	2-7
Section 248 – Drive-in service	2-7
Section 250 – Required trash area	2-7
Section 254 – Temporary amusement parks	2-8
Section 256 – Roadways	2-8
Section 258 – Permitted uses revoked	2-8
Section 260 – Frontage	2-8
Section 262 – Radioactivity or electrical disturbance	2-8
Diagram – Roof types and Building Height	2-9
Diagram – Lot Terms	2-10
Diagram – Basement & Story	2-11
Table – Height and area requirements	2-12
Diagram – Buffers	2-13

Article 3 Enforcement

Section 300 – General	3-1
Section 310 – Zoning certificates required	3-1
Section 311 – Contents of application for zoning certificate	3-1
Section 312 – Approval of zoning certificate	3-2
Section 313 – Submission to director of transportation	3-3
Section 314 – Expiration of zoning certificate	3-3
Section 341 – Construction and use to be as provided in applications, plans and certificates	3-3
Section 350 – Complaints regarding violation	3-4
Section 351 – Entry and inspection of property	3-4
Section 352 – Stop work order	3-4
Section 353 – Zoning certificate revocation	3-4
Section 354 – Notice of violation	3-4
Section 355 – Court-summons procedure	3-5
Section 360 – Penalties and fines	3-6
Section 365 - Violations – remedies	3-6
Section 370 – Additional remedies	3-6
Section 380 – Interpretation, purpose and conflict	3-7
Section 385 – Use not provided for	3-7
Section 390 – Validity	3-7

Article 4 Administration

Section 400 – Purpose	4-1
Section 401 – General provisions	4-1
Section 410 – Zoning Administrator	4-1
Section 411 – Responsibilities of Zoning Administrator	4-1
Section 412 – Zoning Administrator's bond	4-3
Section 420 – Organization of the Township Zoning Commission	4-3
Section 421 – Duties of Township Zoning Commission	4-3
Section 422 – Proceedings of the Township Zoning Commission	4-4
Section 430 – Township Board of Zoning Appeals; compensation and expenses	4-4
Section 431 – Powers of Township Board of Zoning Appeals	4-4
Section 432 – Rules, organization and meetings of Zoning Appeals Board	4-5
Section 440 – Duties of Zoning Administrator, Board of Zoning Appeals, legislative authority and courts on matters of appeal	4-6
Section 450 – Board of Township Trustees	4-6
Section 451 – Schedule of fees	4-6
Section 460 – Responsibilities of Township Clerk	4-7

Article 5 Amendments, Appeals and Variances

Section 500 – Procedure of amendments or district change	5-1
Section 501 – General	5-1
Section 502 – Initiation of zoning amendment	5-1
Section 503 – Contents of application for zoning map amendment	5-1
Section 504 – Contents of application for zoning text amendment	5-2
Section 505 – Transmittal to Zoning Commission	5-2

Section 506 – Submission to County Planning Commission	5-2
Section 507 – Submission to Director of Transportation	5-3
Section 508 – Public hearing of Zoning Commission	5-3
Section 509 – Notice of public hearing in newspaper	5-3
Section 510 – Notice to property owners by Zoning Commission	5-3
Section 511 – Recommendation by Zoning Commission	5-4
Section 512 – Public hearing by Board of Township Trustees	5-4
Section 513 – Action by Board of Township Trustees	5-4
Section 514 – Effective date and referendum	5-4
Section 520 – Appeals	5-5
Section 521 – Stay of proceedings	5-5
Section 530 – Variances	5-5
Section 531 – Application and standards for variances	5-6
Section 532 – Additional conditions and safeguards	5-7
Section 533 – Term of variance	5-7
Section 534 – Authorized variance	5-7
Section 540 – Regulation of conditional uses	5-8
Section 541 – Contents of conditional use permit application	5-8
Section 542 – General standards for all conditional use	5-9
Section 543 – Action on conditional use application	5-10
Section 544 – Violation of conditions	5-11
Section 545 – Expiration of conditional use permit	5-11
Section 550 – Public hearing by the Board of Zoning Appeals	5-11
Section 551 – Notice of public hearing in newspaper	5-11
Section 552 – Notice to parties in interest	5-11
Section 553 – Acton by Board of Zoning Appeals	5-12
Section 554 – Rules where uncertainty may arise	5-12

Article 6 Manufactured Homes

Section 600 – Definition of manufactured homes	6-1
Section 610 – Manufactured homes on individual lots or parcels of land	6-1
Section 620 – Standards for manufactured homes	6-1
Section 650 – Removal of manufactured homes	6-2
Section 660 – Unpermitted parking of manufactured home	6-2

Article 7 Signs

Section 700 – Purpose	7-1
Section 701 – Definitions	7-1
Section 705 – General provisions	7-3
Section 710 – General requirements for all signs and districts	7-3
Section 720 – Signs permitted in all districts, certificate not required	7-6
Section 730 – Signs prohibited in all zones	7-6
Section 740 – Permitted signs in all zones	7-7
Section 750 – Signs permitted by districts, requiring a certificate	7-7
Section 760 – Compliance with these regulations	7-10
Section 770 – Violation	7-10
Section 771 – Illustration	7-10
Diagram – Examples of signs	7-11

Article 8 Zoning Resolution Districts

Section 810 – Agriculture district	8-1
Section 811 – Principal Permitted uses	8-1
Section 812 – Conditional uses requiring appeals board authorization	8-2
Section 813 – Accessory building and uses customarily incidental to any of the above uses including	8-3
Section 814 – Height regulations	8-3
Section 815 – Setbacks	8-3
Section 816 – Detached Garages	8-4
Section 818 – Accessory building regulations	8-4
Section 819 – Projections	8-4
Section 820 – Residence "R-1" district	8-5
Section 821 – Principal permitted uses	8-5
Section 822 – Conditional uses requiring appeals board authorization	8-5
Section 823 – Irregularly shaped parcels of ground	8-5
Section 824 – Minimum floor area	8-6
Section 825 – Accessory uses	8-6
Section 830 – Residence "R-2" district	8-7
Section 831 – Principal permitted uses	8-7
Section 832 – Accessory uses	8-7
Section 833 – Irregularly shaped parcels of ground	8-7
Section 840 – Retail business "B-1" district	8-8
Section 841 – Intent	8-8
Section 842 – Principal permitted uses	8-8
Section 843 – Conditional uses requiring appeals board authorization	8-9
Section 844 – Setbacks	8-9
Section 845 – Intensity of use	8-10
Section 850 – Commercial "C-1" district	8-10
Section 851 – Intent	8-10
Section 852 – Principal Permitted uses	8-10
Section 853 – Conditional uses requiring appeals board authorization	8-11
Section 854 – Setbacks	8-12
Section 855 – Intensity of use	8-13
Section 860 – Industrial "I-1" district	8-13
Section 861 – Intent	8-13
Section 862 – Principal permitted uses	8-13
Section 863 – Conditional uses requiring appeals board authorization	8-14
Section 866 - Standards	8-14
Section 8648 – Setbacks	8-15
Section 8659 – Intensity of use	8-16

Article 9 Nonconformities

Section 900 – Purpose	9-1
Section 910 – Uses under conditional use provisions of nonconforming uses	9-1
Section 915 – Incompatibility of nonconformities	9-1
Section 920 – Avoidance of undue hardship	9-2
Section 925 – Certificates for nonconforming uses	9-2
Section 930 – Substitution of nonconforming uses	9-2

Section 935 – Single nonconforming lots of record	9-4
Section 940 – Nonconforming lots of record in combination	9-4
Section 945 – Nonconforming uses of land	9-4
Section 950 – Nonconforming structures	9-5
Section 960 – Termination of nonconforming use through discontinuance	9-5
Section 965 – Termination of nonconforming use by damage or destruction	9-6
Section 970 – Repairs and maintenance of nonconforming structures	9-6

Article 10 Off-Street Parking Space Requirements

Section 1000 – General requirements	10-1
Section 1010 – Number of spaces to be provided	10-1
Section 1020 – Rules governing the determination of the number of spaces	10-2
Section 1030 – Special parking provisions	10-3
Section 1040 – Development and maintenance of parking areas	10-3

Article 11 Special Provisions

Section 1100 – Drive-in Service	11-1
Section 1101 – Temporary amusement parks	11-1
Section 1102 – Temporary recreational vehicle occupied	11-2
Section 1103 – Cemetery	11-2
Section 1104 – Temporary Buildings	11-2
Section 1110 – Private Swimming pools	11-2
Section 1120 – Community or club swimming pools	11-3
Section 1130 – Farm ponds and lakes	11-3
Section 1140 - Water source protection overlay district	11-4
Section 1150 – Flood (F) District	11-7
Section 1160 – Quarries, Mining, and gravel pits	11-8

Article 12 Telecommunication Towers

Section 1200 – Telecommunication towers	12-1
---	------

Article 13 Sexually-Oriented Businesses

Section 1300 – Purpose	13-1
Section 1301 – Classification of sexually-oriented businesses	13-1
Section 1302 – Location restrictions and requirements for sexually-oriented businesses	13-1
Section 1303 – Measurement of distance	13-2
Section 1304 – Application requirements	13-3
Section 1305 – Advertising and lighting	13-3
Section 1306 – Definitions	13-3

Article 14 Alternate Energy

Section 1400 – Purpose	14-1
Section 1410 – The Power to Regulate Wind Energy Systems	14-1
Section 1420 – Regulations – Residential Wind Energy Systems	14-1
Section 1430 – Regulations Utility Grid Wind Energy Systems	14-3

Section 1440 – Regulations – Solar Energy	14-6
Section 1450 – Regulations – Utility Grid Solar Energy Systems	14-7
Section 1460 – Definitions	14-10

Article 15 Planned Development District

Section 1500 – Purpose	15-1
Section 1505 – Definitions	15-2
Section 1510 – Establishment of Planned Development Districts	15-4
Section 1515 – Planned Development District purposes	15-5
Section 1520 – Location of PD Districts, permitted uses	15-5
Section 1525 – Minimum performance standards	15-5
Table 1 – PD density and intensity standards	15-6
Table 2 – Lot standards	15-7
Table 3 – Resource protection standards	15-8
Table 4 – Buffers	15-9
Section 1530 – Approval of Planned Development Districts	15-11
Section 1535 – Application procedures	15-12
Section 1540 – Preliminary Development Plan requirements	15-13
Section 1540-1 – Action by the Township Zoning Commission	15-15
Section 1540-2 – Action by the Board of Township Trustees	15-15
Section 1545 – Submission of Final Development Plan	15-15
Section 1545-1 – Action by the Township Zoning Commission	15-17
Section 1545-2 – Action by the Board of Township Trustees	15-17
Section 1555 – Subdivision plat required	15-17
Section 1560 – Expiration date for Development Plan approval and extension of time	15-18
Section 1565 – Modification	15-19