

**ARTICLE EIGHT**

**ESTABLISHMENT AND PURPOSE OF DISTRICTS**

**SECTION 800: Intent.**

The following zoning districts are hereby established for the Township of \_\_\_\_\_, Ohio. 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 805: 5-Acres+ Zoning**

Five (5) acres or more does not need to be re-zoned for the owner to build a one family dwelling for his/her personal occupancy.

**SECTION 810: Residential Districts.**

Residential districts are established to meet the purposes set forth in Sections 811-815, inclusive.

**SECTION 811: Low Density Residential District (R-1).**

The purpose of the R-1 District is to permit a degree of development of a rural non-farm nature in areas not expected to have public facilities in the near future. This district also allows the opportunity to satisfy individual housing preferences and shall permit not more than one (1) dwelling per gross acre.

**Permitted Uses**

Single Family Dwelling  
Public Uses  
Quasi public Uses  
Plant Cultivation  
Day Care  
Accessory Uses  
Essential Services

**Conditional Uses**

Church  
Public Service Facility  
Non-commercial Recreational Facility  
Hospitals  
Business, Cottage  
Cemetery  
Nursing Home  
Home Occupation

**SECTION 812: Medium Density Residential District (R-2).**

The purpose of the R-2 District is to permit the establishment of low density single family dwellings with lot sizes sufficient for individual water and sewer facilities, but not to exceed two (2) dwelling units per gross acre. Centralized water and sewer facilities are, however, encouraged.

**Permitted Uses**

Single Family Dwelling  
Two-Family Dwelling  
Public Uses  
Quasi public Uses  
Plant Cultivation  
Day Care  
Accessory Uses  
Essential Services

**Conditional Uses**

Church  
Multiple Family Dwelling  
Non-commercial Recreational Facility  
Home Occupation  
Nursing Home  
Public Service Facility  
Bed and Breakfast  
Business, Convenience  
Private Swimming Pool  
Business, Cottage  
Cemetery

**SECTION 814: Medium-High Density Multi-Family Residential District (RMF-3).**

The purpose of this district is to encourage the establishment of medium-high density multi-family dwellings not to exceed **seventeen (17) dwelling units per gross acre**. All such districts must abut upon either an arterial or collector thoroughfare as specified in the Major Thoroughfare Plan and have centralized water and sewer facilities of sufficient size. The predominant housing type will be townhouse and garden apartments.

**Permitted Uses**

Single Family Dwelling  
Two Family Dwelling  
Multi-Family Dwelling  
Public Uses  
Quasi public Uses  
Day Care  
Accessory Uses  
Essential Services

**Conditional Uses**

Church  
Non-commercial Recreational Facility  
Professional Activities  
Public Service Facility  
Home Occupation  
Child Care Clinic  
Nursery, Nursing Home  
Public Service Facility  
Manufactured Home Park  
Hospitals  
Funeral Home  
Community Swimming Pool  
Business, Cottage

**SECTION 815: Manufactured Home Park District (RMH).**

The purpose of this district is to encourage the development of manufactured home parks in a well-planned environment. Such districts shall abut upon an arterial or collector thoroughfare as identified on the Major Thoroughfare Plan. Manufactured home parks shall comply with regulations of Chapter HE-27 of the Ohio Sanitary Code as well as those general standards specified in Article 14 of this Resolution. Where the standards of the Ohio Sanitary Code and Article 14 conflict, the Ohio Sanitary Code shall apply.

**SECTION 820: Business Districts.**

Business districts are established to meet the purposes set forth in Sections 821-823, inclusive. No R use is permitted in any business or manufacturing district.

**SECTION 821: Local Business District (LB).**

The purpose of the LB District is to encourage the establishment of areas for convenience business uses which tend to meet the daily needs of the residents of an immediate neighborhood. Such districts shall be strategically located with access to a collector thoroughfare as specified in the Major Development Plan. Marginal strip development shall be prohibited. LB districts will also be permitted in GB, M-1 and M-2 districts.

**Permitted Uses**

General Business  
Personal Services  
Professional Activities

Essential Services  
Accessory Uses

**Conditional Uses**

Garage, Service Station  
Public Service Facility  
Garage, Body Shop

Business Office Type  
 Restaurants  
 Social Activities  
 Public Uses  
 Quasi public Uses

Garage, Repair  
 Business, Cottage  
 Church  
 Cemetery

**SECTION 822: General Business District (GB).**

The purpose of the GB District is to encourage the establishment of areas for general business uses to meet the needs of a regional market area. Activities in this district are often large space users and the customers using such facilities generally do not make frequent purchases. Shopping centers will be the predominant building approach. Strip development shall be prohibited. GB Districts shall be located on an arterial thoroughfare as specified in the Major Thoroughfare Plan. GB will also be permitted in M-1 and M-2.

<b>Permitted Uses</b>	<b>Conditional Uses</b>
Retail Business	Business, Cottage
Personal Services	Domestic Animal Clinics
Garage, Service Station	Adult Entertainment Facility
Professional Activities	Community Swimming Pools
Business Services	Funeral Home
Business Office Type	Cemetery
Restaurants & Bars	Commercial Recreation Facility
Accessory Uses	Wholesale Business
Automotive Sales	Farm Equipment Sales
Social Activities	Sale/Storage of Building Materials
Motels	Church
Public Service Facility	Garage, Body Shop
Essential Services	Garage, Repair
Any Local Business Use	

**SECTION 823: Accommodation Business District (AB).**

The purpose of the AB District is to encourage the establishment of areas for highway business uses only. This district is specifically designed to service the motoring public. AB Districts are generally associated with interchange areas along the major limited access highways.

**SECTION 830: Manufacturing Districts.**

Manufacturing districts are established to meet the purposes set forth in Section 831-833, inclusive.

**SECTION 831: Light Manufacturing District (M-1).**

The purpose of the M-1 District is to encourage the development of manufacturing and wholesale business establishments which are clean, quiet, and free of hazardous or objectionable elements such as noise, odor, dust, smoke, or glare; operate entirely within enclosed structures and generate little industrial traffic. Research activities are encouraged. This district is further designed to act as a transitional use between heavy manufacturing uses and other less intense business and residential uses. M-1 will also be permitted in M-2.

**Permitted Uses**

**Conditional Uses**

Business Office Type	Business, Cottage
Research Activities	Restaurants
Public Service Facility	Signs
Essential Services	Printing & Publishing
Accessory Uses	Food Processing
Light Manufacturing	Warehousing
Any General Business Use	Wholesale Business

**SECTION 832: Heavy Manufacturing District (M-2).**

The purpose of the M-2 District is to encourage the development of major manufacturing, processing, warehousing, and major research and testing operations. These activities require extensive community facilities, and reasonable access to arterial thoroughfares; they may have extensive open storage and service areas, generate heavy traffic but shall be prohibited if they create nuisances beyond the limitations established by the Zoning Commission.

Permitted Uses	Conditional Uses
Light Manufacturing	Agriculture
Manufacturing, Sale & Storage of Building Material	Restaurants
Transport & Trucking Terminals	Signs
Wholesale & Warehousing Activities	Mineral Extraction, Storage & Processing
Food Processing	Auto Wrecking, Storage & Salvage
Grain Elevators & Feed Mills	Auto Repair
Essential Services	Business, Cottage
Accessory Uses	
Public Service Facility	
Any M-1 Use	

**SECTION 833: Extractive Manufacturing District (M-3).**

The purpose of the M-3 District is to provide land for the mining, processing, and storage of mineral resources. This district is designed to assure that these resources be properly managed and all land be reclaimed so as not to create a hazard or nuisance which either immediately or in the future adversely affects the health, safety, or general welfare in the community.

**SECTION 839: Special Districts.**

Special Districts are established to meet the purposes set forth in Sections 840-843, inclusive.

**SECTION 840: Agricultural District (A).**

The purpose of the A District is to preserve and protect the decreasing supply of prime agricultural land. This district also is established to control the indiscriminate infiltration of urban development in agricultural areas which adversely affects agricultural operations.

Permitted Uses	Conditional Uses
Agriculture	Sand & Gravel Extraction
Public Use	Commercial Recreation Facility
	Cemetery
	Church
Public Service Facility	Quasi public Use

Non-commercial Recreation Facility

Mineral Extraction  
Business, Cottage  
Single Family Dwelling

**SECTION 841: Open Space District (OS).**

The purpose of the OS District is to provide for public and quasi-public uses, areas for recreations and conservation purposes, and areas suitable for non-commercial recreation.

Permitted Uses		Conditional Uses
Parks and Recreation	Essential Services	Business, Cottage
Conservation	Recreational Facilities	Public Service Facility
Forestry		Public & Quasi public Buildings

**SECTION 842: Flood Plain Districts (FP).**

The purpose of the FP District is to guide development in the flood prone areas of any water course that are consistent with the requirements for the conveyance of flood flows, and to minimize the expense and inconvenience to the individual property owners and the general public through flooding. Uses permitted in this district are generally associated with open space, recreational, and agricultural land uses and shall not hinder the movement of floodwater.

Permitted Uses	Conditional Uses
Agriculture	Public & Quasi public Buildings
Parks & Recreation	

**SECTION 843: Transportation Corridor (TC).**

The purpose of the Transportation Corridor District is to discourage development and urban build-up of any kind on land, or over water, in any specific area of the township which is designated as a future site for a freeway or major highway as proposed in the Defiance County Comprehensive Plan of 1976, and shown on the Official Zoning map. In zoning cases where there is any possibility of encroachment by structures, new easements of access, water impoundments, etc., of a transportation corridor, there shall be a delay of at least one hundred twenty (120) days before the township Zoning Commission shall make a decision to grant a variance, grant a zoning amendment or issue a building permit, which would in any way impede the future construction of a highway in the designated transportation corridor. During the one hundred twenty (120) day period it shall be the responsibility of the township zoning commission to immediately notify the Regional Planning Commission of the possibility of development in or encroachment upon a proposed transportation corridor. The Regional Planning Commission will in turn notify the Ohio Department of Transportation, the Defiance County Commissioners, and Defiance County Engineer of the possibility of such encroachment or development in a transportation corridor. Such organizations and governmental units will then pursue a course of action which will either defer the development/encroachment or enter into an agreement of some type whether financial settlement, deferred payment, lease arrangement, dedication, gift, or other, which will prevent development/encroachment of the transportation corridor and which will be satisfactory to all parties concerned.

**Permitted Uses**

Agriculture  
Forestry

**Conditional Uses**

Parks and Recreation  
(without buildings & structures)

**SECTION 844: Specific Criteria for Conditional Uses.**

Specific criteria for the conditional uses outlined in this section may be located in Section 935-972.

**Section 845: The Official Schedule of District Regulations.**

All districts established herein are to meet the specific district regulations as set forth in the Official Schedule of District Regulations.

Zoning District	Planned Unit Development	Permitted Use Minimum Lot Size	Permitted Minimum Lot Size (with group sewage treatment)	Permitted Minimum Lot Size (Width in Feet)	Maximum % of Lot to be Occupied (principal and accessory buildings)	Dwelling Unit Minimum Floor Area (Sq Feet)	Maximum Height of Building (stories)	Maximum Height of Buildings (feet)	Minimum Yard Size (ft) Front	Minimum Yard Size (ft) Rear	Minimum Yard Size (ft) Side Yard	Minimum Yard Size (ft) Sum of Side Yards	Minimum Mandatory Off-street Loading Space	Minimum Mandatory Off-street Parking Space
Agriculture (A)	No	1 Acre	N/A	150	15	1100	2.5	35	60	60	25	60	N/A	2 spaces per single family dwelling; all others according to Sec. 1131-1135
Low Density Residential (R-1)	No	1 Acre	N/A	150	15	1100	2.5	35	50	40	25	60	N/A	According to Sec. 1131-1135
Medium Density Residential (R-2)	Yes	20,000 sq. feet	10,000 sq. feet	85-(Multi-Family Dwelling Only) 100	20	900 (Multi-Family Dwelling) 1100 (others)	2.5	35	30	30	6	15	N/A	According to Sec. 1131-1135

Zoning District	Planned Unit Development	Permitted Use Minimum Lot Size	Permitted Minimum Lot Size (with group sewage treatment)	Permitted Minimum Lot Size (Width in Feet)	Maximum % of Lot to be Occupied (principal and accessory buildings)	Dwelling Unit Minimum Floor Area (Sq Feet)	Maximum Height of Buildings (stories)	Maximum Height of Buildings (ft)	Minimum Yard Size (ft) Front	Minimum Yard Size (ft) Rear	Minimum Yard Size (ft) Side Yard	Minimum Yard Size (ft) Sum of Side Yards	Minimum Mandatory Off-street Loading Space	Minimum Mandatory Off-street Parking Space
Medium-High Density, Multi-Family Residential (R-3)	Yes	20,000 sq. feet	10,000-(Non-com. Rec. Facility) 16,800-(Professional Activities) 2,500/unit-(Home occupation, Nursing Home) 10 Acres-(Mobile Home Park)	85 100 90	20	1,110 900 480	2.5	35	30	30	6	15	N/A	According to Sec. 1131-1135
Local Business (LB)	Yes	10,000 sq. feet	10,000 sq. feet	80	40	N/A	2	35	30*	20	15**	30	According to Article 11	According to Sec. 1132-1135
General Business (GB)	Yes	10,000 sq. feet	10,000 sq. feet	120	25	N/A	3	45	30*	20	15**	30	According to Article 11	According to Sec. 1132-1135
Light Mfg. (M-1)	Yes	1 Acre	1 Acre	200	35	N/A	3	45	50	40	30	60	According to Article 11	According to Sec. 1133-1136
Heavy Mfg. (M-2)	Yes	1 Acre	1 Acre	200	35	N/A	3	45	50	40	30	60	According to Article 11	According to Sec. 1133-1136
Transportation Corridor (TC)														
Flood Plain (FP)	Yes													
Open Space (OS)	Yes													

\* Variance permitted without appeal if there is permanent pre-existing front setback line of lesser footage and property is already zoned properly.

\*\* Minimum side yard setback adjacent to any R-District or parcel is Forty (40) feet. May be reduced 50% with minimum six (6) foot solid, non-vegetation, fence or permanent barrier.