

ARTICLE 8

ESTABLISHMENT AND PURPOSE OF DISTRICTS.

Section 800

INTENT.

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 and use of each zoning district shall be as stated.

Section 810

RESIDENTIAL DISTRICTS.

Residential districts are established to meet the purposes set forth in Sections 811-818, and shall not permit uses as defined under Sections 821-823, 831-832, and 843-844.

Section 811

SUBURBAN ESTATE RESIDENTIAL DISTRICT (SER).

The purpose of the SER 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) family dwelling unit per (2) acres with septic system or ¼ acre with sewers.

Section 812

LOW DENSITY RESIDENTIAL DISTRICT (R-2).

The purpose of the R-2 District is to permit the establishment of low density single family dwellings, but not to exceed two (2) single family dwelling units or one (1) duplex per (2) acres with septic system or ¼ acre with sewers.

Section 814

MEDIUM DENSITY RESIDENTIAL DISTRICT (R-8).

The purpose of the R-8 District is to permit the establishment of medium density two family and multiple family dwellings not to exceed eight (8) dwelling units per gross acre. This district is also designed to permit the conversion of large older houses in well established neighborhoods to two family units.

Section 815

MEDIUM-HIGH DENSITY MULTI-FAMILY RESIDENTIAL DISTRICT (RMF-24).

The purpose of the RMF-24 District is to encourage the establishment of medium- high density multi-family dwellings not to exceed twenty-four (24) dwelling units per two (2) acres. The predominant housing type shall be townhouses, apartments and condominiums.

Section 817

MANUFACTURED HOME RESIDENTIAL DISTRICT (MHR).

The purpose of the MHR District is to allow manufactured homes to be installed on separate individually owned lots along with single family dwelling units. Lot sizes are to be sufficient for individual water and sewage facilities, however, centralized water and sewage are encouraged. All manufactured home installation must comply with County Building requirements.

Section 818

MANUFACTURED HOME PARK DISTRICT (MHP).

The purpose of the MHP District is to regulate the location of, encourage, stabilize and protect the development of well planned manufactured home parks. Manufactured home parks shall comply with regulations of Chapter HE-27 of the Ohio Sanitary Code as well as those general standards specified below.

Approval Procedures - Manufactured home parks shall be located in a Manufactured Home Park District (MHP) and shall be developed according to the general standards and regulations stated below. The procedure to amend the Official Zoning Map to establish the MHP District shall be that procedure for amendments specified in Article 6.

General Standards for Manufactured Home Parks - The Zoning Commission and the Zoning Inspector and the Board of Township Trustees shall review the particular facts and circumstances of each proposed manufactured home park in terms of the following standards and shall find adequate evidence showing that the manufactured home park development:

- 1) Will be designed, constructed, operated and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such use shall not change the essential character of the same area;
- 2) Shall not be hazardous or detrimental to existing or future neighboring uses;
- 3) Shall be adequately served by essential public facilities and services such as highways, streets, police and fire protection, drainage, refuse disposal, and schools; or that the persons or agencies responsible for the establishment of the proposed park shall be able to provide adequately any such services;
- 4) Shall be consistent with the intent and purposes of this resolution and the comprehensive plan;
- 5) Shall have vehicular approaches to the property which shall be so designed as not to create an interference with traffic on surrounding public streets or roads;
- 6) Shall not result in the destruction, loss, or damage of natural, scenic, or historic features of major importance.

Section 820

BUSINESS DISTRICTS.

Business districts are established to meet the purpose set forth in Sections 821-823, inclusive.

Section 821

PROFESSIONAL-RESEARCH-OFFICE DISTRICT (PRO).

The purpose of the PRO District is to encourage the establishment of professional, research, executive, administrative, accounting, clerical, stenographic and similar uses. The PRO District is also designed to act as a buffer between other more intense non-residential uses and high density residential uses, and is thus a transitional use.

Section 822

LOCAL BUSINESS DISTRICT (LB).

The purpose of the LB District is to encourage the establishment of areas for convenience business uses.

Section 823

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 the regional market area. Activities in this district are often large space users. Shopping centers shall be the predominant building approach.

Section 830

MANUFACTURING DISTRICTS.

Manufacturing districts are established to meet the purpose set forth in Sections 831-832, and shall not permit uses as defined under Sections 811-818, 821-823, and 843-844, inclusive.

Section 831

LIGHT MANUFACTURING DISTRICTS (M-1).

The purpose of the M-1 District is to encourage the development of manufacturing, warehousing, 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.

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 and generate heavy traffic but shall be prohibited if they create nuisances.

Section 843

RECREATIONAL - CAMPGROUND DISTRICT (RC).

The purpose of the RC District is to regulate the location of, and to encourage, stabilize and protect the development of well planned recreational-campgrounds.

General Standards - The Zoning Inspector and the Zoning Commission and the Board of Township Trustees shall review the particular facts and circumstances of each proposed recreational-campground in terms of the following standards and find adequate evidence showing that the recreational- campground:

- 1) Shall be consistent with the intent and purpose of this resolution and the comprehensive plan;
- 2) Shall be designed, constructed, operated and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area;
- 3) Shall be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage, refuse disposal, or that the persons or agencies responsible for the establishment of the proposed campground shall be able to provide adequately any such services;
- 4) Shall have vehicular approaches to the property which shall be so designed as not to create an interference with traffic on surrounding public streets or roads;
- 5) Shall not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, glare, or odors;
- 6) Shall not result in destruction, loss, or damage of natural, scenic, or historical features of major importance.

Specific Criteria:

- 1) A minimum of five (5) acres shall be required for a Recreational-Campground District and said district shall not have less than sixty (60) foot frontage on any street right-of-way;
- 2) A two hundred (200) foot front setback shall be required when the Recreational-Campground District abuts a dedicated roadway. All structures, campground activities and trailers shall be located not closer than fifty (50) feet from any existing property line, provided that a six (6) foot high visual barrier is installed where it abuts a residential zone;

- 3) Signs: One free-standing on-premise sign not to exceed fifty (50) square feet for each display area, and fifteen (15) feet in height from the ground to the top of the sign, not located closer than ten (10) feet to any street right-of-way line and not closer than thirty (30) feet to any adjoining lot line;
- 4) Recreational-Campgrounds shall meet the requirements of Chapter HE-27 of the Ohio Sanitary Code adopted by the Public Health Council under the Authority of Ohio Revised Code Section 3733.01;
- 5) Retail sales are to be conducted wholly within the principal building located in a central location and expressly limited to food or snack concessions, laundrette, gift or variety shops, conducted for employees and patrons of the premises;
- 6) Additional primary permitted uses whether public or private: archery, badminton, basketball courts, golf courses, cross country skiing, driving ranges, pitch and putt, country clubs, lakes and other similar facilities, horseshoe pits, pavillion, parks, picnic areas, playground, tot lot, shuffleboard courts, swimming pools, and bathing areas, tennis courts, volley ball court and wading pools;
- 7) Cabins will not be permitted in Recreational-Campground Districts.

Section 844

INSTITUTIONAL, GOVERNMENT LANDS DISTRICT (IGL).

The purpose of the IGL District is to establish areas for Governmental, Public and Quasi-Public uses as defined in Article 2. (Rev.-1/13/07)

Section 845

SEPTIC SYSTEM CLASSIFICATION AND PRE-EXISTING EXEMPTION

- 1) The Ohio EPA and the Ashtabula County Department of Health regulate, approve, and permit the type, location, installation, and use of private, sanitary septic systems and other sanitary waste systems incident to a single principal use where centralized sanitary sewers are unavailable, or not utilized, for otherwise buildable, legal zoning lots. At the time of adoption of this subsection, a minimum of two acres and two hundred feet frontage is mandated by the Health Department for all single family residential parcels, and this regulation may apply to other parcels involving one principal use or structure.
- 2) All legal building lots, whether platted or upon open land, and recorded prior to November 1, 2004, shall be and are pre-existing, legally non-conforming lots of record regarding sanitary waste systems for zoning purposes and shall comply with Zoning and Health Department rules and regulations that were required when so recorded. All such pre-existing lots, parcels, sublots, zoning lots, or otherwise used in accordance with the standards and regulations of the Ashtabula County Building Department and those of the zoning district in which they are located, if they fully conform to acreage and frontage requirements that were in effect at the time of their recording.