ASHTA	ASHTABULA TOWNSHIP ZONING RULES AND REGULATIONS REVISION HISTORY				
Amended	Effective	Section(s)	Revision Description		
Date	Date	Affected			

	11/10/61	Entire Book	Original Book
3/27/70	4/26/70		See Township Records
2/9/83	3/11/83		See Township Records
4/18/94	5/18/84		See Township Records
3/25/85	4/24/85		See Township Records
1/8/86	2/7/86		See Township Records
9/12/90	10/12/90	Entire Book	Major revision of the book. See the resolution adopted September 12, 1990 by Trustees Horst, Smith, and Ray contained in the attached "Preamble".
12/6/90	1/5/91	Мар	Allow R-2 activity in LB districts.
4/23/92	5/22/92	Article 13	Appearance and design standards for single family residences.
10/4/93	11/2/93	Article 2	Added definitions related to "Adult Entertainment Business".
		Section 564	Added conditional use criteria for "Adult Entertainment Business" and cross-referenced criteria in the "Conditional Use Schedule".
11/29/95	12/29/95	Article 15	Created new article to cover "Planned Unit Development".
1/14/98	2/13/98	Article 2	Added definitions relative to "Cellular Towers". Revised definitions relative to "Signs" to reference expanded definitions of signs contained in Article 12.
		Article 5	Added specific criteria relative to "Bed and Breakfast"
		Article 10	Sections 1051 through 1055: Added "Cellular Tower" regulations. Revised Section 1018 to specify setbacks for accessory buildings. Revised Section 1019 to clarify setbacks on through lots.
		Article 12	Completely revamped article to expand definitions of sign types and uses and corresponding regulations. Developed summary tables for height, area, and other limitations.
		Conditional Use Schedule	Revised to cross reference items related to "Bed and Breakfast",

ASHTA	ABULA TOV	WNSHIP ZONI	NG RULES AND REGULATIONS REVISION HISTORY
Amended	Effective	Section(s)	Revision Description
Date	Date	Affected	
01/03/01	02/03/01	Article 2	Definitions – Added: Adult Arcade, Adult Book Store or Adult Video Store, Adult Cabaret, Adult Motel, Adult Motion Picture Theater, Adult theater, Massage Parlor, Measurement of Distance, Nude Model Studio, Person, Sexual Encounter Center, Specified Anatomical Areas, Specified Sexual Activities, Accessory Use or Structure, Building Principal, Floor Area of a Residential Building, Footprint of a Residential Building, Footprint of Principal Use Residential Building, Garages Attached, Garages Detached, Maintenance and Storage Facilities
		Article 4	Section 441: Non-Conforming Setbacks in Existing Developed Residential Districts
		Article 5	Revised Section 564 (27): Sexually Oriented Businesses – Summation, Compliance and Conduct Added Section: 570 – Regulation of Accessory Uses Added Section: 571 – Purpose Added Section: 572 – Definition Added Section: 573 - General Requirements Added Section: 574 - Dwellings as Accessory Uses Added Section: 575 – Accessory Elderly Dwelling Unit
		Article 9	Section 900 – Add item 4 to Compliance of Regulations
		Article 10	Section 1001 – Revised Conversions of Dwellings to More Than One Unit Section 1010 - See Section 441 Section 1013 – Property Fencing in Residential Areas
		Article 11	Section 1132 – Revised Parking Spaces Required for Commercial, Institutional and Manufacturing
		Article 13	Section 1301 (4) – Revised Appearance and Design Criteria
		Exhibits	Exhibit A – Fence, Wall and Screening Requirement Summary Exhibit B - Parking Exhibit C – Visual Impact of Detached Buildings Added Exhibit D1 – Types of Structures Exhibit D2 – Accessory Building Permitted Exhibit D3 – Total Permitted Area of Accessory Buildings
		Official Schedule of District Regulations	To Conform With Changes Above

REVISIONS

ASHTA	ASHTABULA TOWNSHIP ZONING RULES AND REGULATIONS REVISION HISTORY				
Amended	Effective	Section(s) Revision Description			
Date	Date	Affected			

0.1 /0.7 /7.7			
01/02/02	02/01/02	Article 4	Added Section 442: Non-Conforming Side yard Setbacks in Existing Developed Residential Districts
		Article 12	Revised Section 1222: Commercial/Industrial Signage: Single Lot, Single Building, Single Business per Building
		Article 12	Revised Section 1222: Commercial/Industrial Signage: Single Lot, Single Building, Multiple Businesses per Building.
		Article 12	Revised Section 1222: Commercial/Industrial Signage: Single Lot, Multiple Buildings, Single Business per Building.
		Article 12	Revised Section 1231: Sheet 2 of 3: Summary for Sign Areas: Building Business Sign for LB and GB Freestanding Business Sign for LB and GB.
		Article 12	Add to Freestanding Sign definition: Permanent Residential Sign
		Article 12	Add Definition for Permanent Residential Freestanding Sign
		Article 12	Section 1221: Revised Residential Signage
		Article 12	Section 1221: Add Permanent to all Residential Signs: Section 1231, Section 1232, Section 1233, Section 1234.
		Article 12	Section 1241: Add Front and Side Setbacks for Permanent Residential Sign requirements.
		Official Schedule of District Regulations	Revised side yard setbacks for Principal Structures and Accessory Buildings for SER, R-2 and MHR

ASHTA	ASHTABULA TOWNSHIP ZONING RULES AND REGULATIONS REVISION HISTORY				
Amended	Effective	Section(s) Revision Description			
Date	Date	Affected			

01/05/05	02/04/05	Article 8	Revised Section 811 and 812: Suburban Estate Residential District Definition and (R-2) Residential District Definition
		Article 8	Added Section 845: Septic System Classification and Pre- Existing Exemption Definition
		Article 11	Revised Sections 1132, Commercial, 1133, Recreational or Entertainment, and 1134, Institutional: Parking Requirements (Spaces Required)
		Article 11	Removed the 200/300 sq. ft. floor option
		Article 12	Revised Section 1211: Political Sign Definition
		Official Schedule of District	Revised Lot Size Requirements for the SER, R-2, R-8, MHR, PRO, LB, and M-1 Districts – Septic Systems
		Regulations	Revised Frontage Requirements for the SER, R-2, R-8, MHR, PRO, LB, M-1, and R/C Districts – Septic Systems
			Removed 800 sq. ft. per unit requirement for the SER District
			Revised the MHR District sq. ft. requirement to read 1000 sq. ft.
			Revised the R-8 and RMF-24 Districts sq. ft. unit requirements
			Added Subnote #8: See Article 8, Section 845 for Septic System Classification and Pre-Existing Exemption

ASHTABU	ASHTABULA TOWNSHIP ZONING RULES AND REGULATIONS REVISION HISTORY				
Amended	Effective	Section(s)	Revision Description		
Date	Date	Affected			

12-18-06	1-18-07	Article 2	Added Definitions: Bed-n-Breakfast, Portable Item Used for Advertising
		Article 2	Deleted Definition: Institution
		Article 2	Deleted Word from Existing Definition: Quasi-Public Use; hospitals
		Article 8	Deleted Word from (IGL) Institutional Government Lands District Definition; Institutional
		Article 12	Revised Definition: General Requirements for All Signs and Districts
		Article 12	Added Definition: Temporary Signs on Public Property
		Article 15	Revised (PUD) Planned Unit Development/Minimum Project Area Requirements Definition
		Principally Permitted Uses	Removed: Orphanage and/or Rehabilitation Centers
		Conditionally Permitted Uses	Removed: Bed-n-Breakfast
		Official Schedule of District Regulations	Revised (LB) and (GB) Commercial Districts– Number of Stories and Maximum Height

ASHTABU	ASHTABULA TOWNSHIP ZONING RULES AND REGULATIONS REVISION HISTORY				
Amended	Effective	Section(s)	Revision Description		
Date	Date	Affected			

1-10-09	Article 2	Revised Definitions and Added Twenty Two (22) new definitions to existing list
	Article 3	Added Section 355 – Violations Regarding Buildings or Structures
	Article 4	Revised Section 450 – Non-Conforming Structures #2
	Article 5	Revised Section 564 #27 b) 5. Sexually Oriented Businesses
	Article 10	Added Section 1002 (5) Private Swimming Pools
		Revised Section 1013 (a.) Fencing in Residential Areas
		Added Section 1013 (f.) Fencing in Residential Areas
		Added Section 1056 Gas and Oil Wells; Mining and Mineral Resources
	Article 12	Removed Section 1202 #9)– General Requirements for all Signs and Districts
		Removed Section 1202 #12) – General Requirements for all Signs and Districts
		Removed Section 1202 #13) – General Requirements for all Signs and Districts
		Revised and Added – Section 1204 – Definitions and Terms Related to Signs; Lampbank, Lighting Techniques, LCD "Liquid Crystal Display", and LED "Light Emitting Diodes"
		Revised and Added – Section 1210 – Definitions and Regulations for Sign Construction Types; Animated Sign, Awning Sign, Canopy Signs, Building Signs, Changeable Copy Sign, Electronic Changeable Copy Sign, Flag, Pennant or other Moving or Animated Sign, Flashing Sign, Pennant, Painted Wall Sign, Portable Window Sign, Revolving Sign, and Rotating Faces
	1-10-09	Article 3 Article 4 Article 5 Article 10

ASHTABU	ASHTABULA TOWNSHIP ZONING RULES AND REGULATIONS REVISION HISTORY					
Amended	Effective	Section(s)	Revision Description			
Date	Date	Affected				

12-10-08	1-10-09	Article 12	Revised Section 1211 – Definitions and Regulations for Sign Uses; Industrial Park Signage and Political Sign
			Revised Section 1221 – Residential Signage; Altered Bulleting
			Revised Section 1222 – Commercial/Industrial Signage #1 #2, and #6
			Revised Section 1223 – Quasi-Public Signage; Altered Bulleting
			Revised Section 1231 – Summary for Sign Areas; Incidental for RC, Recreational
			Revised Section 1234 – Summary for Permit Requirements; Real Estate Signs next to Apartments
		Article 15	Revised Section 1534 – Notice of Public Hearing
			Revised Section 1541 – Final Development Plan Application Contents
			Revised Section 1544 – Criteria for Commission Recommendation
			Revised Section 1545 – Public Hearing by Township Trustees
			Revised Section 1550 – Expiration and Extension of Approval Period

ASHTABULA TOWNSHIP ZONING RULES AND REGULATIONS REVISION HISTORY			
Amended	Effective	Section(s)	Revision Description
Date	Date	Affected	

11 10 10	12 10 10	Anticle 2	Delated a definition and added arrest new definitions
11-10-10	12-10-10	Article 2	Deleted a definition and added seven new definitions relating to Wind Technology
		Article 5	Added Section 564 (25) Small Wind Energy System and (26) Small Wind Farm. Moved Home Occupation to (27), Sexually Oriented Businesses to (28) and Bed and Breakfast to (29). Removed existing Small Wind Energy System (25) b) and g) regulations.
		Article 10	Added 1057 Solar Panels
		Principally Permitted Uses	Added Small Wind Energy Systems in (M-1) and (M-2) Added Solar Panels in (R-2), (SER), (MHR), (R-8), and (RMF-24)
		Conditionally Permitted Uses	Added Small Wind Energy Systems in (R-2), (SER), (MHR), (R-8), (RMF-24), (PRO), (LB), (GB), and (IGL)
		0365	Added Small Wind Farms in all Zoning Districts
			Removed WECS in (SER) and (R-2)

ASHTABULA TOWNSHIP ZONING RULES AND REGULATIONS REVISION HISTORY			
Amended	Effective	Section(s)	Revision Description
Date	Date	Affected	

1-8-14	2-8-14	Article Review	Add Article Review Date on the bottom of each Article.
		Article 2	Omit Revision Dates next to the end of the Definitions in Article 2. Various changes to (13) definitions.
		Article 5	Add in first sentence to Zoning Commission and Board of Zoning Appeals, "and/or two (2) alternates.
		Article 6	Amend Section 603, Contents of Application, Township (11)
		Article 7	Section 710, Altered first sentence by adding Fiscal Officer
		Article 10	Section 1003, 1015, 1051, and 1052, Various spelling and single word changes.
		Article 11	Section 1130, 1137, and 1140, Amend and add verbiage to existing articles for clarification purposes.
		Article 12	Section 1230, list under Section 1234 Permit Requirements on page 17 of 26: All sign square footages are listed as maximums in each section.
		Article 15	Section 1512, 1526, 1532, 1535, 1540, and 1541, Changes to various existing verbiage and spelling errors.
		Fee Schedule	Typo under Manufacturing – Storage Buildings
		Conditionally Permitted Uses	Remove the "Measurement of Distances" under Heavy Manufacturing, k) Sexually Oriented Business(es). Transfer Small Wind Farms to k) and Sexually Oriented Business to l), which fits better for placement on the pages.
		Exhibits	Changes to Fencing, Visuals for Detached Buildings in regard to correct formulas. Omit two exhibits to eliminate confusion.

PREAMBLE

A RESOLUTION OF THE TOWNSHIP OF <u>ASHTABULA</u>, OHIO, ENACTED IN ACCORDANCE WITH A COMPREHENSIVE PLAN AND THE PROVISIONS OF CHAPTER 713 (303, 519), OHIO REVISED CODE, DIVIDING THE UNINCORPORATED PORTION OF THE TOWNSHIP INTO ZONES AND DISTRICTS, ENCOURAGING, REGULATING, AND RESTRICTING THEREIN THE LOCATION, CONSTRUCTION, RECONSTRUCTION, ALTERATION AND USE OF STRUCTURES AND LAND: PROMOTING THE ORDERLY DEVELOPMENT OF RESIDENTIAL, BUSINESS, INDUSTRIAL, RECREATIONAL, AND PUBLIC AREAS; PROVIDING FOR ADEQUATE LIGHT, AIR, AND CONVENIENCE OF ACCESS OF PROPERTY BY REGULATING THE USE OF LAND, AND BUILDINGS AND THE BULK OF STRUCTURES IN RELATIONSHIP TO SURROUNDING PROPERTIES: LIMITING CONGESTION IN THE PUBLIC RIGHTS-OF-WAY; PROVIDING THE COMPATIBILITY OF DIFFERENT LAND USES AND THE MOST APPROPRIATE USE OF LAND; PROVIDING FOR THE ADMINISTRATIVE OFFICERS AS PROVIDED HEREAFTER, AND PRESCRIBING PENALTIES FOR THE VIOLATION OF THE PROVISIONS IN THIS RESOLUTION OR ANY AMENDMENT THERETO, ALL FOR THE PURPOSE OF PROTECTING THE PUBLIC HEALTH, SAFETY, COMFORT AND GENERAL WELFARE; AND FOR THE REPEAL THEREOF,

THEREFORE BE IT RESOLVED BY THE BOARD OF TOWNSHIP TRUSTEES OF ASHTABULA TOWNSHIP, ASHTABULA COUNTY, STATE OF OHIO:

ADOPTED: September 12, 1990

ASHTABULA TOWNSHIP TRUSTEES: Carl R. A. ryan Am mask

TOWNSHIP CLERK: Ralph Mc Guarde

WE, THE ASHTABULA TOWNSHIP TRUSTEES, FULLY SUPPORT THE PREAMBLE ABOVE AND WILL CONTINUE TO SUPPORT IT IN THE FUTURE:

THEREFORE BE IT RESOLVED BY THE BOARD OF TOWNSHIP TRUSTEES OF ASHTABULA TOWNSHIP, ASHTABULA COUNTY, STATE OF OHIO:

SUPPORTED: _____JANUARY 8, 2014_____

ASHTABULA TOWNSHIP TRUSTEES:

ATTESTED BY:

TOWNSHIP FISCAL OFFICER

REVISIONS

Page 10 of 10

Article Filename: REV~2-03-01 Article Review Date: Fall of 2013 Article Revision Date: 1/08/14

Ashtabula Township Zoning Rules and Regulations