

**GENERAL INFORMATION**

Subject

- Request - Amendments to the Jerusalem Township Zoning Resolution regarding multiple sections: 4, 5, 6, 7, 9, 10, 11, 12, and 16
- Location - Jerusalem Township
- Applicant - Jerusalem Township Zoning Commission

**STAFF ANALYSIS**

The applicant requests multiple amendments to the Jerusalem Township Zoning Resolution regarding Sections 4, 5, 6, 7, 9, 10, 11, 12 and 16. The request includes multiple replacements of “must” with “shall” in the zoning solution, removal of medical marijuana uses, decrease and increases in lot size and dimensions, removal of existing uses, modification to storing of vehicles, trucks and recreational vehicles, and a revision to the recently adopted storage container language.

In addressing development standards in multiple sections, the proposed change from “must” to “shall” provides a less stringent approach to the development standards and allows for interpretation. Staff compared this language to another, larger populated township, such as Monclova Township, and found “shall” is used in the development standards and “must” is used when reviewing a property in an overlay district. In addition, removing multiple Medical Marijuana uses from the resolution is due to recent Ohio legislation that combined the marijuana adult use and medical use provisions in the same section of the Ohio Revised Code.

In Section 5, the request to change the lot area requirement for A/R Agriculture and Rural Residential District from one and one half (1 ½) acres to two (2) acres could create a hardship for existing residential lots of record and is not in line with the other townships. Monclova and Richfield Township require the lot area to be one (1) acre in size for their A/R Agriculture and Rural Residential districts. Staff objects to this amendment since it could limit future development opportunities in the township.

In Section 6, the request to remove the Conditional Use for a community pool from the R-1 Single-family Residential District and reduce the maximum building height from forty-five (45) to thirty-five (35) feet for a single-family home. Neither modification will adversely impact the township.

In Section 7, restricting the height limit of a multi-family development from forty-five (45) feet to thirty-five (35) keeps the building at two (2) stories. Staff reviewed Sylvania and Waterville Township multi-family development maximum building height and were at forty (40) and forty-five (45) feet. Staff objects to this amendment as it could limit future development opportunities in the township.

**STAFF ANALYSIS (cont'd)**

In the development sections for commercial districts, reducing the trip generation from one-hundred (100) to fifty (50) trips per hour will trigger a Traffic Impact Study for a small business when it is intended for a larger commercial business. This change will require new business owners to incur an added expense since the medium traffic volume starts at fifty (50) trips per hour and goes up to two-hundred (200) trips per hour as stated in the Lucas County Access Management Regulations. This amendment will not adversely impact the township.

In Section 7 and 9, removing the self-service storage use from the R-3 Multi-family Residential District and from the C-1 Neighborhood Commercial District moves the use to general commercial and industrial zoning districts. Removing an accessory dwelling from the C-1 Neighborhood Commercial District may or may not limit storage capacities for smaller businesses. Neither modification will adversely impact the township.

In Section 10, the proposal is to remove “lodging house” that is defined as a boarding house for four (4) or more persons in the resolution could hinder the tourism in the community as pertains to fishing, and birding with a possible impact on migrant farming. Staff objects to this amendment since it could limit tourism opportunities for the township.

In Section 11, the proposal is to remove the use of “public service facilities” from R-C Recreational Commercial District. Public service facilities pertain to telephone, electric, gas, and natural gas companies who have to provide a necessary utility to the community. These uses are exempt from zoning under the Ohio Revised Code section 4905.03, therefore, it is not necessary to list a public service facility as a permitted use in any zoning district since they are not regulated by zoning. This modification will not have any impact on the township.

In Section 12, the proposal is to remove a permitted use in the M-1 Industrial District to a conditional use requiring the property owner to then apply for a permit that involves a site plan to be drawn by a design professional (i.e. Surveyor or Professional Engineer) and reviewed through the public meeting process. This change will provide the township zoning commission oversight on the development project and enforcement of the conditions of approval for the permit. This modification will benefit the township.

In Section 16, subsection 1606 Noise, the proposal is to remove the existing language and to refer to the Ohio Revised Code Chapter 505 to allow local law enforcement to enforce noise control. This modification will not have any impact on the township.

In Section 16, subsection 1626 Outdoor Parking and Storage of Vehicles, Watercraft and Trailers, the proposal is to allow for property owners with abutting vacant parcels to park two (2) recreational vehicles, watercraft, or trailers or in combination thereof in an “A/R” or “R” without a main structure. Staff reviewed and compared this request to the other ten (10) township parking regulations as it pertains to off-street parking and outdoor parking and recreational vehicle sections. None of the other townships allow for parking of recreational vehicles and trailers on vacant, residential properties.

**STAFF ANALYSIS (cont'd)**

All townships require a main use in order to park a recreational vehicle or trailer in the side or rear yard with at least three (3) to ten (10) feet off of the abutting property line. Springfield Township specially prohibits parking recreational vehicles on vacant residential properties, while Waterville Township restricts parking of recreational vehicles in any residential district except for Agriculture. This amendment could adversely impact the township.

In Section 16, subsection 1632 Shipping Containers and Portable Storage Containers the proposal for Letter B is clarifying the terminology and removing the four (4) inch concrete foundation that a shipping container must be located on. In Letter C, the proposal removes the condition that requires a property owner to obtain a zoning permit from the zoning inspector for a portable storage container. Staff supports this amendment since the time limit for such a use is the maximum of 30 days and must obtain a one-time extension an additional 30 days.

The request that was submitted is shown EXHIBIT "A." The planning staff does not concur with all of the amendments therefore has provided an "Exhibit B" that allows for a number of the proposed amendments to remain unchanged.

**STAFF RECOMMENDATION**

The staff recommends that the Lucas County Planning Commission approve the proposed amendment shown in EXHIBIT "B" to the Jerusalem Township Zoning Commission and Township Trustees.

TEXT AMENDMENT  
JERUSALEM TOWNSHIP  
LUCAS COUNTY PLANNING COMMISSION  
REF: Z28-C154  
DATE: February 25, 2026  
TIME: 9:00 A.M.

MLM  
EXHIBIT "A" follows  
EXHIBIT "B" follows

**EXHIBIT "A"**

(Deletions in strike out, additions in bold italics)

**SECTION 4**

**OS/P OPEN SPACE/PARK DISTRICT**

**400 PURPOSE**

The purpose of the Open Space/Park (OS/P) District is to preserve and protect significant natural areas, park and recreation areas, drainage ways and floodplains, and to provide for the public land use of Jerusalem Township.

**401 PERMITTED USES**

The following uses are permitted in the Open Space/Park (OS/P) District:

Accessory uses and structures

Cemetery (public/private)

Community pool (See Supplemental Regulations – Section 1617.02)

Conservation areas

Public uses

Public parks

**402 CONDITIONAL USES**

The following use may be approved in accordance with Section 22 – Procedures & Requirements for Conditional Uses:

Golf course

Telecommunication tower (See Supplemental Regulations – Section 1613)

**403 DEVELOPMENT STANDARDS**

All buildings, structures, lots, and land uses within the Open Space/Park (OS/P) District ~~must~~ **shall** meet the requirements of Section 16 – Supplemental Regulations, and the following standards:

**403.01 Height Limits**

No structure shall be constructed or enlarged to exceed thirty-five (35') feet in height.

**403.02 Area Requirements**

All lots shall meet the following area, coverage, and yard requirements:

**Lot Area:** There is no minimum lot area.

**Front Yard:** Thirty-five (35') feet (See Supplemental Regulations – Section 1615 and Section 1616)

**EXHIBIT "A"**

(Deletions in strike out, additions in bold italics)

**403 DEVELOPMENT STANDARDS (cont'd)**

**Side Yard:** Ten percent (10%) of the lot width or ten (10') feet, whichever is less.

**Rear Yard:** Thirty-five (35') feet

**EXHIBIT "A"**

(Deletions in strike out, additions in bold italics)

**SECTION 5**

**A/R AGRICULTURE/RURAL RESIDENTIAL DISTRICT**

**500 PURPOSE**

The A/R Agriculture/Rural Residential Zoning District is established for areas that consist of large parcels of commercially cultivated land, farms and single-family dwellings. To maintain the rural areas of Jerusalem Township, this District is established for low density single-family dwellings on lots two (2) acres in size or larger.

**501 PERMITTED USES**

The following uses are permitted in the Agriculture/Rural Residential (A/R) District:

Accessory uses and structures (See Supplemental Regulations Section 1601)	Dwelling, single-family
Agriculture	Home occupation
Boarding and stabling of horses (private)	Oil and gas drilling/wells
Commercial fishing operations (See Supplemental Regulations Section 1610)	Permanently sited manufactured home (private)
	Public Uses
	Small Wind Turbine (see Supplemental Regulations – Section 1629)

**502 CONDITIONAL USES**

The following uses may be approved pursuant to Section 22 – Procedures & Requirements for Conditional Uses:

Airport or aircraft landing field	Lawn care service
Assisted living facility	Nursery/greenhouse
Boarding and stabling of horses (commercial)	Oil and gas drilling/wells
Cemetery	Private schools
Church or place of worship	Radio or television station or transmitter
Community pool (See Supplemental Regulations – Section 1617.02)	Recreational facility, outdoor
Golf course	Telecommunication tower (See Supplemental Regulations – Section 1613)
Kennel	

**EXHIBIT "A"**

(Deletions in strike out, additions in bold italics)

**503 DEVELOPMENT STANDARDS**

All buildings, structures, lots, and land uses within the Agriculture/Rural (A/R) District ~~must~~ **shall** meet the requirements of Section 16 – Supplemental Regulations and the following standards:

**503.01 Height Limits**

No structure, except those for agricultural purposes, shall be constructed or enlarged to exceed forty-five (45') feet in height.

**503.02 Area Requirements**

All lots shall meet the following minimum requirements:

**Lot Area:** ~~One and one half (1½)~~ **Two (2)** acres

**Lot Width:** One hundred fifty (150') feet.

**Front Yard:** Thirty-five (35') feet (See Supplemental Regulations – Section 1615 and Section 1616)

**Side Yard:** Fifteen (15') feet

**Rear Yard:** Thirty-five (35') feet

**503.03 Minimum floor area requirement for all dwellings:**

One thousand two hundred (1,200) square feet

**503.04 Minimum width and depth for all dwellings:**

Twenty-two (22') feet

**EXHIBIT "A"**

(Deletions in strike out, additions in bold italics)

**SECTION 6**

**R-1 SINGLE FAMILY RESIDENTIAL DISTRICT**

**600 PURPOSE**

The purpose of the Single Family Residential (R-1) District is to provide areas for single family dwellings that are serviced with public water lines and sanitary sewers.

**601 PERMITTED USES**

The following uses are permitted in the Residential (R-1) District:

- |   |                                     |
|---|-------------------------------------|
| Accessory uses and accessory structures | Home occupation                     |
| Agriculture                             | Permanently sited manufactured home |
| Dwelling, single-family                 |                                     |

**602 CONDITIONAL USES**

The following uses may be approved pursuant to Section 22 – Procedures & Requirements for Conditional Uses:

- Church or place of worship
- ~~Community pool (See Supplemental Regulations – Section 1617.02)~~
- Telecommunication tower (See Supplemental Regulations – Section 1613)

**603 DEVELOPMENT STANDARDS**

All buildings, structures, lots, and land uses within the Residential (R-1) District ~~must~~ **shall** meet the requirements of Section 16 – Supplemental Regulations, and the following development standards:

**603.01 Height Limits**

No structure shall be erected or enlarged to exceed ~~forty-five (45')~~ **thirty-five (35')** feet in height.

**603.02 Area Requirements**

All lots shall have the following minimum requirements:

- Lot Area:** 12,000 sq. ft.
- Lot Width:** Seventy-five (75') feet
- Front Yard:** Thirty-five (35') feet (See Supplemental Regulations – Section 1615 and Section 1616)
- Side Yard:** ~~Fifteen (15') feet~~ **Ten percent (10%) of the lot width or ten (10') feet, whichever is less.**
- Rear Yard:** Thirty-five (35') feet

**EXHIBIT "A"**

(Deletions in strike out, additions in bold italics)

**603.03**     **Minimum floor Area for all Dwellings:**  
1200 sq. ft. ~~for a single-story dwelling~~

**603.04**     **Minimum Width and Depth for all Dwellings:**  
Twenty-two (22') feet

**EXHIBIT "A"**

(Deletions in strike out, additions in bold italics)

**SECTION 7**

**R-3 MULTI-FAMILY RESIDENTIAL DISTRICT**

**700 PURPOSE**

The purpose of the Multi-family Residential (R-3) District is to provide areas for multiple family dwellings in an area that is serviced with public water lines and sanitary sewers.

**701 PERMITTED USES**

The following uses are permitted in the R-3 Zoning District:

- |   |                                     |
|---|-------------------------------------|
| Accessory uses and accessory structures | Home occupation                     |
| Assisted living facility                | Nursing home                        |
| Dwelling, multi-family                  | Permanently sited manufactured home |
| Dwelling, single-family                 |                                     |
| Dwelling, two-family                    |                                     |

**702 CONDITIONAL USES**

The following uses may be approved pursuant to Section 22 – Procedures & Requirements for Conditional Uses:

- |  |  |
|--|--|
| Day care facility                      | <del>Self-service storage facilities (See Supplemental Regulations – Section 1623)</del> |
| Church or place of worship             |  |
| Recreation facility, outdoor or indoor | Telecommunications tower (See Supplemental Regulations – Section 1613)                   |

**703 DEVELOPMENT STANDARDS**

All buildings, structures, lots, and land uses within the Multi-family Residential (R-3) District must meet the requirements of Section 16 – Supplemental Regulations, and the following development standards:

**703.01 Height Limits**

No structure shall be erected or enlarged to exceed ~~forty-five (45)~~ **thirty-five (35)** feet in height.

**703.02 Area Requirements**

All lots shall meet the following requirements:

**Lot Area:** The minimum lot area per dwelling unit shall be five thousand (5,000) square feet.

**EXHIBIT "A"**

(Deletions in strike out, additions in bold italics)

**703 DEVELOPMENT STANDARDS (cont'd)**

**Lot Width:** One hundred (100') feet

**Front Yard:** Thirty (30') feet (See Supplemental Regulations – Section 1615 and Section 1616)

**Side Yard:** Ten (10%) percent of lot width or ten (10') feet, whichever is less

**703.03 Minimum Floor Area for Dwellings:**  
1000 square feet for a single dwelling  
500 square feet for two and multiple-family dwellings

**EXHIBIT "A"**

(Deletions in strike out, additions in bold italics)

**SECTION 9**

**C-1 NEIGHBORHOOD COMMERCIAL DISTRICT**

**900 PURPOSE**

The purpose of the Neighborhood Commercial (C-1) District is to provide areas for small local businesses that provide goods and services, not requiring outdoor sales, to the local neighborhood.

**901 PERMITTED USES**

The following uses are permitted in the C-1 Zoning District:

- |   |   |
|---|---|
| Accessory uses and accessory structures | Professional office   |
| Bank or financial center                | Restaurant (without drive-thru or delivery service)                         |
| Caterer                                 | Retail sales (less than 5,000 sq. ft. in floor area)                        |
| Church or place of worship              | <del>Self-service storage (see Supplemental Regulations Section 1623)</del> |
| Day care facility                       | Veterinary office   |
| Funeral home                            |   |
| Medical/dental office/clinic            |   |
| Personal service                        |   |
| Photo, dance, music studio              |   |

**902 CONDITIONAL USES**

The following uses may be approved pursuant to Section 22 – Procedures & Requirements for Conditional Uses:

- |                                |  |
|--------------------------------|--|
| Assisted living facility       | Gasoline sales                           |
| Club                           | <del>Medical Marijuana Dispensary</del>  |
| <del>Dwelling, accessory</del> | Nursing home<br>(Rev 12-20-17, Z28-C142) |

**903 DEVELOPMENT STANDARDS**

All buildings, structures, lots, and land uses within the Neighborhood Commercial (C-1) District must meet the requirements of Section 16 – Supplemental Regulations, and the following development standards:

**903.01 Height Limits**

No structure shall be constructed or enlarged to exceed thirty-five (35') feet in height.

**EXHIBIT "A"**

(Deletions in strike out, additions in bold italics)

**903.02 Coverage & Setback Requirements**

All lots shall meet the following requirements:

**Lot Width:** ~~Eighty (80')~~ **One hundred (100')** feet

**Lot Area:** One (1) acre

**Maximum Lot**

**Coverage:** ~~Seventy five (75%)~~ **Seventy (70%)** percent

**Front Yard:** Thirty-five (35') feet (See Supplemental Regulations – Section 1615 and Section 1616)

**Side Yard:** ~~Twenty (20')~~ **Ten (10')** feet (See Supplemental Regulations – Section 1614)

**Rear Yard:** Thirty (30') feet (See Supplemental Regulations – Section 1614)

**EXHIBIT "A"**

(Deletions in strike out, additions in bold italics)

**SECTION 10**

**C-2 GENERAL COMMERCIAL DISTRICT**

**1000 PURPOSE**

The purpose of the General Commercial (C-2) District is to provide areas for general commercial uses serving a regional area.

**1001 PERMITTED USES**

The following uses and similar uses as interpreted by the Zoning Inspector are permitted in the General Commercial (C-2) District:

- |   |  |
|---|--|
| Agricultural products/implement sales/service                               | Marine sales and service   |
| Accessory uses and accessory structures                                     | <del>Medical Marijuana Testing Laboratory</del>                            |
| Amusement arcade  | Medical/dental office/clinic   |
| Automobile body shop  | Meeting or reception hall  |
| Bank and financial center   | Motor vehicle/recreational vehicle storage yard                            |
| Bar/lounge/tavern   | Motor vehicle sales/service/rental   |
| Business school   | Movie theater  |
| Car/truck wash  | Offices  |
| Caterer   | Parking lots without a main building                                       |
| Church or place of worship  | Personal service   |
| Club  | Photo, dance, art, music studio  |
| Commercial fishing operations (See Supplemental Regulations - Section 1610) | Professional office  |
| Day care facility   | Recreation facilities and sales  |
| Flea markets/auction markets  | Restaurant (with or without drive-thru or delivery)                        |
| Funeral home  | Retail sales   |
| Gasoline sales  | Self-service storage (See Supplemental Regulations – Section 1623)         |
| Hospital  | Sexually oriented businesses (See Supplemental Regulations – Section 1612) |
| <del>Hotel/motel/lodging house</del>  | Veterinary offices   |
| Lawn/tree service (See Supplemental Regulations – Section 1627)             | Watercraft storage (Rev 12-20-17, Z28-C142)                                |
| Manufactured homes sales  |  |

**1002 CONDITIONAL USES**

The following uses may be approved pursuant to Section 22 – Procedures & Requirements for Conditional Uses:

~~Medical Marijuana Dispensary~~

**EXHIBIT "A"**

(Deletions in strike out, additions in bold italics)

**1003 DEVELOPMENT STANDARDS**

All buildings, structures, lots, and land uses within the General Commercial (C-2) District must meet the requirements of Section 16 – Supplemental Regulations, Section 1400 – State Route 2 Overlay District if located along State Route 2, and the following development standards:

**1002.01 Height Limits**

No structure shall be constructed or enlarged to exceed forty-five (45') feet in height.

**1002.02 Trip Generation**

All uses generating ~~one hundred (100)~~ **fifty (50)** or more peak hour trips (consistent with the Institute of Transportation Engineers (ITE) General Manual) shall submit a Traffic Impact Study.

**1002.03 Coverage & Setback Requirements**

All lots shall meet the following requirements:

**Lot Area:** One (1) acre

**Lot Width:** One hundred twenty-five (125') feet

**Lot Coverage:** ~~Seventy five (75%)~~ **Seventy (70%)** percent

**Side Yard:** ~~Twenty (20')~~ **Ten (10')** feet (See Supplemental Regulations–Section 1614)

**Rear Yard:** Thirty-five (35') feet (See Supplemental Regulations – Section 1614)

**Front Yard:** Fifty (50') feet (See Supplemental Regulations – Section 1615 and Section 1616)

**EXHIBIT "A"**

(Deletions in strike out, additions in bold italics)

**SECTION 11**

**R-C RECREATIONAL COMMERCIAL DISTRICT**

**1100 PURPOSE**

The purpose of the Recreational Commercial (R-C) District is to establish areas which are appropriate for the recreational businesses of Jerusalem Township.

**1101 PERMITTED USES**

The following uses are permitted in the Recreational Commercial (R-C) Zoning District:

Accessory uses	Marina
Commercial fishing operations (See Supplemental Regulations Section – 1610)	Marine sales and service
Community pool (See Supplemental Regulations – Section 1617.02)	<del>Public service facilities</del>
Fishing equipment sales	Recreational facilities and sales
Fuel/gasoline sales	Recreational vehicle and vessel storage
	Retail sales (less than 5,000 sq. ft. in floor area)
	Watercraft storage

**1102 CONDITIONAL USES**

The following uses may be approved pursuant to Section 22 – Procedures and Requirements for Conditional Uses:

Campground/RV parks

**1102 DEVELOPMENT STANDARDS**

All buildings, structures, lots, and land uses within the Recreational Commercial (R-C) District must meet the requirements of Section 16 – Supplemental Regulations, and the following development standards:

**1102.01 Height Limits**

No structure shall be constructed or enlarged to exceed three stories of forty-five (45') feet in height.

**1102.02 Trip Generation**

All uses generating ~~one hundred (100)~~ **fifty (50)** or more peak hour trips (consistent with the Institute of Transportation Engineers (ITE) General Manual) shall submit a Traffic Impact Study.

**1102.03 Coverage & Setback Requirements**

All lots shall meet the following requirements:

**EXHIBIT "A"**

(Deletions in strike out, additions in bold italics)

**1102 DEVELOPMENT STANDARDS (cont'd)**

**Lot Width:** ~~Eighty (80')~~ **One hundred (100')** feet

**Lot Area:** One (1) acre

**Lot Coverage:** ~~Seventy five (75%)~~ **Seventy (70%)** percent

**Front Yard:** Fifty (50') feet (See Supplemental Regulations – Section 1615 and Section 1616)

**Side Yard:** ~~Twenty (20')~~ **Ten (10')** feet (See Supplemental Regulations–Section 1614)

**Rear Yard:** Thirty (30') feet (See Supplemental Regulations – Section 1614)

**EXHIBIT "A"**

(Deletions in strike out, additions in bold italics)

**SECTION 12**

**M-1 INDUSTRIAL DISTRICT**

**1200 PURPOSE**

The purpose of the Industrial (M-1) District is to provide areas for industrial uses.

**1201 PERMITTED USES**

The following uses are permitted in the Industrial (M-1) Zoning District:

- |   |   |
|---|---|
| Accessory uses and structures   | <del>Medical Marijuana Cultivator</del>   |
| Assembly of electrical components, instruments, and devices, including electroplating               | <del>Medical Marijuana Processor</del>  |
| Building material sales yard  | <del>Medical Marijuana Testing Laboratory</del>   |
| Commercial food preparation   | Oil or gas wells  |
| Contractor yard/storage   | Plumbing, sheet metal, and woodworking shops  |
| Distribution center   | Professional office/services  |
| Equipment sales & rental  | Self-service storage facility (See Supplemental Regulations – Section 1623)   |
| Laundry/dry cleaning plant  | <del>Storage lot including automobiles, watercraft, trucks, and recreational vehicles (See Supplemental Regulations – Section 1628)</del> |
| Lawn/tree service (See Supplemental Regulations – Section 1627)                                     | Truck repair garage   |
| Lumber yard (provided saws, planers, processing machines are within a completely enclosed building) | Wholesaling, including the storage, handling, or sale of merchandise primarily to retailers   |
| Manufactured home sales   |   |

**1202 CONDITIONAL USES**

The following use may be approved pursuant to Section 22 – Procedures & Requirements for

Conditional Uses:

**1203 DEVELOPMENT STANDARDS**

All buildings, structures, lots, and land uses within the Industrial (M-1) District must meet the requirements of Section 16 – Supplemental Regulations, and the following development standards:

**1203.01 Height Limits**

No structure shall be constructed or enlarged to exceed sixty (60') feet in height.

**EXHIBIT "A"**

(Deletions in strike out, additions in bold italics)

**1203.02 Trip Generation**

All uses generating ~~one hundred (100)~~ **fifty (50)** or more peak hour trips (consistent with the Institute of Transportation Engineers (ITE) General Manual) shall submit a Traffic Impact Study.

**1203.03 Coverage & Setback Requirements**

All lots shall meet the following requirements:

**Lot Area:** One (1) acre

**Lot Width:** One hundred seventy-five (175') feet

**Lot Coverage:** Seventy-five (75%) Percent

**Front Yard:** Fifty (50') feet (See Supplemental Regulations – Section 1615 and Section 1616)

**Side Yard:** ~~Thirty-five (35')~~ **Twenty (20')** feet (See Supplemental Regulations – Section 1614)

**Rear Yard:** Forty (40') feet (See Supplemental Regulations – Section 1614)

**EXHIBIT "A"**

(Deletions in strike out, additions in bold italics)

1606

**NOISE**

***Noise control shall be enforced by local law enforcement in accordance with Chapter 505 of the Ohio Revised Code.***

~~No person shall operate or use any machine, equipment or mechanical device on a lot except for agricultural purposes so as to create any noise which would cause the noise level, measured at the lot line of the lot affected by the noise emission, to exceed the applicable fixed noise level set forth in this section. If the measurement location is on a boundary between two zoning districts, the lower noise level shall apply.~~

Noise limits shall not exceed the following:

<b>1. Zoning District</b>	<b>Time Period</b>	<b>Sound Level (dbA)</b>
<del>OS/P, A/R, R</del>	<del>10:00 p.m. – 7:00 a.m.</del>	<del>55</del>
	<del>7:00 a.m. – 10:00 p.m.</del>	<del>60</del>
<del>C 1, C 2, R-C</del>	<del>10:00 p.m. – 7:00 a.m.</del>	<del>65</del>
	<del>7:00 a.m. – 10:00 p.m.</del>	<del>70</del>
<del>M-1</del>	<del>Any time</del>	<del>70</del>

~~2. Provisions of Section 1506(1.) shall not be applicable to any emergency signaling devices required by law; nor to any standby equipment operated only in emergency situations, provided that such standby equipment shall not emit noise at a level in excess of 75 dbA when measured at the lot line of the lot on which it is located.~~

**EXHIBIT "A"**

(Deletions in strike out, additions in bold italics)

**1626 OUTDOOR PARKING AND STORAGE OF VEHICLES WATERCRAFT AND TRAILERS**

Storage of recreational vehicles, watercraft and/or utility trailers, are permitted in an "A/R" or "R" District when the following conditions and requirements are complied with:

- A. No such vehicles, watercraft or trailers shall be parked or stored in a front yard.
- B. Such vehicles, watercraft or trailers may be parked or stored in a rear yard, but not within ten (10') feet of any lot line.
- C. Such vehicles, watercraft or trailers parked or stored on a lot shall not have fixed connections to electricity, water, gas or sanitary sewer facilities, and at no time shall this equipment be used for living or housekeeping purposes.
- D. Only two (2) recreational vehicles, watercraft or trailers or a combination thereof, shall be parked or stored in an "A/R" or "R" District. No parking is allowed on parcels without a principal structure, *unless the parcel is adjacent to a parcel with a permitted primary structure, which is owned by the same owner as the vacant parcel.***
- E. Notwithstanding the provisions of this Section, such vehicles, watercraft or trailers may be parked anywhere on the premises for loading and unloading purposes, for a period of not more than seventy-two (72) hours. No parking is allowed on the right-of-way.
- F. Recreational vehicles, watercraft and/or utility trailers parked or stored on a vacant parcel shall be prohibited except where permitted as an accessory use (parking lot), to a commercial or industrial business.

**EXHIBIT "A"**

(Deletions in strike out, additions in bold italics)

**1632 SHIPPING CONTAINERS AND PORTABLE STORAGE CONTAINERS**

- A. Shipping containers shall not be allowed for residential use.
- B. Shipping containers are permitted as an accessory use ~~use~~ **structure** in agricultural and commercial subject to the requirements of this section. The following regulations apply to all shipping containers:
  - 1. A zoning permit is required to place a shipping container on any lot. To obtain the permit, an application with a site plan must be submitted to the zoning inspector.
  - 2. No shipping container shall be permitted on ~~any~~ **a** lot that does not have a dwelling or a main building on it.
  - 3. Shipping containers shall be painted in one solid color that blends into the surrounding area.
  - 4. Shipping containers shall not be used for any advertising purpose and shall be kept clean of all alpha-numeric signage and writing.
  - 5. Shipping containers shall not be in contact with or support any other shipping container or structure.
  - 6. Shipping containers shall:
    - a. Have a minimum setback of five (5') feet from all lot lines.
    - b. Be located a minimum of five (5') feet from the main building.
    - c. Be located outside of the right-of-way and all utility easements.
    - d. Be located in the rear yard.

\*Setbacks shall be measured from the outermost projection of the building and shipping container.
  - 7. Shipping containers shall not be larger than 200 square feet in area and shall not be more than ten (10') feet in height. Storage is not permitted on top of shipping containers.

**EXHIBIT "A"**

(Deletions in strike out, additions in bold italics)

**1632 SHIPPING CONTAINERS AND PORTABLE STORAGE CONTAINERS (cont'd)**

8. Shipping containers shall be placed on a ~~four (4) inch~~ concrete foundation.
  9. No shipping **container** may be used for human or animal habitation.
  10. No structural modifications may be made to shipping containers.
- C. Portable storage containers **(POD style containers)** are permitted as an accessory use in all zoning districts, subject to the following restrictions:
1. ~~A zoning permit is required to place a portable storage container on any lot. To obtain the permit, an application must be submitted to the zoning inspector.~~
  2. No portable storage container ~~may~~ **shall** be stacked on top of one another or on top of any object.
  3. No portable storage container shall be larger than two-hundred square feet (200 sq. ft.) in area and shall not be more than ten (10') feet in height.
  4. No portable **storage** container may be used for habitation.
  5. Portable storage containers used on a residential lot must be placed on a driveway or paved area.
  6. Portable storage containers may not be placed on a vacant lot, unless that lot is associated with an approved building construction project.
  7. Portable storage containers used in a non-residential district shall not occupy required off-street parking, loading or landscaping areas.
  8. Time limits:
    - a. Portable storage containers shall be removed from the property within 30 calendar days from the date of initial placement. Property owners may request that the zoning inspector grant one additional period of up to 30 days.
    - b. Portable storage containers associated with an approved building construction project shall be permitted to remain on-site until the ~~earlier occurrence of~~ approval of the project's final building inspection or the expiration of the building permit, **whichever comes first.**

**EXHIBIT "B"**

(Deletions in strike out, additions in bold italics)

**SECTION 4**

**OS/P OPEN SPACE/PARK DISTRICT**

**404 PURPOSE**

The purpose of the Open Space/Park (OS/P) District is to preserve and protect significant natural areas, park and recreation areas, drainage ways and floodplains, and to provide for the public land use of Jerusalem Township.

**405 PERMITTED USES**

The following uses are permitted in the Open Space/Park (OS/P) District:

Accessory uses and structures

Cemetery (public/private)

Community pool (See Supplemental Regulations – Section 1617.02)

Conservation areas

Public uses

Public parks

**406 CONDITIONAL USES**

The following use may be approved in accordance with Section 22 – Procedures & Requirements for Conditional Uses:

Golf course

Telecommunication tower (See Supplemental Regulations – Section 1613)

**407 DEVELOPMENT STANDARDS**

All buildings, structures, lots, and land uses within the Open Space/Park (OS/P) District ~~must~~ **shall** meet the requirements of Section 16 – Supplemental Regulations, and the following standards:

**407.01 Height Limits**

No structure shall be constructed or enlarged to exceed thirty-five (35') feet in height.

**407.02 Area Requirements**

All lots shall meet the following area, coverage, and yard requirements:

**Lot Area:** There is no minimum lot area.

**Front Yard:** Thirty-five (35') feet (See Supplemental Regulations – Section 1615 and Section 1616)

**EXHIBIT "B"**

(Deletions in strike out, additions in bold italics)

**403 DEVELOPMENT STANDARDS (cont'd)**

**Side Yard:** Ten percent (10%) of the lot width or ten (10') feet, whichever is less.

**Rear Yard:** Thirty-five (35') feet

**EXHIBIT "B"**

(Deletions in strike out, additions in bold italics)

**SECTION 5**

**A/R AGRICULTURE/RURAL RESIDENTIAL DISTRICT**

**504 PURPOSE**

The A/R Agriculture/Rural Residential Zoning District is established for areas that consist of large parcels of commercially cultivated land, farms and single-family dwellings. To maintain the rural areas of Jerusalem Township, this District is established for low density single-family dwellings on lots two (2) acres in size or larger.

**505 PERMITTED USES**

The following uses are permitted in the Agriculture/Rural Residential (A/R) District:

Accessory uses and structures (See Supplemental Regulations Section 1601)	Dwelling, single-family
Agriculture	Home occupation
Boarding and stabling of horses (private)	Oil and gas drilling/wells
Commercial fishing operations (See Supplemental Regulations Section 1610)	Permanently sited manufactured home (private)
	Public Uses
	Small Wind Turbine (see Supplemental Regulations – Section 1629)

**506 CONDITIONAL USES**

The following uses may be approved pursuant to Section 22 – Procedures & Requirements for Conditional Uses:

Airport or aircraft landing field	Lawn care service
Assisted living facility	Nursery/greenhouse
Boarding and stabling of horses (commercial)	Oil and gas drilling/wells
Cemetery	Private schools
Church or place of worship	Radio or television station or transmitter
Community pool (See Supplemental Regulations – Section 1617.02)	Recreational facility, outdoor
Golf course	Telecommunication tower (See Supplemental Regulations – Section 1613)
Kennel	

**EXHIBIT "B"**

(Deletions in strike out, additions in bold italics)

**507 DEVELOPMENT STANDARDS**

All buildings, structures, lots, and land uses within the Agriculture/Rural (A/R) District ~~must~~ **shall** meet the requirements of Section 16 – Supplemental Regulations and the following standards:

**503.01 Height Limits**

No structure, except those for agricultural purposes, shall be constructed or enlarged to exceed forty-five (45') feet in height.

**503.04 Area Requirements**

All lots shall meet the following minimum requirements:

**Lot Area:** ~~One and one half (1½)~~ **One (1)** acres

**Lot Width:** One hundred fifty (150') feet.

**Front Yard:** Thirty-five (35') feet (See Supplemental Regulations – Section 1615 and Section 1616)

**Side Yard:** Fifteen (15') feet

**Rear Yard:** Thirty-five (35') feet

**503.05 Minimum floor area requirement for all dwellings:**

One thousand two hundred (1,200) square feet

**503.04 Minimum width and depth for all dwellings:**

Twenty-two (22') feet

**EXHIBIT "B"**

(Deletions in strike out, additions in bold italics)

**SECTION 6**

**R-1 SINGLE FAMILY RESIDENTIAL DISTRICT**

**604 PURPOSE**

The purpose of the Single Family Residential (R-1) District is to provide areas for single family dwellings that are serviced with public water lines and sanitary sewers.

**605 PERMITTED USES**

The following uses are permitted in the Residential (R-1) District:

- |   |                                     |
|---|-------------------------------------|
| Accessory uses and accessory structures | Home occupation                     |
| Agriculture                             | Permanently sited manufactured home |
| Dwelling, single-family                 |                                     |

**606 CONDITIONAL USES**

The following uses may be approved pursuant to Section 22 – Procedures & Requirements for Conditional Uses:

- Church or place of worship
- ~~Community pool (See Supplemental Regulations – Section 1617.02)~~
- Telecommunication tower (See Supplemental Regulations – Section 1613)

**607 DEVELOPMENT STANDARDS**

All buildings, structures, lots, and land uses within the Residential (R-1) District ~~must~~ **shall** meet the requirements of Section 16 – Supplemental Regulations, and the following development standards:

**607.01 Height Limits**

No structure shall be erected or enlarged to exceed ~~forty-five (45')~~ **thirty-five (35')** feet in height.

**607.02 Area Requirements**

All lots shall have the following minimum requirements:

- Lot Area:** 12,000 square feet
- Lot Width:** Seventy-five (75') feet
- Front Yard:** Thirty-five (35') feet (See Supplemental Regulations – Section 1615 and Section 1616)
- Side Yard:** ~~Fifteen (15') feet~~ **Ten percent (10%) of the lot width or ten (10') feet, whichever is less.**
- Rear Yard:** Thirty-five (35') feet

**EXHIBIT "B"**

(Deletions in strike out, additions in bold italics)

- 607.03** **Minimum floor Area for all Dwellings:**  
1200 square feet ~~for a single-story dwelling~~
- 603.04** **Minimum Width and Depth for all Dwellings:**  
Twenty-two (22') feet

**EXHIBIT "B"**

(Deletions in strike out, additions in bold italics)

**SECTION 7**

**R-3 MULTI-FAMILY RESIDENTIAL DISTRICT**

**704 PURPOSE**

The purpose of the Multi-family Residential (R-3) District is to provide areas for multiple family dwellings in an area that is serviced with public water lines and sanitary sewers.

**705 PERMITTED USES**

The following uses are permitted in the R-3 Zoning District:

- |   |                                     |
|---|-------------------------------------|
| Accessory uses and accessory structures | Home occupation                     |
| Assisted living facility                | Nursing home                        |
| Dwelling, multi-family                  | Permanently sited manufactured home |
| Dwelling, single-family                 |                                     |
| Dwelling, two-family                    |                                     |

**706 CONDITIONAL USES**

The following uses may be approved pursuant to Section 22 – Procedures & Requirements for Conditional Uses:

- |  |  |
|--|--|
| Day care facility                      | <del>Self-service storage facilities (See Supplemental Regulations – Section 1623)</del> |
| Church or place of worship             |  |
| Recreation facility, outdoor or indoor | Telecommunications tower (See Supplemental Regulations – Section 1613)                   |

**707 DEVELOPMENT STANDARDS**

All buildings, structures, lots, and land uses within the Multi-family Residential (R-3) District must meet the requirements of Section 16 – Supplemental Regulations, and the following development standards:

**707.01 Height Limits**

No structure shall be erected or enlarged to exceed forty-five (45') feet in height.

**707.02 Area Requirements**

All lots shall meet the following requirements:

**Lot Area:** The minimum lot area per dwelling unit shall be five thousand (5,000) square feet.

**EXHIBIT "B"**

(Deletions in strike out, additions in bold italics)

**703 DEVELOPMENT STANDARDS (cont'd)**

**Lot Width:** One hundred (100') feet

**Front Yard:** Thirty (30') feet (See Supplemental Regulations – Section 1615 and Section 1616)

**Side Yard:** Ten (10%) percent of lot width or ten (10') feet, whichever is less

**703.03 Minimum Floor Area for Dwellings:**  
1000 square feet for a single dwelling  
500 square feet for two and multiple-family dwellings

**EXHIBIT "B"**

(Deletions in strike out, additions in bold italics)

**SECTION 9**

**C-1 NEIGHBORHOOD COMMERCIAL DISTRICT**

**904 PURPOSE**

The purpose of the Neighborhood Commercial (C-1) District is to provide areas for small local businesses that provide goods and services, not requiring outdoor sales, to the local neighborhood.

**905 PERMITTED USES**

The following uses are permitted in the C-1 Zoning District:

Accessory uses and accessory structures	Professional office
Bank or financial center	Restaurant (without drive-thru or delivery service)
Caterer	Retail sales (less than 5,000 sq. ft. in floor area)
Church or place of worship	<del>Self-service storage (see Supplemental Regulations Section 1623)</del>
Day care facility	Veterinary office
Funeral home	
Medical/dental office/clinic	
Personal service	
Photo, dance, music studio	

**906 CONDITIONAL USES**

The following uses may be approved pursuant to Section 22 – Procedures & Requirements for Conditional Uses:

Assisted living facility	Gasoline sales
Club	<del>Medical Marijuana Dispensary</del>
<del>Dwelling, accessory</del>	Nursing home (Rev 12-20-17, Z28-C142)

**907 DEVELOPMENT STANDARDS**

All buildings, structures, lots, and land uses within the Neighborhood Commercial (C-1) District must meet the requirements of Section 16 – Supplemental Regulations, and the following development standards:

**907.01 Height Limits**

No structure shall be constructed or enlarged to exceed thirty-five (35') feet in height.

**EXHIBIT "B"**

(Deletions in strike out, additions in bold italics)

**907.02 Coverage & Setback Requirements**

All lots shall meet the following requirements:

**Lot Width:** ~~Eighty (80')~~ **One hundred (100')** feet

**Lot Area:** One (1) acre

**Maximum Lot**

**Coverage:** ~~Seventy five (75%)~~ **Seventy (70%)** percent

**Front Yard:** Thirty-five (35') feet (See Supplemental Regulations – Section 1615 and Section 1616)

**Side Yard:** ~~Twenty (20')~~ **Ten (10')** feet (See Supplemental Regulations – Section 1614)

**Rear Yard:** Thirty (30') feet (See Supplemental Regulations – Section 1614)

**EXHIBIT "B"**

(Deletions in strike out, additions in bold italics)

**SECTION 10**

**C-2 GENERAL COMMERCIAL DISTRICT**

**1004 PURPOSE**

The purpose of the General Commercial (C-2) District is to provide areas for general commercial uses serving a regional area.

**1005 PERMITTED USES**

The following uses and similar uses as interpreted by the Zoning Inspector are permitted in the General Commercial (C-2) District:

- |   |  |
|---|--|
| Agricultural products/implement sales/service                               | Marine sales and service   |
| Accessory uses and accessory structures                                     | <del>Medical Marijuana Testing Laboratory</del>                            |
| Amusement arcade  | Medical/dental office/clinic   |
| Automobile body shop  | Meeting or reception hall  |
| Bank and financial center   | Motor vehicle/recreational vehicle storage yard                            |
| Bar/lounge/tavern   | Motor vehicle sales/service/rental   |
| Business school   | Movie theater  |
| Car/truck wash  | Offices  |
| Caterer   | Parking lots without a main building                                       |
| Church or place of worship  | Personal service   |
| Club  | Photo, dance, art, music studio  |
| Commercial fishing operations (See Supplemental Regulations - Section 1610) | Professional office  |
| Day care facility   | Recreation facilities and sales  |
| Flea markets/auction markets  | Restaurant (with or without drive-thru or delivery)                        |
| Funeral home  | Retail sales   |
| Gasoline sales  | Self-service storage (See Supplemental Regulations – Section 1623)         |
| Hospital  | Sexually oriented businesses (See Supplemental Regulations – Section 1612) |
| Hotel/motel/lodging house   | Veterinary offices   |
| Lawn/tree service (See Supplemental Regulations – Section 1627)             | Watercraft storage (Rev 12-20-17, Z28-C142)                                |
| Manufactured homes sales  |  |

**1006 CONDITIONAL USES**

The following uses may be approved pursuant to Section 22 – Procedures & Requirements for Conditional Uses:

~~Medical Marijuana Dispensary~~

**EXHIBIT "B"**

(Deletions in strike out, additions in bold italics)

**1007 DEVELOPMENT STANDARDS**

All buildings, structures, lots, and land uses within the General Commercial (C-2) District must meet the requirements of Section 16 – Supplemental Regulations, Section 1400 – State Route 2 Overlay District if located along State Route 2, and the following development standards:

**1002.01 Height Limits**

No structure shall be constructed or enlarged to exceed forty-five (45') feet in height.

**1002.02 Trip Generation**

All uses generating ~~one hundred (100)~~ **fifty (50)** or more peak hour trips (consistent with the Institute of Transportation Engineers (ITE) General Manual) shall submit a Traffic Impact Study.

**1002.03 Coverage & Setback Requirements**

All lots shall meet the following requirements:

**Lot Area:** One (1) acre

**Lot Width:** One hundred twenty-five (125') feet

**Lot Coverage:** ~~Seventy five (75%)~~ **Seventy (70%)** percent

**Side Yard:** ~~Twenty (20')~~ **Ten (10')** feet (See Supplemental Regulations–Section 1614)

**Rear Yard:** Thirty-five (35') feet (See Supplemental Regulations – Section 1614)

**Front Yard:** Fifty (50') feet (See Supplemental Regulations – Section 1615 and Section 1616)

**EXHIBIT "B"**

(Deletions in strike out, additions in bold italics)

**SECTION 11**

**R-C RECREATIONAL COMMERCIAL DISTRICT**

**1100 PURPOSE**

The purpose of the Recreational Commercial (R-C) District is to establish areas which are appropriate for the recreational businesses of Jerusalem Township.

**1101 PERMITTED USES**

The following uses are permitted in the Recreational Commercial (R-C) Zoning District:

Accessory uses	Marina
Commercial fishing operations (See Supplemental Regulations Section – 1610)	Marine sales and service
Community pool (See Supplemental Regulations – Section 1617.02)	<del>Public service facilities</del>
Fishing equipment sales	Recreational facilities and sales
Fuel/gasoline sales	Recreational vehicle and vessel storage
	Retail sales (less than 5,000 sq. ft. in floor area)
	Watercraft storage

**1103 CONDITIONAL USES**

The following uses may be approved pursuant to Section 22 – Procedures and Requirements for Conditional Uses:

Campground/RV parks

**1102 DEVELOPMENT STANDARDS**

All buildings, structures, lots, and land uses within the Recreational Commercial (R-C) District must meet the requirements of Section 16 – Supplemental Regulations, and the following development standards:

**1102.01 Height Limits**

No structure shall be constructed or enlarged to exceed three stories of forty-five (45') feet in height.

**1102.02 Trip Generation**

All uses generating ~~one hundred (100)~~ **fifty (50)** or more peak hour trips (consistent with the Institute of Transportation Engineers (ITE) General Manual) shall submit a Traffic Impact Study.

**1102.03 Coverage & Setback Requirements**

All lots shall meet the following requirements:

**EXHIBIT "B"**

(Deletions in strike out, additions in bold italics)

- Lot Width:** ~~Eighty (80')~~ **One hundred (100')** feet
- Lot Area:** One (1) acre
- Lot Coverage:** ~~Seventy five (75%)~~ **Seventy (70%)** percent
- Front Yard:** Fifty (50') feet (See Supplemental Regulations – Section 1615 and Section 1616)
- Side Yard:** ~~Twenty (20')~~ **Ten (10')** feet (See Supplemental Regulations–Section 1614)
- Rear Yard:** Thirty (30') feet (See Supplemental Regulations – Section 1614)

**EXHIBIT "B"**

(Deletions in strike out, additions in bold italics)

**SECTION 12**

**M-1 INDUSTRIAL DISTRICT**

**1204 PURPOSE**

The purpose of the Industrial (M-1) District is to provide areas for industrial uses.

**1205 PERMITTED USES**

The following uses are permitted in the Industrial (M-1) Zoning District:

- |   |   |
|---|---|
| Accessory uses and structures   | <del>Medical Marijuana Cultivator</del>   |
| Assembly of electrical components, instruments, and devices, including electroplating               | <del>Medical Marijuana Processor</del>  |
| Building material sales yard  | <del>Medical Marijuana Testing Laboratory</del>   |
| Commercial food preparation   | Oil or gas wells  |
| Contractor yard/storage   | Plumbing, sheet metal, and woodworking shops  |
| Distribution center   | Professional office/services  |
| Equipment sales & rental  | Self-service storage facility (See Supplemental Regulations – Section 1623)   |
| Laundry/dry cleaning plant  | <del>Storage lot including automobiles, watercraft, trucks, and recreational vehicles (See Supplemental Regulations – Section 1628)</del> |
| Lawn/tree service (See Supplemental Regulations – Section 1627)                                     | Truck repair garage   |
| Lumber yard (provided saws, planers, processing machines are within a completely enclosed building) | Wholesaling, including the storage, handling, or sale of merchandise primarily to retailers   |
| Manufactured home sales   |   |

**1206 CONDITIONAL USES**

The following use may be approved pursuant to Section 22 – Procedures & Requirements for

Conditional Uses:

- |  |  |
|--|--|
| Asphalt/concrete production                                      | Motor vehicle salvage yards (see Supplemental Regulations – Section 1620)  |
| Day Care center  | Recycle center   |
| Landfill   | <del>Restaurant</del>  |
| Logging/wood storage   | Small Solar Facilities (on 5 acres or more)  |
| Mineral extraction (see Supplemental Regulations – Section 1604) | Solid waste disposal   |
|  | <b><i>Storage lot including automobiles, watercraft, trucks, and recreational vehicles (See Supplemental Regulations – Section 1626)</i></b> |
|  | Truck terminal   |

**EXHIBIT "B"**

(Deletions in strike out, additions in bold italics)

**1207 DEVELOPMENT STANDARDS**

All buildings, structures, lots, and land uses within the Industrial (M-1) District must meet the requirements of Section 16 – Supplemental Regulations, and the following development standards:

**1203.01 Height Limits**

No structure shall be constructed or enlarged to exceed sixty (60') feet in height.

**1203.02 Trip Generation**

All uses generating ~~one hundred (100)~~ **fifty (50)** or more peak hour trips (consistent with the Institute of Transportation Engineers (ITE) General Manual) shall submit a Traffic Impact Study.

**1203.03 Coverage & Setback Requirements**

All lots shall meet the following requirements:

**Lot Area:** One (1) acre

**Lot Width:** One hundred seventy-five (175') feet

**Lot Coverage:** Seventy-five (75%) Percent

**Front Yard:** Fifty (50') feet (See Supplemental Regulations – Section 1615 and Section 1616)

**Side Yard:** ~~Thirty-five (35')~~ **Twenty (20')** feet (See Supplemental Regulations – Section 1614)

**Rear Yard:** Forty (40') feet (See Supplemental Regulations – Section 1614)

**EXHIBIT "B"**

(Deletions in strike out, additions in bold italics)

1606

**NOISE**

***Noise control shall be enforced by local law enforcement in accordance with Chapter 505 of the Ohio Revised Code.***

~~No person shall operate or use any machine, equipment or mechanical device on a lot except for agricultural purposes so as to create any noise which would cause the noise level, measured at the lot line of the lot affected by the noise emission, to exceed the applicable fixed noise level set forth in this section. If the measurement location is on a boundary between two zoning districts, the lower noise level shall apply.~~

Noise limits shall not exceed the following:

<b>1. Zoning District</b>	<b>Time Period</b>	<b>Sound Level (dbA)</b>
<del>OS/P, A/R, R</del>	<del>10:00 p.m. – 7:00 a.m.</del>	<del>55</del>
	<del>7:00 a.m. – 10:00 p.m.</del>	<del>60</del>
<del>C 1, C 2, R-C</del>	<del>10:00 p.m. – 7:00 a.m.</del>	<del>65</del>
	<del>7:00 a.m. – 10:00 p.m.</del>	<del>70</del>
<del>M-1</del>	<del>Any time</del>	<del>70</del>

~~2. Provisions of Section 1506(1.) shall not be applicable to any emergency signaling devices required by law; nor to any standby equipment operated only in emergency situations, provided that such standby equipment shall not emit noise at a level in excess of 75 dbA when measured at the lot line of the lot on which it is located.~~

**EXHIBIT "B"**

(Deletions in strike out, additions in bold italics)

1626

**OUTDOOR PARKING AND STORAGE OF VEHICLES WATERCRAFT AND TRAILERS**

Storage of recreational vehicles, watercraft and/or utility trailers, are permitted in an "A/R" or "R" District when the following conditions and requirements are complied with:

- G. No such vehicles, watercraft or trailers shall be parked or stored in a front yard.
- H. Such vehicles, watercraft or trailers may be parked or stored in a rear yard, but not within ten (10') feet of any lot line.
- I. Such vehicles, watercraft or trailers parked or stored on a lot shall not have fixed connections to electricity, water, gas or sanitary sewer facilities, and at no time shall this equipment be used for living or housekeeping purposes.
- J. Only two (2) recreational vehicles, watercraft or trailers or a combination thereof, shall be parked or stored in an "A/R" or "R" District. No parking is allowed on parcels without a principal structure, ***unless the parcel is adjacent to a parcel with a permitted primary structure, which is owned by the same owner as the vacant parcel.***
- K. Notwithstanding the provisions of this Section, such vehicles, watercraft or trailers may be parked anywhere on the premises for loading and unloading purposes, for a period of not more than seventy-two (72) hours. No parking is allowed on the right-of-way.
- L. Recreational vehicles, watercraft and/or utility trailers parked or stored on a vacant parcel shall be prohibited except where permitted as an accessory use (parking lot), to a commercial or industrial business.

**EXHIBIT "B"**

(Deletions in strike out, additions in bold italics)

**1632 SHIPPING CONTAINERS AND PORTABLE STORAGE CONTAINERS**

- A. Shipping containers shall not be allowed for residential use.
- B. Shipping containers are permitted as an accessory use ~~use~~ **structure** in agricultural and commercial subject to the requirements of this section. The following regulations apply to all shipping containers:
1. A zoning permit is required to place a shipping container on any lot. To obtain the permit, an application with a site plan must be submitted to the zoning inspector.
  2. No shipping container shall be permitted on ~~any~~ **a** lot that does not have a dwelling or a main building on it.
  3. Shipping containers shall be painted in one solid color that blends into the surrounding area.
  4. Shipping containers shall not be used for any advertising purpose and shall be kept clean of all alpha-numeric signage and writing.
  5. Shipping containers shall not be in contact with or support any other shipping container or structure.
  6. Shipping containers shall:
    - a. Have a minimum setback of five (5') feet from all lot lines.
    - b. Be located a minimum of five (5') feet from the main building.
    - c. Be located outside of the right-of-way and all utility easements.
    - d. Be located in the rear yard.

\*Setbacks shall be measured from the outermost projection of the building and shipping container.
  7. Shipping containers shall not be larger than 200 square feet in area and shall not be more than ten (10') feet in height. Storage is not permitted on top of shipping containers.

**EXHIBIT "B"**

(Deletions in strike out, additions in bold italics)

**1632 SHIPPING CONTAINERS AND PORTABLE STORAGE CONTAINERS (cont'd)**

8. Shipping containers shall be placed on a ~~four (4) inch~~ concrete foundation.
  9. No shipping **container** may be used for human or animal habitation.
  10. No structural modifications may be made to shipping containers.
- C. Portable storage containers (**POD style containers**) are permitted as an accessory use in all zoning districts, subject to the following restrictions:
1. ~~A zoning permit is required to place a portable storage container on any lot. To obtain the permit, an application must be submitted to the zoning inspector.~~
  2. No portable storage container ~~may~~ **shall** be stacked on top of one another or on top of any object.
  3. No portable storage container shall be larger than two-hundred square feet (200 sq. ft.) in area and shall not be more than ten (10') feet in height.
  4. No portable **storage** container may be used for habitation.
  5. Portable storage containers used on a residential lot must be placed on a driveway or paved area.
  6. Portable storage containers may not be placed on a vacant lot, unless that lot is associated with an approved building construction project.
  7. Portable storage containers used in a non-residential district shall not occupy required off-street parking, loading or landscaping areas.
  8. Time limits:
    - a. Portable storage containers shall be removed from the property within 30 calendar days from the date of initial placement. Property owners may request that the zoning inspector grant one additional period of up to 30 days.
    - b. Portable storage containers associated with an approved building construction project shall be permitted to remain on-site until the ~~earlier occurrence of~~ approval of the project's final building inspection or the expiration of the building permit, **whichever comes first.**