

CHAPTER 2200
ZONING ORDINANCE

Definitions

Passed 11/21/2000

Interpretation of Terms or Words: For the purpose of this Ordinance, certain terms or words used herein shall be interpreted as follows:

1. The word “person” includes a firm, association, organization, partnership, trust, company, LLC, 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): Any use, object, or structure which a) is clearly incidental and subordinate to the principal use, object, or structure, b) is located on the same lot, parcel, plot or acreage as the principal use, object, or structure, and c) is subordinate in area, extent, or purpose to the principal building or principal use served. Examples include, but are not limited to, fences, walls, sheds, garages, parking places, decks, poles, poster panels, private pools, and billboards. Except as otherwise provided in this Ordinance, an accessory use shall be permitted.

Adjacent: Sharing a common boundary of at least one point, but also includes properties which are separated by a public right of way not exceeding one hundred and twenty (120) feet in width.

Adult Entertainment: Any activity conducted at an adult entertainment facility. See Adult Entertainment Facility.

Adult Entertainment Facility: An establishment consisting of; or having the characteristics of any or all of the following:

1. **ADULT BOOKSTORE:** An establishment having as a substantial or significant portion of its in stock-in-trade books, magazines, publication, tapes, or films that are distinguished or characterized by their emphasis on matter depicting, describing, or relating to sexual activities or anatomical genital areas.
2. **ADULT MINI-MOTION PICTURE THEATER:** An enclosed building with a capacity for less than fifty persons used for presenting material distinguished or characterized by an emphasis on matter depicting, describing, or relating to sexual activities or anatomical genital areas.
3. **ADULT MOTION PICTURE THEATER:** An enclosed building with a capacity for fifty (50) or more persons used for presenting material distinguished or characterized by an emphasis on matter depicting, describing, or relating to sexual activities or anatomical genital areas.
4. **MASSAGE PARLOR:** An establishment where, for any form of consideration, massage, alcohol rub, fomentation, electric or magnetic treatment, or similar treatment or manipulation of the human body is administered, unless such treatment or manipulation

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is administered by a medical practitioner, chiropractor, acupuncturist, physical therapist, or similar professional person licensed by the state. This definition does not include an athletic club, health club, school, school gymnasium, or similar establishment where massage or similar manipulation of the human body is offered as an incidental or accessory use.

Agriculture: The use of land for farming, dairying, pasturage, aquaculture, apiculture, horticulture, floriculture, viticulture, and animal and poultry husbandry and the necessary accessory uses for packing, treating, or storing the product, provided, however that:

1. The operation of any such accessory uses shall be secondary to that of normal agriculture activities; and
2. The above uses shall not include the feeding or sheltering of animals or poultry in penned enclosures within one hundred feet of any residential zoning district. Agriculture does not include the feeding of garbage to animals or the operation or maintenance of a commercial stockyard or feed yard.

Airport: Any runway, land area or other facility designed or used either publicly or privately by any person for the landing and taking-off of aircraft, including all necessary taxiways, aircraft storage, repair and tie-down areas, hangars and other necessary buildings, and open spaces.

Alley: See Thoroughfare.

Alterations, Structural: Any change in the supporting members of a building such as bearing walls, columns, beams, footers or girders.

Animals, Domestic: Animals that are typically small in size and customarily kept for personal use or enjoyment within the home. Household pets shall include but not be limited to domestic dogs, domestic cats, domestic tropical birds, and rodents.

Animals, Exotic: Those animals that meet two or more of the following criteria:

1. Dangerous.
2. Not indigenous to Ohio.
3. Wild (not domesticated).

Animals, Farm: Animals that are typically kept for commercial purposes.

Apartment Unit: One or more rooms with a private bath and kitchen facilities comprising an independent, self-contained dwelling unit in a building containing three (3) or more dwelling units.

ATV: A self-propelled vehicle used primarily for the purpose of traveling through off road terrain.

Automobile: A self-propelled, free-moving vehicle, with four wheels, usually used to transport not more than six passengers and licensed by the appropriate state agency as a passenger vehicle.

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

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Automotive Sales: The sale or rental of new and/or used motor vehicles, but not including repair work, except incidental warranty repair of same, to be displayed and sold on the premises.

Automotive Wrecking: The dismantling or wrecking of used motor vehicles, mobile homes, boats, motorcycles, trailers, or the storage, sale or dumping of dismantled, obsolete or wrecked vehicles or their parts.

Bar / Tavern: An establishment used primarily for the serving of liquor by the drink to the general public and where food or packaged liquors may be served or sold only as accessory to the primary use.

Basement: That portion of a building that is all or partly underground but having at least one-half of its height below the average level of the adjoining ground. A basement shall be termed a cellar when more than one half of its height is below the average adjoining elevation. (See **Story**)

Billboard: (See **Sign, OFF-PREMISES.**)

Boundary Line: A line delineated that establishes the limits of an area.

Buffer Lot: A lot at the end of a street proposed to be extended by future platting, or a lot along the length of a street where only part of the width has been dedicated, retained by the owner but conditionally dedicated on the plat for street purposes when the street is extended or widened.

Building: Any structure designed or intended for the support, enclosure, shelter, or protection of persons, animals, chattels, or property; or any other structure of an enclosed nature.

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, Enclosed: Any structure with four sides of adjoining opaque material and an attached roof.

Building Height: The vertical distance between the average finished grade at the foundation wall to the highest point of the roof. For a detailed description of how building height is determined, see the diagrams on the following page.

Building Line: (See **Setback Line**)

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

Business, Convenience: A commercial establishment which caters to and can be located in close proximity to or within residential districts without creating undue vehicular congestion, excessive noise, or other objectionable influences. To prevent congestion, convenience uses include, but need not be limited to, drugstores, video rentals, beauty salons, barber shops, carry-outs, dry cleaning, laundry pickup facilities, and grocery stores, if less than 10,000 square feet in floor area. Uses in this classification tend to serve a day-to-day need in the neighborhood.

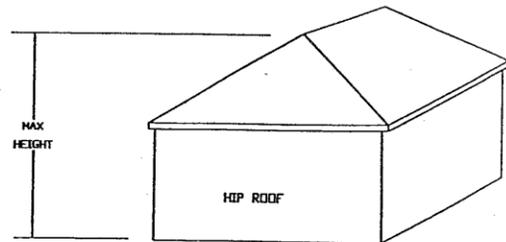
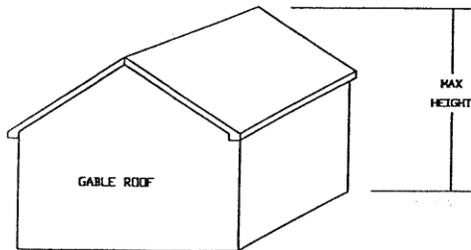
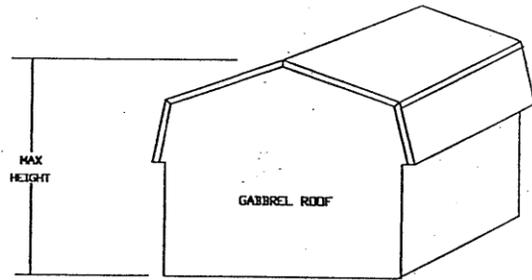
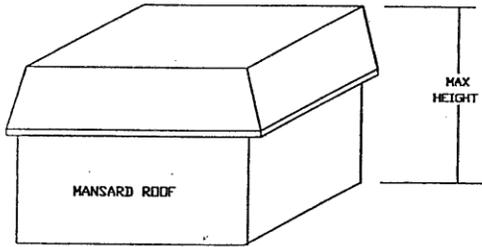
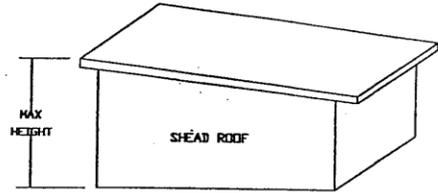
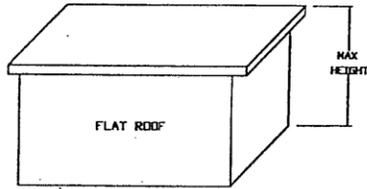
Business, Cottage: Any family business operated out of the home, or upon premises zoned residential, involving no more than five (5) persons of whom no more than three (3) are non-family members.

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Business, General: Commercial uses which generally require locations on or near major thoroughfares and/or their intersections, and which tend, in addition to serving the day-to-day needs of the community, also supply the more durable and permanent needs of the whole community. General business uses include, but need not be limited to, such activities as supermarkets; stores that sell hardware, auto parts, apparel, footwear, appliances, and/or furniture; department stores; and discount stores.

Business, Highway: Commercial uses which generally require locations on or near major thoroughfares and/or their intersections, and which tend to serve the motoring public. Highway business uses include, but need not be limited to, such activities as filling stations; truck and auto sales and service; restaurants and motels; and commercial recreation.

Business, Office Type: Quasi-commercial uses which may often be physically located between retail business and/or manufacturing, and residential uses. Office business generally accommodates such occupations as administrative, executive, professional, accounting, writing, clerical, stenographic, and drafting. Institutional offices of a charitable, philanthropic, or religious or educational nature are also included in this classification.

Business, Retail: The sale of products from the premises to the general public.

Business Services: Any profit making activity which renders services primarily to other commercial or industrial enterprises, or which services and repairs appliances and machines used in homes and businesses. Examples include, but are not limited to, printers, janitorial, maintenance, and security.

Business, Wholesale: Business establishments that generally 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 fabrication of a product, or for use by a business service. Examples include, but are not limited to, office supplies, beer distributors, farm and garden supplies, etc.

Care Facility, Intermediate: A facility that provides, on a regular basis, personal care, including dressing, eating, and health-related care and services, to individuals who require the degree of care and treatment that a hospital or skilled nursing facility provides.

Cellar: A story partly underground and having more than one-half of its clear height below the average level of the adjoining ground. A cellar shall not be considered in determining the permissible number of stories.

Cemetery: Land used or intended to be used for the burial of human or animal dead and dedicated for cemetery purposes, including crematories, mausoleums, and mortuaries if operated in connection with and within the boundaries of such cemetery and all applicable state and county health regulations.

Channel: A natural or artificial watercourse of perceptible extent, with bed and banks to confine and conduct continuously or intermittently flowing water.

Child Care Clinic: A place used for the care, diagnosis and treatment of sick, ailing, infirm, or injured persons aged 0-18, and those who are in need of medical and surgical attention, but who are not provided with room or board or kept overnight on the premises.

Child Day-Care: Administering to the needs of infants, toddlers, pre-school children, and school children outside of school hours by persons other than parents or guardians, custodians, or relatives by blood, marriage, or adoption, for any part of the twenty-four hour day in a place or residence other than

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the child's own home. All childcare facilities are subject to the regulations of the State of Ohio. The following are child day-care facilities:

1. **CHILD DAY-CARE CENTER:** Any place in which child day-care is provided, with or without compensation, for **thirteen (13)** or more children at one time, or any place that is not the permanent residence of the administrator in which child day-care is provided, with or without compensation, for 7 to 12 children at any one time. In counting children for the purposes of this definition, any children under **six (6) years** of age who are related to a licensee, administrator, or employee and who are on the premises shall be counted.
2. **TYPE A FAMILY DAY-CARE HOME:** A permanent residence of the Administrator or provider in which child day-care is provided for 4 to 12 children at any one time, if **four (4)** or more children are under 2 years of age. In counting children for the purposes of this definition, any children under 6 years of age who are related to a licensee, administrator, or employee and who are on the premises of the Type A home shall be counted. The term "Type A family day-care home" does not include a residence in which the needs of children are administered to, if all such children are siblings of the same immediate family and the residence is their home.
3. **TYPE B FAMILY DAY-CARE HOME:** A permanent residence of the provider in which child day-care is provided for 1 to 6 children at one time and in which no more than **three (3)** children may be under 2 years of age at any one time. In counting children for the purposes of this definition, any children under 6 years of age who are related to the provider and who are on the premises of the Type B home shall be counted. The term "Type B family day-care home" does not include a residence in which the needs of children are administered to, if all such children are siblings of the same immediate family and the residence is their home. Type B Family Day-Care home and Type B home do not include any child day camp (See ORC 5104.01).

Church (or place of religious worship): Quasi-public institutions that people regularly attend to participate in or hold religious services, meetings and other activities. "Church" shall not carry a secular connotation and shall include buildings in which religious services of any denomination are held.

Clinic, Medical: 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: Buildings or facilities owned or operated by a corporation, association, or persons for a social, educational, or recreational purpose, generally for the exclusive use of members and their guests; but not primarily for profit or to render service that is usually a business.

Commercial Entertainment Facilities: Any profit making activity which is generally related to the entertainment field, such as motion picture theaters, carnivals, nightclubs, cocktail lounges, and similar entertainment activities.

Commercial/Courier Mail Service Facilities: Commercial facilities, privately owned and operated, used for storage, distribution, and delivery of parcels, packages, and letters.

Commercial Recreation Facility: Recreational facilities open to the public, established and operated for a profit, such as commercial golf courses, golf driving ranges, swimming pools, ice skating rinks, riding

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stables, race tracks, carnivals, boat docks and launching ramps, fishing piers, and similar commercial enterprises.

Commission: The Village of Holland Planning Commission.

Comprehensive Development Plan: A plan, or any portion thereof, adopted by a planning commission authorized by the Ohio Revised Code, showing the general location and extent of present and proposed physical facilities, including infrastructure, housing, industrial and commercial uses, major thoroughfares, parks, schools, and other community facilities. This plan establishes the goals, objectives, and policies of the community.

Conditional Use: A use conditionally allowed within a district, other than a permitted use, and requiring a conditional use permit from the Planning Commission. Conditional uses permitted in each district are listed in Chapter 2800. The use shall be permitted if all conditions of the permit are met.

Conditional Use Permit: A permit issued by the Zoning Administrator, upon approval by the Planning Commission, to allow a use other than a principally permitted use to be established within the district.

Condominium: A building or group of buildings in which units are individually owned or rented but the structure, common areas and facilities are owned on a proportional, undivided basis by all of the owners.

Corner Lot: (See **Lot Types**)

Correctional Facility: An institution established by statute according to local, state, or federal regulations specializing in the internment or rehabilitation of those convicted in the criminal justice system, including juvenile offenders.

Council: The Village Council of Holland.

Cross-Walk-Way: A right-of-way, dedicated to public use, **ten (10) feet** in width through a block along lot lines to facilitate pedestrian access to adjacent streets and properties.

Cul-de-sac: (See **Thoroughfare**)

Curb Grade: The officially established grade of the curb in front of the mid-point of the lot. Where no curb grade has been established, the Planning Commission shall establish such curb grade for the purpose of this code.

Dead-end Street: (See **Thoroughfare**)

Deck: A structure constructed of either wood or masonry immediately adjacent to a dwelling or a pool, and overlooking a lawn or garden.

Density: A unit of measurement expressing 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 use.

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Density Bonus: An increase in the number of allowable dwelling units per acre granted for some specific reason, such as the provision of lower-income housing, as provided for in the zoning regulations.

District: A part, zone, or geographic area within the Village within which certain zoning or development regulations apply.

Drainageway: Any natural or artificial watercourse, trench, ditch, swale, or similar depression into which surface water flows.

Drawing: A preliminary drawing, containing all the information required under this ordinance.

Duplex: A building containing two single-family dwelling units totally separated from each other by an unpierced firewall extending from ground to roof.

Dwelling: Any building or structure (except a house trailer or mobile home as defined by **Ohio Revised Code 4501.01**) which is wholly or partly used or intended to be used for human habitation.

Dwelling, Attached: A single family dwelling attached to two or more single-family dwellings by vertical firewalls.

Dwelling, Bed and Breakfast, Hostel 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, Detached: A dwelling that is not attached to any other dwelling by any means.

Dwelling, High-Rise: A building of eight or more stories.

Dwelling, Industrialized Unit: An assembly of materials or products comprising all or part of a total structure which, when constructed, is self-sufficient or substantially self-sufficient, and when installed constitutes a dwelling unit, except for necessary preparations for its replacement, and including land devoted to a modular or sectional unit but not a mobile home.

Dwelling, Mid-Rise: An apartment building containing from three to seven stories.

Dwelling, Multi-Family: A dwelling consisting of three or more dwelling units, including condominiums, with varying arrangements of entrances and party walls. Multi-family housing may include public housing, industrialized units, and factory built housing.

Dwelling, Single Family: A building containing one dwelling unit designed for occupancy by one family for living purposes and including not more than two (2) lodgers or boarders.

Dwelling, Townhouse: A one-family dwelling in a row of at least three such units in which each unit has its front and rear access to the outside, no unit is located over another unit, and each unit is separated from any other unit by one or more vertical common fire-resistant walls.

Dwelling, Two-Family: A dwelling consisting of two dwelling units (duplex) which may be either attached side by side or one above the other, with each unit having a separate or combined entrance or entrances.

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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 use by only one family and its household employees.

Easements: A grant of one or more of the property rights by the owner for use by the public, a corporation, or another person or entity.

Easement, Scenic: An easement, the purpose of which is to limit development in order to preserve a view or scenic area.

Elderly Household: A household with not more than **three (3)** persons, related or unrelated, who occupy a single dwelling unit, of whom one person is over the age of 55. (Note: The Federal Fair Housing Amendments Act of 1988 prohibits housing discrimination against children. Exempted from this law are federal and state elderly housing, provided that at least one occupant is 55 years of age or older.)

Elderly Housing Facility: A building or buildings containing **twelve (12)** or more dwelling units where occupancy is restricted to persons over the age of 55. Such facilities may include emergency first aid care, day care, therapy, personal care, nursing facilities, and provide for independent or semi-independent living. **(See Note for Elderly Household)**

Engineer: A registered engineer authorized to practice civil engineering as defined by Chapter 4733 of the Ohio Revised Code.

Essential Services: The erection, construction, alteration, or maintenance, by public utilities or municipal or other governmental agencies, of underground gas, electrical, steam or 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. This does not include buildings.

Factory-Built Housing: Factory-built housing means a factory-built structure designed for long-term residential use, the components of which are essentially constructed or assembled prior to its delivery to and installation upon a site. For the purposes of this Ordinance, “factory-built” housing shall include:

1. **MANUFACTURED HOME:** Any non self-propelled vehicle transportable in one or more sections which, in the traveling mode, is **eight (8)** body feet or more in width or **forty (40)** body feet or more in length, or, when erected on site, is **320** or more square feet, and which is built on a permanent chassis and designed to be used as a dwelling, with or without a permanent foundation, when connected to the required utilities, and includes the plumbing, heating, air conditioning, and electrical systems contained therein.

Calculations used to determine the number of square feet in a structure are based on the structure’s exterior dimensions measured at the largest horizontal projections when erected on site. These dimensions include all expandable rooms, cabinets, and other projections containing interior space, but do not include bay windows. A Manufactured Home bears a label certifying that it is built in compliance with Federal Manufactured Housing Construction Safety Standards.

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2. **MODULAR HOME:** Factory-built housing certified as meeting the State Building Code as applicable to modular housing. Once certified by the state, modular homes shall be subject to the same standards as site-built homes.
3. **MOBILE HOME, HOUSE TRAILER:** A transportable, factory-built home which does not bear a label certifying that it is in compliance with the Federal Manufactured Housing Construction Safety Standards.

Family: A person living alone, or two or more persons living together as a single housekeeping unit in a dwelling unit, as distinguished from a group occupying a rooming house, motel or hotel, dormitory, fraternity or sorority house, provided however, that “family” shall not include more than **three (3)** persons unrelated to each other by blood, marriage or legal adoption, except for Class I Type B group residential facilities.

Family, Immediate: One’s immediate family includes one’s spouse and children and parents, or any other relatives in the individual’s household.

Farm Vacation Enterprises (Profit or Non-Profit): Farms adapted for use as vacation farms, picnicking and sport areas, fishing waters, camping, scenery, nature recreation areas, hunting areas, hunting preserves and watershed projects.

Feedlot: A relatively small, confined land area for fattening or temporarily holding livestock and fowl for shipment.

Filling Station: (See Garage, Service Station)

Flood Plain: That land, including the flood fringe and the floodway, subject to inundation by the regional flood. (See **Flood, Regional**)

Flood, Regional: Large floods which have previously occurred or which may be expected to occur on a particular river, stream, or creek 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 floodwaters. 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 square footage of all the floors of a residential building, excluding basement floor areas not devoted to residential use, and not 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): All floor area of the specified building, excluding stairs, washrooms, elevator shafts, maintenance shafts and rooms, storage spaces, display windows, and fitting rooms, and similar areas. All dimensions shall be measured between interior faces of walls.

Floor Area, Usable: Measurement of usable floor area shall be the square footage of the several floors of the building, measured from the interior faces of the exterior walls.

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Foundation: A construction of compressed wood or masonry that permanently attaches a structure to the ground.

Food Processing: The preparation, storage, packing, canning or processing of food products. Examples of these activities include bakeries, dairies, canneries, and other similar businesses.

Frontage: That side of a lot abutting on a street.

Frontage Road: A service road, usually parallel to a highway, designed to reduce the number of driveways that intersect the highway.

Garages, Private: A detached accessory building or portion of a principal building for the parking or temporary storage of automobiles, motorcycles, travel trailers and/or boats of the occupants of the premises and wherein:

1. Not more than **one (1)** space is rented for parking to a non-resident on the premises;
2. No more than **one (1)** commercial vehicle per dwelling unit is parked or stored;
3. The commercial vehicle permitted does not exceed one and one half tons in capacity.

Garage, Public: A principal or accessory building other than a private garage, used for parking or temporary storage of passenger automobiles, and in which no service shall be provided for remuneration.

Garage, Service Station: Any building, land area, or other premises, or portion thereof, used for the rental dispensing or sales of vehicular fuels; servicing and repair of automobiles; and including as an accessory use the incidental sale and installation of lubricants, tires, batteries, and other minor vehicle accessories. Also included under the definition of a service station are the provision of road maps and other informational material, the provision of restroom facilities, and the sale of cold drinks, alcoholic beverages (if permitted by local and state ordinances), packaged foods, tobacco, and similar convenience goods for service station customers, as both accessory and incidental to principal operations.

Garage, Repair: Any building, premises, and land in which or upon which a business, service, or industry involving the maintenance, servicing, repair, or painting of vehicles is conducted or rendered. The replacement of motors, engine overhauls, and structural modifications are permitted; however, the sale of vehicular fuels and alcoholic beverages is not permitted under the jurisdiction of a repair garage.

Garage, Body Shop: Any building, premises, and land in which or upon which a business, service, or industry involving fender/body repair or painting of automobiles is conducted. The sale of vehicular fuels and alcoholic beverages is not permitted.

Ground Floor Area: The total area on the ground floor, measured from the outside of the exterior walls, including enclosed porches and breezeways and garages with living area above them.

Group Residential Facility: A group residential facility is a community residential facility, licensed and/or approved and regulated by the State of Ohio, which provides rehabilitative or habilitative services. There are two classes of group residential facilities:

1. **CLASS I:** Any state, federal, or locally approved dwelling or place used as a foster home for children or adults (not including nursing homes) or as a home for the care or

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rehabilitation of dependent or pre-delinquent children, for the physically handicapped or disabled, or for those with mental illness or developmental disabilities. A Class I Type A group residential facility houses **six (6)** or more residents, exclusive of staff. A Class I Type B group residential facility houses **five (5)** or fewer residents, exclusive of staff.

2. **CLASS II:** Any state, federal, or locally approved dwelling or place used as a home for juvenile offenders; a half-way house providing residential care or rehabilitation for adult offenders in lieu of institutional sentencing; a half-way house providing residence for persons leaving correctional and psychological institutions; and residential rehabilitation centers for alcohol and drug abusers, provided that detoxification is expressly prohibited on such premises. A Class II Type A group residential facility houses **six (6)** or more residents, exclusive of staff. A Class II Type B group residential facility houses **five (5)** or fewer residents, exclusive of staff.

Health Club: An establishment that typically provides facilities for aerobic exercises, running and jogging, exercise equipment, game courts, swimming facilities, showers, and lockers.

Historic Area: A geographically defined area possessing a significant concentration or continuity of landmarks, improvements, or landscape features united by historic events or by physical development, and which area has been designated as an historic landmark district by statute; said district may have within its boundaries noncontributing buildings or other structures that, while not of such historic and/or architectural significance to be designated as landmarks, nevertheless contribute to the overall visual character of the district.

Home Occupation: An accessory use which is an activity, profession, occupation, service, craft, or revenue-enhancing hobby clearly incidental and subordinate to the use of the premises as a dwelling, and conducted entirely within the dwelling unit, or elsewhere on the premises by conditional use permit, without any significant adverse effect upon the surrounding neighborhood or any perceptible change in the appearance of the dwelling. Activities such as teaching, tutoring, baby-sitting, tax consulting and the like shall involve not more than three receivers of such services at any one time.

Hospital: An institution specializing in giving clinical, temporary, and emergency services of a medical or surgical nature to human patients and injured persons, and licensed by state law to provide facilities and services in surgery, and general medical practice. A hospital also provides related facilities or services such as laboratories, outpatient departments, emergency transport, training facilities and overnight or extended care.

Hotel or Motel and Apartment Hotel: 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 contrast to a boarding house, rooming house, lodging house, or dormitory, which are herein separately defined.

Improvement: Any one or more of the following: street pavement, with or without curb or gutter; sidewalks; cross-walkways; water mains; sanitary and/or storm sewers; monuments; or other items specified in this ordinance.

Incinerator: A device used to burn waste substances and in which all the combustion factors, including temperature, retention time, turbulence, and combustion air, can be controlled.

Industrial Park: A planned, coordinated development of a tract of land with two or more separate industrial buildings. Such development is planned, designed, and managed on an integrated and

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coordinated basis, with special attention given to on-site vehicular circulation, parking, utility needs, building design and orientation, and open space.

Institution: Building and/or land designed to aid individuals in need of educational, mental, therapeutic, and rehabilitative counseling, or other therapeutic services.

Interested Party: Any person, household, business, or industry who owns, rents, or occupies a property contiguous to or directly across from any specified property.

Junk: Any dilapidated, scrap or abandoned metal, paper, building material and equipment, bottles, glass, appliances, furniture, beds and bedding, rags, rubber, motor vehicles and parts thereof, or litter, that has been abandoned from its original use, and which may be used again in its present or in a new form.

Junk Buildings, Junk Shops, Junk Yards: Any land, property, structure, building, or combination of the same, on which junk is stored, sold, or processed.

Junk Motor Vehicle: Any motor vehicle, as that term is defined in ORC 4511.01, that is inoperable, and/or is not capable of starting or traveling under its own power, including a vehicle with a flat tire or tires, or any vehicle not bearing current registration, or if bearing such current registration is extensively damaged, including but not limited to any of the following: missing wheels, tires, engine, doors, or any other essential parts, or a vehicle which remains stationary or unused for more than **thirty (30)** consecutive days, or any motorized bicycles, mini-bikes, all terrain vehicles, road rollers, traction engines, power shovels, power cranes, and any other equipment used in construction work, which is not capable of starting or traveling under its own power, or is missing essential parts, or remains stationary for more than **thirty (30)** consecutive days.

Each and every day said junk motor vehicle is parked, stored, or left shall be deemed a separate offense. This section shall not apply to a junk motor vehicle-related business enterprise that is operated in full compliance with this zoning ordinance.

Kennel: Any lot or premises on which **four (4)** or more domesticated animals more than four (4) months of age are housed, groomed, bred, boarded, trained, or sold, and which offers provisions for minor medical treatment.

Landfill: A disposal site in which refuse and earth, or other suitable material, are deposited and compacted in alternative layers of specified depth in accordance with an approved plan and environmental regulations.

Landlocked: A lot or parcel of land without direct access to a public road.

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 space shall be located totally outside of any public right-of-way.

Location Map: (See **Vicinity Map**)

Lodging House: A building where rooms and/or board for **three (3)** or more persons are provided for compensation.

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Lot: A lot is a contiguous quantity of land of an owner, and includes all contiguous land of such owner whether or not the tract was acquired at one time under a single conveyance or is an accumulation of parcels acquired over time.

For the purposes of this ordinance, a lot is a parcel of land of sufficient size to meet minimum zoning requirements for use, density, coverage, and area, and which provides such yards and other open spaces as herein required. Such lots 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 adjacent to the street or roadway, typically the location of the principal entrance to the principal building. For the purpose of determining yard requirements on corner lots and through lots, all sides of a lot adjacent to streets shall be considered frontage, and yards shall be provided as indicated under “Yard” in this section.

Lot, Minimum Area of: The area of a lot, 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 mean distance between the front and rear lot line.
2. **WIDTH:** The mean distance between the side lines of the lot.

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.

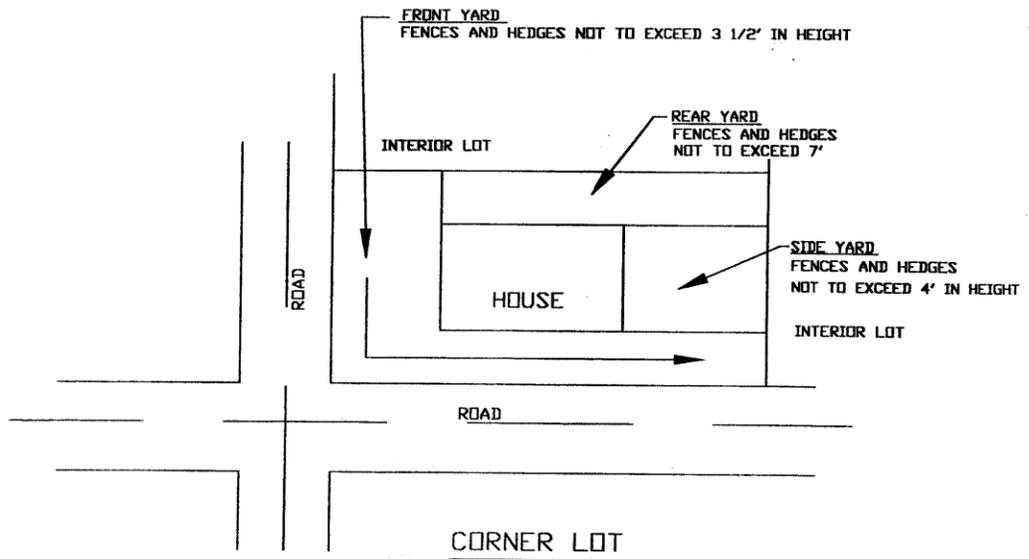
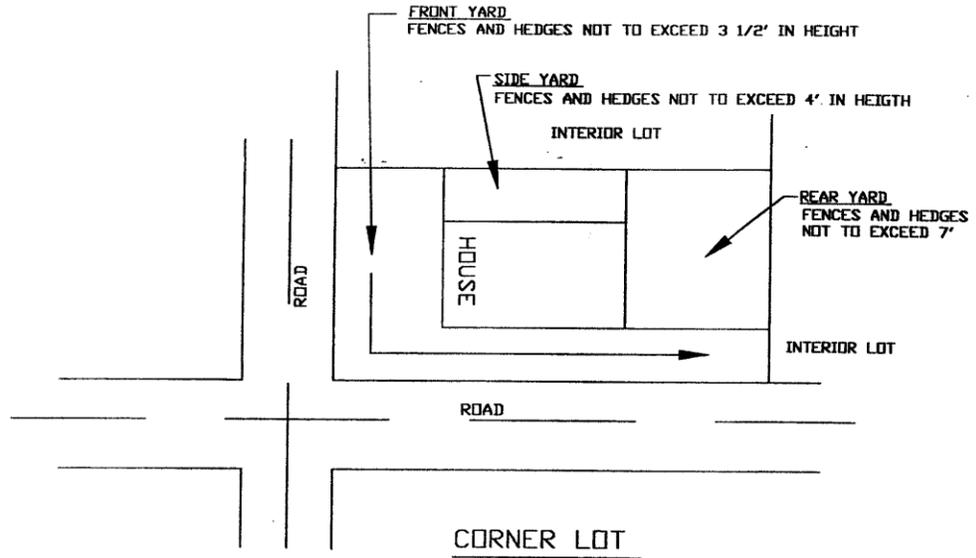
Lot Types: Terminology used in this ordinance with reference to corner lots, interior lots and through lots is as follows (See the following page for drawings of the lot types):

1. **CORNER LOT:** A lot located at the intersection of **two (2)** 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 (1)** frontage on a street.
3. **THROUGH LOT:** A lot other than a corner lot with frontage on more than one (1) street. Through lots abutting two (2) streets may be referred to as double frontage lots.
4. **REVERSE FRONTAGE LOT:** A through lot that is not accessible from one of the parallel or non-intersecting streets upon which it fronts.

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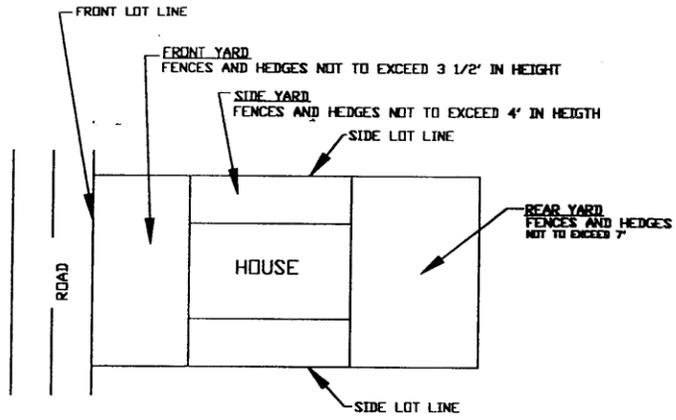
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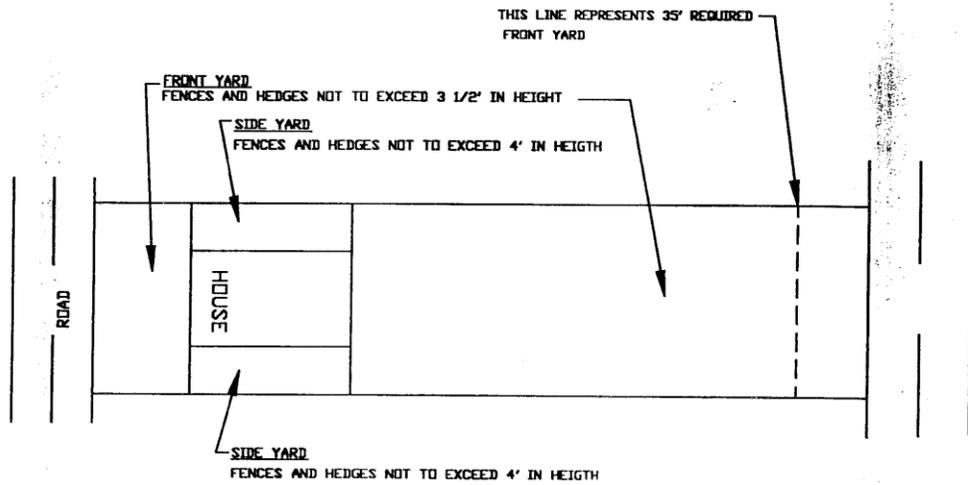
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INTERIOR LOT



THROUGH LOT

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5. **OTHER TYPES:** Any configuration of lot types not described in this Ordinance shall be interpreted by the Planning Commission.

Major Thoroughfare Plan: The portion of a comprehensive plan adopted by the Lucas County Planning Commission or the Regional Planning Commission indicating the general location recommended for arterial, collector, and local thoroughfares within the appropriate jurisdiction.

Maintenance and Storage Facilities: Land, buildings, and structures devoted primarily to the maintenance and storage of construction equipment and material.

Manufacturing, Heavy: A use engaged in the basic processing and manufacturing of materials or products predominantly from extracted or raw materials; or a use engaged in storage thereof; or manufacturing processes using flammable or explosive materials; or storage or manufacturing processes that involve potentially hazardous or commonly recognized offensive conditions.

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 nuisances.

Manufacturing, Extractive: Any mining, quarrying, excavating processing, storing, separating, cleaning, or marketing of any natural resource.

Manufactured Home: (See **Factory Built Housing**)

Mobile Home: (See **Factory Built Housing**)

Mobile Home, Motor/Sail Boat, Travel Trailer, Tractor Trailer and Farm Implement Sales: The sale or rental of mobile homes, motor or sail boats, travel trailers, or farm implements, but not including repair work except incidental warranty repair, to be displayed and sold on the premises.

Modular Home: (See **Factory Built Housing**)

Monument: (a) A cylindrical concrete marker **six (6)** inches in diameter and **thirty (30)** inches in length with a **quarter (1/4)** inch iron rod cast at the central axis of the cylinder. Said marker shall be placed in a vertical position with its top being level with the surface of the surrounding ground. (b) A cylindrical concrete marker as described under Type A except that a machine type iron bolt (without nut) of **one (1)** inch diameter by **twelve (12)** inches in length shall be placed in a vertical position with the head of the bolt upward and level with the surface of the pavement. A point shall be marked on the head of the bolt to indicate the exact point referred to on the Final Plat.

Motor Home: A self propelled recreational facility that is constructed with permanently installed facilities for cold storage, cooking and consuming of food, and for sleeping.

Motor Vehicle: Means any vehicle including manufactured homes and recreational vehicles propelled or drawn by power other than muscular power and power collected from overhead electric trolley wires. Junk Motor Vehicles are also included within this definition even if inoperable. For the purposes of this zoning ordinance a boat or trailer shall be considered a Motor Vehicle, although when a boat is placed on a trailer it shall constitute one unit for the purpose of the application of this zoning ordinance.

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Non-Commercial Recreation Facility: Private and semipublic recreational facilities which are not operated for commercial gain, including private county clubs, riding clubs, golf courses, game preserves, ski slopes, hunting and trapping, and other private facilities or recreation centers, including church grounds and private community swimming pools. Non-commercial recreational facilities may be leased to outside groups or organizations provided the fee for such purposes is limited to incidental maintenance and custodial expenses.

Non-conformities: Lots, uses of land, structures, and uses of structures and land in combination lawfully existing at the time of enactment of this ordinance or its amendments which do not presently conform to the regulations of the district or zone in which they are situated.

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

Nursery, Plant Materials: Land, building, structure, or combination thereof for the storage, cultivation, or transplanting of live trees, shrubs, or plants offered for retail or wholesale sale on the premises including products used for gardening or landscaping.

Off-Street Parking: (See **Parking Space, Off-Street**)

Office Building: A building used primarily for conducting the affairs of a business, profession, service, industry, government, or like activity and may include supplementary services for office workers, such as a restaurant, coffee shop, newspaper or candy stand, and child-care facilities.

Open Spaces: An area substantially open to the sky that 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, or any other recreational facilities that the planning (zoning) commission deems permissive. Streets, parking areas, structures for habitation, additional paved areas, and the like shall not be included.

Overlay District: A district described by the zoning map within which superimposed regulations and requirements apply in addition to those of the underlying districts.

Parcel: A unit of land as shown on the tax duplicate.

Park: Any public or private land available for recreational, educational, cultural, and aesthetic use.

Parking Space, Off-Street: Space consisting of an area adequate for parking an automobile with room for opening doors on both sides, with proper access to a public street or alley and maneuvering room, but located totally outside of any street or alley right-of-way.

Patio: An unroofed area immediately adjacent to a house and overlooking a lawn or garden, abutting on one or more sides by a wall.

Performance Bond or Surety Bond: An agreement between a sub divider or developer, the bond obligor and the Village securing the amount of the estimated construction cost according to plans and specifications prescribed by the sub divider's agreement.

Personal Services: Any enterprise conducted for gain that primarily offers services, as opposed to goods, to the general public, such as shoe repair, watch repair, barber shops, beauty parlors, health spas, funeral homes and similar activities.

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Planned Unit Development: An area of land in which a variety of housing types and subordinate commercial and industrial facilities are accommodated in a pre-planned environment under more flexible standards, such as lot sizes and setbacks, than those restrictions that would normally apply under these regulations. The procedure for approval of such development contains requirements in addition to those of the standard subdivision, such as building design principles, and landscaping plans.

Plant Cultivation: The cultivation of crops, fruit trees, nursery stock, truck garden products and similar plant materials outside of structures, such as greenhouses, but not including such plant cultivation as is conducted on the residential properties for the primary benefit of the resident family.

Plat: A map of a tract or parcel of land, the details of which are provided for in this Ordinance.

Pond: Natural or man-made depression in the earth storing water. This depression is not fully enclosed, which would distinguish it from cisterns, and exists as an exposed excavation. It is primarily for the purpose of water supply or recreation.

Pond, Farm: A body of water, an impoundment, which is man made, using a natural impounding area or otherwise, which is intended for recreation, water supply, fire protection or aesthetic value.

Porch: A covered entrance to a building, usually projecting from a wall and not a continuation of the roof.

Privacy Fence: Fence or structure at least **five and ½** feet high consisting of man-made or natural materials through which the object or objects on the other side cannot be viewed.

Professional Activities: The use of offices and related spaces for such professional services as are provided by medical practitioners, lawyers, architects, and engineers, and similar professions.

Public Service Facility: The erection, construction, alteration, operation, or maintenance of buildings, power plants, or substations, water treatment plants or pumping stations, sewage disposal or pumping plants and other similar public service structures by a public utility, by a railroad, whether publicly or privately owned, or by a municipal or other governmental agency, including the furnishing of electrical, gas, rail transport, communication, public water and sewer services.

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, avenue, boulevard, bridge, channel, ditch, easement, expressway, freeway, highway, land, parkway, right-of-way, road, sidewalk, street, subway, tunnel, viaduct, walk, bicycle path; or other ways in which the general public or public entity has a right to access, or which are dedicated, whether improved or not.

Quasi-public or Semi-public Use: Churches, Sunday schools, parochial schools, colleges, hospitals, and other facilities of an educational, religious, charitable, or non-profit nature.

Recreation Camp: An area of land on which two or more travel trailers, campers, tents or other similar temporary recreational structures are regularly accommodated with or without charge, including any facility, fixture, or equipment that is used or intended to be used in connection with such accommodations.

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Recreation Facilities: Public or private facilities that may be classified as either “extensive” or “intensive” depending upon the scope of services offered and the extent of use. Extensive facilities generally require and utilize considerable areas of land and include, but need not be limited to hunting, fishing, and riding clubs and parks. Intensive facilities generally require less land (used more intensively) and include, but need not be limited to, miniature golf courses, amusement parks, stadiums, and bowling alleys.

Recreational Path: A public way, **four (4)** feet or more in width, for non-motorized vehicle or pedestrian use only, whether along a side of a road or not. Motorized chairs for disabled people are permitted.

Recycling Center: A lot or parcel of land, with or without buildings, upon which used materials are separated and processed for shipment for eventual reuse in new products.

Research Activities: Research, development, and testing related to such fields as chemical, pharmaceutical, medical, electrical, transportation, and engineering. All research, testing, and development shall be carried on within entirely closed buildings, and no noise, smoke, glare, vibration, or odor shall be detected outside of said building.

Restaurant: A structure used for the sale of prepared food products to the general public. Alcoholic beverages may be sold when in conjunction with prepared food.

Retail Sales, Outdoor: The display and sale of products and services primarily outside of a building or structure, including vehicles, garden supplies, gas, tires and motor oil, food and beverages, boats and aircraft, farm equipment, motor homes, burial monuments, building and landscape materials, and lumber yards.

Right-of-Way, Public: All land used for public roadway purposes owned or dedicated to governmental easement. 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. All setback distances on the zoning map shall be measured from the right-of-way.

Roadside Stand: A temporary structure designed or used for the display or sale of agricultural or other products produced at that parcel.

Roadway: Public or private way owned or dedicated for purposes of vehicular transportation.

Sand and Gravel Extraction: The excavation, storage, separation, cleaning and marketing of sand and gravel.

Satellite Signal Receiver: Includes “dish-type satellite signal receiving antennas,” “earth stations” or “ground stations,” whether functioning as part of a basic service system, direct broadcast satellite system, or multi-point distribution service system, including one, or a combination, of the following:

1. A signal-receiving device, such as a dish antenna, whose purpose is to receive communications or signals from earth-orbiting satellites or similar sources.
2. A low-noise amplifier (LNA) whose purpose is to boost, magnify, store, transfer or transmit signals.

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All dishes smaller than twenty-four (24) inches in diameter do not require a permit.

School: A facility that provides a curriculum of elementary and/or secondary academic instruction, including kindergartens, elementary schools, middle schools, junior high schools, and high schools.

Scrap Material Facilities: Any land, property, structure, building, or combination of the same on which scrap material such as metal, rags, paper, glass and similar items are stored and/or processed or recycled.

Screening: A device or material used to conceal one element of a development from other elements or from adjacent or contiguous development. Screening may include one or a combination of the following materials of sufficient mass to become opaque after **twelve (12)** months and which shall be maintained in an opaque condition: walls, berms, or plantings. For the purpose of this Ordinance, screening shall consist of objects a) kept in good condition, b) free of advertisements, and c) which comply with required front and side yard set-back lines.

Seating: 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.

Seasonal Residence: Summer cottages, winter lodges and similar housing occupied less than **six (6)** months during a year.

Self-Service Storage Facility: A building or group of buildings in a controlled access and fenced compound that contains varying sizes of individual, compartmentalized, and controlled access stalls or lockers for the storage of customers' goods or wares.

Setback Line: A line established by the zoning ordinance, parallel with and measured from the lot line, defining the limits of a yard and the placement of structures located above ground, except as may otherwise be provided in said code. (See **Yard**)

Sewers, Central or Group: An approved sewage disposal system that provides a network collection 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 proper and safe disposal of the effluent, subject to the approval of health, sanitation and environmental 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 visual communication display, object, device, graphic, structure, or part, situated indoors or outdoors, or attached to, painted on, or displayed from a building or structure, in order to direct or attract attention to, or to announce or promote, an object, person, service, project, event, location, organization or the like, by means of letters, words, designs, colors, symbols, fixtures, images or illuminations.

1. **SIGN, ON-PREMISES:** Any sign on a site that is related to a business or profession that provides a commodity or service on the same site.
2. **SIGN, OFF-PREMISES:** Any sign upon the premises where such sign is not directly related to the land use of the site.

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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 to cast illumination on a sign.
5. **SIGN, PROJECTING:** Any sign that projects from the exterior of a building.
6. **SIGN, FLASHING:** Any sign where illumination is intermittent, sequential, or involves repetitive changes in color or intensity.
7. **SIGN, PORTABLE:** Any sign not affixed in a permanent manner to a structure or foundation and which is designed for or easily transported from one location to another.
8. **SIGN, ROOF:** Any sign erected upon, against, or directly above a roof or roof eave, or on top or above the parapet, or on a functional architectural appendage above the roof or roof eave.
9. **SIGN, TEMPORARY:** A display, informational sign, banner, or other advertising device constructed of cloth, canvas, fabric, wood, or other temporary material, with or without a structural frame, and intended for a limited period of display, including decorative displays for holidays or public demonstrations.
10. **SIGN, POLITICAL:** A temporary sign announcing or supporting political candidates or issues in connection with any national, state, or local election.

Snowmobile: A self-propelled vehicle utilizing sleds or skis to facilitate the movement of the vehicle across snow or ice covered terrain.

Social Activities: Use of any building and land used for private or semi-private club activities, including lodges, fraternities, and similar activities.

Special District: A zoning district created to meet the needs of an area experiencing unusual problems, or one that is designed to meet special needs.

Story: That part of a building between the surface of a floor and the ceiling immediately above. (See **Basement**)

Street, Major: Where used in this Ordinance refers to Airport Highway, McCord Road, Holloway Road, Angola Road, and Clark Street.

Strip Commercial Development: Commercial or retail uses, usually one-story high and one-store deep, which front on a major street.

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.

Subdivision: The division of a lot, tract, or parcel into two or more lots, tracts, or parcels or other divisions of land for transfer of ownership, development, or lease.

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Sub-divider: The owner of land, whether a person, firm, corporation or legal entity, effecting the subdivision of land.

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

Surveyor: A registered surveyor authorized to practice surveying, as defined by the Ohio Revised Code.

Swimming Pool: A water filled enclosure, permanently constructed or portable, having a depth of more than **eighteen (18)** inches below the level of the surrounding land, or an above-surface pool, having a depth of more than thirty inches, designed, used, and maintained for swimming and bathing.

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; an accessory use.
2. **COMMUNITY:** Open to the general public; a primary use.

Terrace (Stoop): An unroofed paved area immediately adjacent to a house and overlooking a lawn or garden, supported on one or more sides by a wall.

Thoroughfare, Street, or Road: The full width between property lines bounding every public way of whatever nature or within the boundary of the roadway easement, with a part thereof to be used for vehicular traffic and designed as follows:

1. **ALLEY:** A service roadway providing a secondary means of public access to abutting property and not intended for general traffic circulation.
2. **ARTERIAL STREET:** A general term denoting a highway, as determined by the Planning Commission, primarily for through traffic, carrying heavy loads and a 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 or permanently having only one (1) outlet for vehicular traffic.
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 the said arterial or collector street, nor normally more than **six hundred (600)** feet from each other.

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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)

Tracing: A translucent drawing on linen, mylar, cronaflex or equal, from which a print can be taken directly.

Trailer, Fifth Wheel: A vehicle that is of such size and weight as to be movable without a special highway permit, that has a gross trailer area of 400 square feet or less, that is constructed with raised forward section that allows a bi-level floor plan, and that is designed to be towed by a vehicle equipped with a fifth wheel hitch installed in the bed of the truck.

Trailer, Park: A vehicle that is commonly known as a park model recreational vehicle, meets the American National Standard Institute Standard A1 19.5 (1998) for park trailers. These units are built on a single chassis, have a gross trailer area of 400 square feet or less when set up, are designed for seasonal or temporary living quarters and may be connected to utilities necessary for the operation of installed features and appliances.

Trailer, Travel: A non-self propelled recreational vehicle that does not exceed an overall length of **thirty-five (35)** feet, exclusive of bumper and tongue or coupling, and contains less than 320 square feet of space when erected on site. Foldout camping trailers will also be considered travel trailers.

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

Truck Camper: A non-self propelled recreational vehicle that does not have wheels for road use and is designed to be placed upon and attached to a motor vehicle. Truck camper does not include truck covers that consist of walls and a roof, but do not have floors and facilities enabling them to be used as a dwelling.

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.

Vacant Land: (1) Land that is undeveloped and unused; (2) any non residential areas with significant amounts of land not covered by non structural impervious surfaces; (3) land suitable for redevelopment or infill at higher densities; and (4) residential areas with lot sizes in excess of two acres where environmental factors permit higher densities.

Variance: A modification of the strict terms of the relevant regulations where 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.

Vehicle, Recreational: A vehicle designed to be used primarily for recreational purposes, including self-propelled motor homes, pick-up campers, travel trailers, tent trailers, jet-skis, waverunners, boats, ATVs, and snowmobiles.

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

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may include overnight accommodations on the premises for treatment, observation and/or recuperation. It may also include boarding that is incidental to the primary activity.

Vicinity Map: A drawing 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.

Warehouse: A building used primarily for the storage of goods and materials.

Wave runner: A self-propelled vehicle used for riding in water, this includes other watercraft known as Sea-Dos, jet skis, and other similar vehicles.

Walkway: A public way, **four (4)** feet or more in width, for pedestrian use only, which may or may not be immediately adjacent to a roadway.

Weeds, Noxious: According to the Ohio Administrative Code, Chapter 901: 5-31 and Chapter 901: 5-37-01, the following plants are hereby designated “prohibited noxious-weeds”: field bindweed, quack grass, Canada thistle, Johnson grass, Heart-podded hoary cress, hairy whitetop (or ballcress), perennial sowthistle, Russian knapweed, leafy spurge, hedge bindweed, serrated tussock, Columbus grass, Musk, thistle, and Purple loosestrife. The following plants are hereby designated as “restricted noxious weed seeds”: dodder, horsenettle, corncockle, wild garlic, wild onion, curly dock, French weed, Oxeye daisy, Wild mustard, Poison hemlock, and buckhorn.

Yard: An open space unoccupied and unobstructed by any structure or portion of a structure more than **three (3)** feet in height;

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. On corner lots, front yards shall maintain total frontage on both intersecting streets.
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. On corner lots, there shall be no rear yard and double frontage must be maintained.
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. On corner lots, one side yard shall be present and contiguous to the adjacent property.

Zero Lot Line Development: An arrangement of housing on adjoining lots in which the required side yard is reduced on one side and increased on the other so that the sum of the offsets on any lot is no less than the sum of the required offsets. No building or structure shall be closer to a lot line than six (6) feet unless it abuts the lot line and is provided with an access easement of six (6) feet on the adjoining lot or abuts a building or structure on the adjoining lot. The offset adjacent to property not included in the zero lot line development or a street shall not be less than that required in the zoning district.

Zoning Administrator: The Zoning Administrator is the person designated by the Village Council and Planning Commission to administer and enforce zoning regulations and related ordinances.

Zoning Permit: A document issued by the Zoning Administrator authorizing a proposed change in the use of land and structures, and the characteristics of the uses.
(Ord. 27-2000)