

ZONING RESOLUTION
FOR
THE TOWNSHIP OF RIDGEFIELD

HURON COUNTY, OHIO

1994

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ARTICLE I

TITLE, INTERPRETATION, AND ENACTMENT

SECTION 100 TITLE:

This Resolution shall be known and may be cited to as the "Zoning Resolution of Ridgefield Township," and consists of a text and a map. The maps which accompany this resolution is hereby expressly incorporated herein and is made a part thereof.

SECTION 110 PROVISIONS OF RESOLUTION DECLARED TO BE MINIMUM REQUIREMENTS:

In their interpretation and application, the provisions of this Resolution shall be held to be minimum requirements, adopted for the promotion of the public health, safety, and the general welfare. Whenever the requirements of any other lawfully adopted rules, regulations, or Resolutions, the most restrictive, or that imposing the higher standards shall govern.

SECTION 120 SEVERABILITY CLAUSE:

Should any section or provision of this Resolution be declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the Resolution as a whole, or any than the part thereof other than the part so declared to be unconstitutional or invalid.

SECTION 130 EFFECTIVE DATE:

This Resolution shall become effective from and after the date of its approval and adoption, as provided by law.

ARTICLE II

ESTABLISHMENT AND PURPOSE OF DISTRICTS AND ZONING MAP

SECTION 200 INTENT:

The purpose of this resolution is to promote the public health, safety and morals. The Board of Township Trustees may, in accordance with a comprehensive plan, regulate by resolution the location, height, bulk, number of stories, and size of buildings and other structures, including tents, cabins, and trailer coaches; percentages of lot areas which may be occupied; setback building lines; sizes of yards, courts, and other open spaces; the density of population; the uses of buildings and other structures, including tents, cabins, and trailer coaches; and the uses of land for trade, industry, residence, recreations, or other purposes in the unincorporated territory of the Township, and for such purposes may divide all or any part of the unincorporated territory of the Township into districts or zones of such number, shape, and area as the Board determines.

All such regulations shall be uniform for each class or kind of building or other structure or use throughout any district or zone, but the regulations in one district or zone may differ from those in other districts or zones. The comprehensive plan referred to here-in means the Comprehensive Development Plan for Huron county, Ohio or subsequent categories, development goals and policies more relevant to the development of Ridgefield Township.

- A- Agriculture
- R-1 Residential
- R-2 Residential
- C-1 Local Commercial District
- C-2 General Commercial District
- I-1 Industrial/Manufacturing (Light)
- I-2 Industrial/Manufacturing (Heavy)

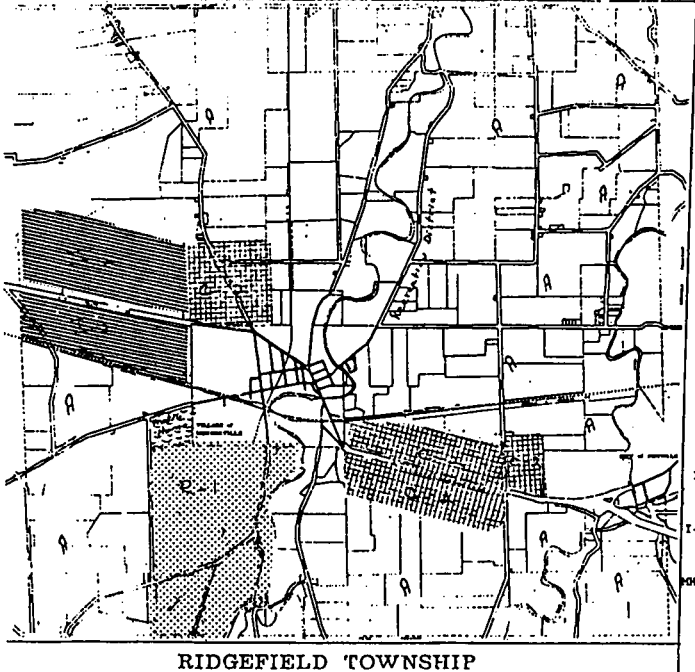
SPECIAL DISTRICT:

The intended purpose of the Special District is to delineate areas where, due to unique circumstances or development requirements, such activity can be carried on without subjecting the established land uses and zoning districts to undue interference or disturbance. For the purposes of this Resolution, the Township of Ridgefield contains provisions for the following Special Districts:

- MH- Mobile Home Park (Manufactured Home Park)
District
- R- Recreation District
- F- Floodplain District

ARTICLE II

COMPREHENSIVE MAP



July 24 1994
Larry Westberg
William G. ...
Harold ...

- A - Agriculture
- R-1 Residential
- R-2 Residential
- C-1 Local Commercial
- C-2 General Commercial
- I-1 Industrial-
Manufacturing
(Light)
- I-2 Industrial-
Manufacturing
(Heavy)
- MH - Mobile Home Park
District

RIDGEFIELD TOWNSHIP

SECTION 200

SCHEDULE OF REGULATIONS OF SIZE OF AREA BY ZONING DISTRICT

	MINIMUM LOT REQUIREMENTS		MINIMUM YARD SETBACK MINIMUM			FLOOR AREA Per Unit (Sq. Ft.)
	Area (Sq. Ft.)	Width In Ft.	Each Front Yard Ft.	Side Yard Ft.	Rear Yard Ft.	
District Use:						
A-Agricultural 150 x 290.4	43,560 1 acre	150	150	10 + 15	15	800 on first floor
R-1-Residential 150 x 290.4	43,560 1 acre	150	150	10 + 15	15	800 on first floor
R-2-Residential 150 X 435.6	65,340 1.5 acre	150	150	equal distance (with 15 ft. minimum)		800
Development Standard						
C-1-2 Local	43,560		50	20	30	
Commercial	1 acre					
Mobile Home *	6,000 sq.ft./lot	60				1000

*(Manufactured Home)

*Mobile Home Park GOVERN BY STATE, COUNTY HEALTH RULES
(Manufactured Home Park)

*Minimum Site Requirement 10 acres

Note- Frontage- 65 ft. from the center of County and Township Roads and 75 ft. from the center of State or Federal Road.

"A" AGRICULTURAL"

SECTION 201 "A" AGRICULTURAL"

To protect and preserve the predominate agricultural lands in Ridgefield Township. All land shall be deemed "Agricultural" unless otherwise classified on the Official Zoning Map. Within the "A" District; soil types, percolation tests, and accessibility of suitable drainage shall determine location and minimum lot size for any additional residential dwellings, after the effective date of this Resolution as shown in Article IX.

- 201.1 A ONE FAMILY RESIDENTIAL LOT SHALL ABUT UPON A DEDICATED PUBLIC THOROUGHFARE, AND REQUIRE A MINIMUM OF ONE (1) ACRE IN AREA IN THE FOLLOWING SITUATIONS: ON TYPES OF SOILS CLASSIFIED AS GROUP AA (UNRESTRICTED FOR WASTE DISPOSAL SYSTEMS) SEE APPENDIX A-2. ON ANY OTHER SOIL GIVING AN ADEQUATE PERCOLATION TEST OR HAVING ACCESS TO SUITABLE DITCH OR STREAM.
- 201.2 Land or soils not having adequate percolation or drainage, must have a minimum of five (5) acres, abutting upon a dedicated public thoroughfare, for each proposed ONE FAMILY RESIDENTIAL DWELLING.
- 201.3 A secondary or auxiliary residential unit, including mobile and modular homes, may be permitted under special conditions of need for farm help or family health reasons. With approval of a sewage disposal system by the Huron County Department of Health, a temporary variance may be granted by the Ridgefield Board of Appeals, for placement and size of the unit. The use of this variance shall cease with the end of the special need.
- 201.4 No continuous strip of residences shall be permitted along any public thorough fare for more than fifteen hundred (1500') feet at which point there shall be reserved a strip of land at least (80') feet in width to allow for future access to interior parcels of land.

R-1 RESIDENTIAL DISTRICT

SECTION 201.01A PURPOSE:

The R-1 Residential Districts are established in recognition that sections of the Township include low to moderate density residential developments and tracts of agricultural land.

SECTION 201.02A PERMITTED USES:

- (1.) One Family Dwellings
- (2.) Two Family Dwellings
- (3.) Agriculture
- (4.) Cemeteries which lawfully occupied land at the time of adoption of this Resolution.

- (5.) Accessory buildings, automobile parking spaces, and temporary buildings and structures as regulated in Article IV, GENERAL PROVISIONS, of this Resolution.

R-2 RESIDENTIAL DISTRICT

SECTION 202.1 PURPOSE:

The R-2 Residential Districts are established in recognition that some sections of the Township may be suitable for higher density, two family residential dwellings.

SECTION 202.2 PERMITTED USES:

- (1.) Two Family Dwellings
- (2.) Two Family Dwellings, subject to review and approval of a site plan by the Ridgefield Township Zoning Commission and subject further to the following:
- a. New construction two family dwelling.
 - b. Duplex unit two (2) family dwelling, needs one and one half acre (1 1/2).
 - c. Each unit eight hundred sq.ft. (800) sq. ft.
 - d. Parking in back or beside the duplex structure.
 - e. Parking beside duplex structure of twenty feet (20 Ft.) wide with cement or aggregate driveway.

SECTION 203A LOCAL COMMERCIAL DISTRICT (C-I)

203(A) 1. Purpose

The C-I District is intended for retail business and services uses which are needed to serve the nearby residential area. The intent of this District is also to encourage the concentration of local business areas to the mutual advantage of both the consumers and merchants and thereby, to promote the best use of land at certain strategic locations.

203 (A) 2. Principally Permitted Uses

A. Shops for sale of baked goods, beverages, including liquor outlets, books, confections, drugs, flowers, food-stuffs, including meats, gifts, hardware, hobby equipment, jewelry, notions, paint, periodicals, sundry, small household articles and tobacco, except that shopping centers shall comply with the provisions of Section 203.4.

B. Personal service establishments performing services on the premises, such as barber and beauty shops, watch and shoe repair, tailor shops, locksmiths and similar establishments.

C. Laundry or dry cleaning customer outlets, coin-operated laundries and self-serve dry cleaning center. Dry cleaning or laundry plants serving more than one customer service outlet shall be prohibited.

D. Professional offices of doctors, lawyers, dentists, chiropractors, insurance agents and other similar professions.

E. Accessory buildings and uses customarily incidental to the above principally permitted uses.

F. Any principally permitted use in an Agricultural or any Residential District.

203 (A) 3. Required Conditions

A. All business establishments shall deal directly with consumers. All goods produced on the premises shall be sold at retail on the premises where produced.

B. All business, servicing or processing, except for off-street parking or loading, shall be conducted within a completely enclosed building.

203 (A) 4. Conditionally Permitted Uses

The following uses shall be permitted by the Township Board of Zoning Appeals.

1. Planned Shopping Center when used in this context means a commercial development which has been designed, developed and operated as a unit and can satisfy the following criteria: a site of three to five acres; a supporting population of at least 750 families or 3,000 population six to fifteen stores; and a floor area of 10,000 to 50,000 square feet; and which further meets the following development standards:

a. A planting strip at least ten (10) feet wide shall be provided around the entire perimeter of the site, except for driveways onto the public street system. A wall, not less than five (5) feet high, may be required to be constructed along those property lines which abut a residential district.

b. No main or accessory building shall be situated less than fifty (50) feet from any perimeter property line.

c. A landscape plan which included the entire site shall be submitted for approval to determine compliance with screening and planting strips.

d. All signs shall be affixed to the face of the building and shall be of uniform design throughout except for one ground pole sign advertising the name of the shopping center.

e. On-site pedestrian and vehicular traffic circulation shall be designed to limit traffic hazards.

f. Internal landscaping shall be provided in parking lots containing twenty-five (25) spaces or more.

g. The maximum grade of off-street parking shall be three percent (3%).

h. A site plan must be submitted subject to the provisions of Section 640.5 of this Resolution.

2. Child Day Care Center.

3. Residential use in connection with a commercial use.

203 (A) 5. Site and Landscape Plan Review

For all uses permitted in the C-1 District, a site plan shall be submitted to the Township Zoning Commission for its review and recommendations. The Zoning Commission in its review of the site plan shall utilize the standards as set forth in this Resolution. The Zoning Commission may require certain modifications in terms of the location of buildings, parking areas and driveways and may require screening landscaping techniques to eliminate potential nuisance problems with adjoining districts or uses or to lessen the transmission of noise from the public street system. A site plan must be submitted in accordance with the provisions of Section 640.5.

203 (A) 6. Screening and Buffering

To aid in the prevention of the transmission of light and noise from within any commercial district into any abutting residential district, screening shall be required where such district abuts or is contiguous to any residential district, without an intervening alley or other public way. Such screening shall be provided within the commercial district, but not within a public street or alley along the entire contiguity of said districts. Screening shall be of opaque or translucent materials resistant to deterioration by natural causes, or it shall be of such plant materials as will provide a year-round evergreen screening. Screening as provided herein, shall not be less than six (6) feet in height, shall be provided from the grade of the property upward, and shall be permanently maintained.

203 (A) 7. Development Standards

Minimum Area: 1 acre

Minimum Frontage: 60'

Minimum Front Yard: 50'

Minimum Side Yard: 20'

Minimum Rear Yard: 30'

Minimum Setback for Corner lots: 1/2 the required front yard setback

Minimum Height: 35'

Maximum Coverage: 40%

SECTION 203 (B) GENERAL COMMERCIAL DISTRICT (C-2)

203 (B) 1. Statement of Purpose

The C-2 District is designed to accommodate all types of businesses, including, but not limited to, those uses intended to serve passing motorists, those uses requiring large sites and major shopping centers. The C-2 District uses are typified by having a majority of the following characteristics:

1. They are larger space users.
2. Their customers do not make frequent purchases.
3. They combine retail, wholesale, service and repair in various ways.
4. Their market is regional, as contrasted to local.
5. Their market area is partially dependent upon extending services to other businesses, and not necessarily household oriented.

203 (B) 2. Principally Permitted Uses

In a C-2 District, no person shall hereafter use any building, structure, or land and no person shall erect any building or structure, except in accordance with the following provisions:

1. All principal uses permitted in the C-1 District, except that shopping centers shall be subject to the regulations of Section 203 (A) of this Resolution.
2. Any service establishment of an office, showroom or workshop nature of an electrician, decorator, dressmaker, tailor, baker, painter, upholsterer; or an establishment doing radio or home appliance repair, photographic reproduction and similar service establishments that require a retail adjunct.
3. All retail business establishments conducted within a completely enclosed building, except those listed separately as conditional uses in this District.
4. Wholesale business establishments conducted within a completely enclosed building.
5. Dormitories, fraternities, clubs, lodges, social or recreational building.
6. Sales establishments, such as for real estate and insurance, conducted within a completely enclosed building, except those listed separately as conditional uses in this District.
7. Repair shops conducted within a completely enclosed building, except those listed separately as conditional uses in this District.
8. Public buildings and uses.
9. Business schools and colleges or private trade schools operated for profit.
10. Offices.
11. Restaurants, or other places serving food or beverages.
12. Theaters, assembly halls, concert halls or similar places of assembly, conducted completely within an enclosed building.
13. Accessory structures and uses customarily incidental to the above permitted uses.

203 (B) 3. Conditionally Permitted Uses

The following uses shall be permitted by the Township Board of Zoning Appeals pursuant to Section 840, subject to the conditions imposed herein, and subject further to the procedure, where applicable, indicated in Section 640.5.

1. Automobile service stations and repair garages; subject to the following conditions:
 - a. The curb cuts for ingress and egress to a service station shall not be permitted at such locations that will tend to create traffic hazards in the street immediately adjacent thereto. Entrances be no less than twenty-five (25) feet from a street intersection (measured from the road right-of-way), or from adjacent residential districts.
 - b. The minimum lot area shall be ten thousand (10,000) square feet(.2295 A), with minimum lot sides of one hundred (100) feet each, and so arranged that ample space is available for motor vehicles which are required to wait for services.

c. Automobile service stations shall not be located within five hundred (500) feet of any school.

d. All lighting shall be shielded from adjacent residential districts.

2. Recreational vehicle sales and service, including boats snowmobiles, travel trailers, campers, tents, and accessory equipment peculiar to the above; motor vehicle sales and service; and farm implements sales and service, subject to the following conditions:

a. All repairs shall be conducted within a wholly enclosed building.

b. Outdoor area used for display shall be provided with a permanent, durable and dustless surface, and shall be graded and drained as to dispose of all surface water accumulated within the area.

c. Points of ingress and egress to the lot shall be a distance of at least fifty (50) feet from the intersection of any two (2) streets.

d. All lighting shall be shielded from adjacent residential districts.

3. Any business of a drive-in nature or so called open front store or open air business, subject to the following conditions:

a. A setback of at least sixty (60) feet from the right-of-way line of any existing or proposed street must be maintained.

b. Ingress and egress points shall be located at least fifty (50) feet from the intersection of any two (2) streets.

c. All lighting shall be shielded from adjacent residential districts.

d. A completely obscuring wall at least six (6) feet high shall be provided when abutting or adjacent to any residential district and subject further to the requirement of Section 860.10.

4. Open air commercial amusements, provided that such uses would not have an adverse effect on surrounding properties and that they be appropriately screened from adjoining properties so as reduce potential noise, glare and vehicular and pedestrian traffic congestion.

5. Veterinary hospitals or clinics, provided all activities are conducted within totally enclosed main building, and provided further that all abutting or adjacent property is non-residentially zoned.

6. Travel trailer parks and accessory structures and uses customarily incidental to the park, all subject to the following conditions:

a. Sewer, water, fuel, electrical and telephone installations and connections shall be done in accordance with plans approved by the appropriate agency or utility.

b. Maximum trailer size shall be thirty-five (35) feet.

c. All streets and roadways shall be hard surfaced and parking shall be prohibited on all streets and roadways.

d. No trailer parking lot shall have direct access to a public thoroughfare.

e. There shall be a space between each two (2) trailers of at least ten (10) feet

and not less than ten (10) feet between the ends of each two (2) trailers.

- f. No trailer shall be closer than ten (10) feet from any private street or adjacent property line, or twenty-five (25) feet from any private right-of-way line.
- g. No business of any kind shall be conducted in any trailer.
- h. Fences and/or greenbelts may be required by the Township Zoning Commission.
- i. The Township Zoning Commission shall approve the plans for any Travel Trailer Park prior to issuance of a zoning permit.
- j. Accessory uses subject to approval by the Township Board of Zoning Appeals.

7. Bowling alley, billiard hall, indoor archery range, or indoor skating rink, or similar forms of indoor commercial recreation, when located at least one hundred (100) feet from any front, rear or side yard of any residential lot in adjacent residential district.

8. Planned Shopping Center when used in this context means a commercial development which has been designed, developed and operated as a unit and can satisfy the following criteria: a site exceeding ten (10) acres; a supporting population exceeding 15,000 people; least 20 stores and a floor area of at least 50,000 square feet.

- a. A planting strip at least ten (10) feet wide shall be provided around the entire perimeter of the site, except for driveways onto the public street systems. A wall not less than five (5) feet high shall be constructed along those property lines which abut a residential district.
- b. No main or accessory building shall be situated less than one hundred (100) ft. from any residential district boundary and public street, except that such buildings may be situated within twenty (20)ft. of a nonresidential district boundary.

9. Mini-warehouses will be allowed as a conditionally permitted use in the General Commercial C-2 area provided all storage is inside an enclosed building with no outside storage allowed.

10. Hotel and Motels

- a. Parking Lots
 - 1. surface treatment
 - 2. actual size of parking spaces
 - 3. access points to parking areas
- b. Landscaping Plans should be approved to assure that the proposed development will not negatively impact on adjoining properties.
- c. Method of proper drainage
- d. Actual building dimensions and setback lines

11. Business Park: A Business Park may include offices, light manufacturing, warehousing, commercial or technical schools, rental of light machinery, truck and automobile

rentals, research, testing laboratories, machining and assembly shall be permitted provided:

1. General Standards

- a. All lights shall be directed away from site boundary lines.
 - b. Points of ingress and egress to the lots shall be a distance of at least fifty (50) feet from the intersection of any two streets.
 - c. Vehicular approaches to the property shall be so designed as not to create an interference with traffic on surrounding public thoroughfares.
 - d. Where possible, the developments would integrate the design and dimension of structures, parking areas and access points with those of existing uses.
 - e. Parking spaces shall be provided as required by this Resolution.
 - f. No outdoor storage shall be permitted. Semi-trailers or vans, with or without wheels, shall be considered outdoor storage.
 - g. All operations shall be conducted within a completely enclosed building.
 - h. Will 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, fumes, glare or odors.
 - i. 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 will not change the the essential character of the area.
 - j. No substances or organisms shall be allowed on site, which, if accidentally spilled or released, could cause a hazard to the environment or to people outside the property boundaries.
- To ensure the above conditions are met, the applicant shall submit a site plan which will conform to the procedure established in Section 640.5 of this Resolution. As part of this site plan, landscaping plan must be submitted providing plantings and screening as required by the Board of Zoning Appeals.

2. Performance Standards

- a. Odor: That emission of obnoxious odors of any kind shall not be permitted.
- b. Gases, Smoke, Dust, Dirt and Fly Ash: The emission of gases, smoke, dust, dirt and fly ash shall in no manner be unclean, destructive, unhealthful, hazardous or deleterious to the general welfare. Such emission shall be in strict conformance with all applicable State and County health laws as pertaining to air pollution and smoke abatement.
- c. Fire and Safety Hazards: The storage and handling of flammable liquids, liquified petroleum gases and explosives shall comply with all regulations of the Fire District and with all State rules and regulations. Further, all storage

tanks for flammable liquid materials above ground shall be located not less than one hundred fifty (150) feet from all property lines, and shall be completely surrounded by earth embankments, dikes or other type of retaining wall which will contain the total capacity of all tanks so enclosed. Bulk storage tanks of flammable liquids below ground shall be located not closer to the property than the greatest depth to the bottom of the buried tank.

203 (B) 4. Area, Height and Placement Requirements:

Area, height and placement requirements, unless otherwise specified, are as provided in the "Schedule of Regulations."

SECTION 204 "I" INDUSTRIAL/MANUFACTURING

Land may be provided by Ridgefield Township Officials for industry or manufacturing, and shall conform with the proper standards of air, water, and noise pollution abatement. All outdoor storage of raw materials or products shall be stockpiled in an orderly manner so as not to be objectionable to any neighboring property, or such storage shall be adequately screened with well maintained fences and/or landscaping. Residences are not permitted to be constructed, hereafter, in an "I" District.

SECTION 204 (A) INDUSTRIAL DISTRICT (Light) I-1

204 (A). 1. Statement of Purpose

The I-1 District permits certain industries which are of a light manufacturing character to locate in planned areas of the Township. So that such uses may be integrated with land uses, such as commercial and residential uses, limitations are placed upon the degree of noise, smoke, glare, waste and other features of industrial operations so as to avoid adverse effects. It is further intended that these light industrial uses act as a transition between heavier industrial uses and non-industrial uses and do not necessarily require railroad access or major utility facilities.

204 (A) 2. Principally Permitted Uses

1. All uses permitted in the C-1 and C-2 District.
2. Bakeries
3. Bottling or packaging of cleaning compounds, polishes, seeds, etc.
4. Carpenter and cabinet-making shops.
5. Cold storage plants.
6. Confection manufacturing.
7. Creameries.

8. Dental, surgical and optical goods manufacturing.
9. Dry cleaning and carpet cleaning.
10. Electric and gas service buildings.
11. Food products manufacturing.
12. Jewelry manufacturing.
13. Laboratories, research and testing.
14. Laundries.
15. Patternmaking shops.
16. Pharmaceutical products manufacturing.
17. Printing, engraving and bookbinding establishments.
18. Produce markets.
19. Soda water and soft drink bottling manufacturing small parts.
20. Toiletries and cosmetic manufacturing.
21. Tool, die, gauge and machine shops manufacturing small parts.
22. Warehousing, transfer, terminal, storage and loft buildings, including the distribution of the items so handled.
23. Public utility uses.
24. Other uses similar to the above, subject to the approval of the Board of Zoning Appeals.

204 (A) 3. Industrial Performance Standards

1. Automatic Screw Machines: Permitted only when operated with noise silencers, and when located not less than three hundred (300) feet from any zoned residential district.
2. Stamping Machines, Punch Presses and Press Brakes: Must be placed on shock absorbing mounting and on a suitably reinforced concrete footing. No machine shall be loaded beyond the capacity as prescribed by the manufacturer.

For Punch and Stamp Presses, other than hydraulic presses, up to twenty

(20) tons capacity permitted when two hundred (200) feet from the nearest residential zone.

For Hydraulic Presses, up to one hundred and fifty (150) tons capacity permitted when two hundred (200) feet from nearest residential zone.

All Press Brakes must be located at least three hundred (300) feet from nearest residential zone.

3. Hot Forgings, Steam or Board Hammers: Not permitted.
4. Noise: Shall be muffled so as not to become objectionable due to intermittence, beat frequency, or shrill. Noise as measured at the street of property line may not exceed sixty (60) decibels.
5. Odor: The emission of obnoxious odors of any kind shall not be permitted.
6. Gases, Smoke, Dust, Dirt and Fly Ash: The emission of gases, dust, dirt and fly ash shall in no manner be unclean, destructive, unhealthful, hazardous or deleterious to the general welfare. Such emission shall be in strict conformance with all applicable State and County health laws as pertaining to air pollution and smoke abatement.

A person shall not discharge into the atmosphere, from any single source of emission, any smoke of a density equal to, or greater than, that density described as No. 2 on the Ringelman Chart as published by the United States Bureau of Mines; provided that the following exceptions to the provisions of this rule shall be permitted.

- a. Smoke the shade or appearance of which is equal to, but not darker than, No. 2 of the Ringelman Chart for a period or periods aggregating four (4) minutes in any thirty (30) minutes.
 - b. Smoke the shade or appearance of which is equal to, but not darker than, No.3 of the Ringelman Chart for a periods aggregating three (3) minutes in any fifteen (15) minutes when building a new fire or when breakdown of equipment occurs, such as to make it evident that the emission was not reasonably preventable.
7. Glare and Heat: Glare and heat from arc welding, acetylene torch cutting or similar processes shall be performed behind a protective barrier conforming to all applicable State and Federal safety regulations.

8. Fire and Safety Hazards: The storage and handling of flammable liquids, liquified petroleum gases and explosives shall comply with all regulations of the Fire District and with all State rules and regulations. Further, all storage tanks for flammable liquid materials above ground shall be located not less than one hundred and fifty (150) feet from all property lines, and shall be completely surrounded by earth embankments, dikes or other type of retaining wall which will contain the total capacity of all tanks so enclosed. Bulk storage tanks of flammable liquids below ground shall be located not closer to the property line than the greatest depth to the bottom of the buried tank.

9. Sewage Wastes: No industrial sewage wastes shall be discharged into sewers that will cause chemical reaction, either directly or indirectly, with the materials of construction to impair action that will destroy or damage the sewer structures; cause restriction of the hydraulic capacity of sewer structures; cause restriction of the normal inspections or maintenance of the sewer structures; cause placing of unusual demands on the sewage treatment equipment or process, cause limitation of the effectiveness of the sewer treatment process; cause danger to public health and safety; or cause obnoxious conditions inimical to the public interest.

204 (A) 4. Prohibition of Outside Storage and Land Use

1. All uses of land, except as herein provided, shall take place within a wholly enclosed structure, except that this shall not be constructed to include the parking of motorized vehicles.
2. An area of the lot may be used for the purpose of storing manufactured products and materials awaiting processing, provided such area is completely enclosed by a solid fence with no apertures of a height equal to the height of the highest point of stored materials and products.

204 (A) 5. Area, Height and Placement Requirements:

Area, height and placement requirements are as provided in the "Schedule of Regulations."

SECTION 204 (B) INDUSTRIAL DISTRICT (Heavy) I-2

204 (B) 1. Statement of Purpose

The I-2 District is to permit certain industrial uses to located desirable area of the Township, which uses are primarily of a manufacturing, assembling and fabricating character, including large scale or specialized industrial operations requiring good access by road and/or railroad, and needing special sites or public utility services. Reasonable regulations apply to uses in this District, so as to permit the location of industries which will not cause adverse effects on residential and commercial areas in the Township. Uses which are incompatible with the permitted industrial uses are prohibited.

204 (B) 2. Principally Permitted Uses

1. All uses permitted in the I-1 District.
2. Automobile accessory manufacturing, not including tires.
3. Bump shops where primary use is such.
4. Cigar and cigarette manufacturing.
5. Electrical fixtures, batteries and other electrical apparatus manufacturing.

6. Furniture and upholstery manufacturing.
7. Hardware and cutlery manufacturing.
8. Leather goods and luggage manufacturing.
9. Machine shops.
10. Mattress manufacturing.
11. Metal buffing, plating and polishing.
12. Metal molding and extrusion.
13. Mill Work, lumber and planing mills.
14. Painting and varnishing shops.
15. Paper box and cardboard products manufacturing.
16. Plastic molding and extrusion.
17. Railroad yards and terminals.
18. Tinsmith and sheet metal shops.
19. Undercoating shops.
20. Wearing apparel manufacturing, including shoes, handbags, etc.
21. Welding shops.
22. Public utility uses.

204 (B) 3. Conditionally Permitted Uses:

Under such reasonable conditions as imposed by the Board of Zoning Appeals, after public hearing, and in harmony with the purposes of the I-2 District, the following uses may be permitted by the Board of Zoning Appeals:

1. Automobile or other machine assembly plants.
2. Body parts.
3. Brewing or distillation of malt beverages or liquors.
4. Canning factories.
5. Chemical plants.

6. Drive-in theaters.
7. Metal stamping and pressing plants.
8. Open storage yards of building and construction contractors.
9. Junk yards.
10. Other types of heavy industry not listed in Article 204 (B) 2.

204 (B) 4. Industrial Performance Standards:

1. Automatic Screw Machines: Permitted only when operated with noise silencers, and when located not less than three hundred (300) feet from any zoned residential district.
2. Stamping Machines, Punch Presses and Press Brakes: Must be placed on shock absorbing mountings and on a suitable, reinforced concrete footing. No machine shall be loaded beyond the capacity as prescribed by the manufacturer.

For Punch and Stamp Presses, other than hydraulic presses:

Up to fifty (50) tons capacity when located at least three hundred (300) feet from nearest residential zone. Up to one hundred fifty (150) tons capacity when located at least five hundred (500) feet from nearest residential zone.

For Hydraulic Presses:

Up to five hundred (500) tons capacity when located at least two hundred and fifty (250) feet from the nearest residential zone.

Up to seven hundred and fifty (750) tons capacity when located at least three hundred (300) feet from nearest residential zone.

Up to one thousand (1,000) tons capacity when located at least five hundred (500) feet from nearest residential zone.

All Press Brakes must be located at least three hundred (300) feet from nearest residential zone.

3. Hot Forgings, Steam or Board Hammers: Not permitted.
4. Noise: Shall be muffled so as not to become objectionable due to intermittence, beat frequency or shrillness. Noise as measured at the street of property line may not exceed sixty-five (65) decibels.
5. Odor: The emission of obnoxious odors of any kind shall not be permitted.
6. Gases, Smoke, Dust, Dirt, and Fly Ash: The emission of gases, smoke, dust, dirt and fly ash shall in no manner be unclean, destructive, unhealthful,

hazardous or deleterious to the general welfare. Such emission shall be in strict conformity with all applicable State and County health laws as pertaining to air pollution and smoke abatement. A person shall not discharge into the atmosphere from any single source of emission any smoke of a density equal to or greater than, that density described as No. 2 of the Ringelman Chart as published by the United States Bureau of Mines; provided that the following exceptions to the provisions of this rule shall be permitted:

- a. Smoke the shade or appearance of which is equal to, but not darker than, No. 2 of the Ringelman Chart, for a period or periods aggregating four (4) minutes in any thirty (30) minutes.
 - b. Smoke the shade or appearance of which is equal to, but not darker than, No. 3 of the Ringelman Chart, for a period or period aggregating three (3) minutes in any fifteen (15) minutes, when building a new fire or when breakdown of equipment occurs as to make it evident that the emission was not reasonably prevent able.
7. Glare and Heat: Glare and heat from arc welding, acetylene torch cutting or similar processes shall be performed behind a protective barrier conforming to all applicable State and Federal safety regulations.
8. Fire and Safety Hazards: The storage and handling of flammable liquids, liquified petroleum gases and explosives, shall comply with all regulations of the Fire District and with all State rules and regulations. Further, all storage tanks for flammable liquid materials above ground shall be located not less than one hundred and fifty (150) feet from all property lines, and shall be completely surrounded by earth embankments, dikes or other type of retaining wall which will contain the total capacity of all tanks so enclosed. Bulk storage tanks of flammable liquids below ground shall be located not closer to the property line than the greatest depth to the bottom of the buried tank.
9. Sewage Wastes: No industrial sewage waste shall be discharged into sewers that will cause chemical reaction, either directly or indirectly, with the materials of construction to impair the strength or durability of sewer structures; cause mechanical action that will destroy or damage the sewer structures; cause restriction of the hydraulic capacity of sewer structures; cause placing of unusual demands on the sewage treatment equipment or process cause limitation of the effectiveness of the sewage treatment process; cause danger to public health and safety; or cause obnoxious conditions inimical to the public interest.
10. Open Storage: All storage of building materials, sand, gravel, stone, lumber, equipment and other supplies, shall be located within an area not closer than one hundred and fifty (150) feet from any street right-of-way lane. The storage of lumber, coal or other combustible material shall not be less than twenty (20) feet from any interior lot line, and a roadway shall be provided, graded, surfaced, and maintained from the street to the rear of the

property to permit free access of fire trucks at any time. All such open storage shall be screened from all streets, and on all sides which abut any residential districts, by a solid eight (8) foot masonry wall. Junk yards, when permitted, shall be entirely enclosed on all sides by said wall.

204 (B) .5 Area, Height and Placement Requirements:

Area, height and placement requirements are as provided in the "Schedule of Regulations."

SECTION 205 "F" FLOODPLAIN DISTRICT

SECTION 205.1 PURPOSE

For the purpose of protecting lives and property, a flood plain district is hereby created, which district shall be superimposed over such other zoning districts as may be adopted in those areas where a regional flood could be expected to occur on the average of once every 100 years. Such 100-year flood prone areas shall be identified on the basis of data collected and published by the Federal Insurance Administration, on a Flood Hazard Boundary Map of Huron County, with Panel Number 390770-0001-0009, and any officially published revisions to this map. All applicable regulations of the regular zoning district shall apply, but within the "F" district all buildings shall be constructed to the standards of the Flood Proofing regulations of the U.S. Army Corps of Engineers. In addition no use will be permitted which will adversely affect the efficiency or unduly restrict the capacity of the channels or flood ways of any drainage facility.

SECTION 206 MH MOBILE HOME PARK (MANUFACTURED HOME PARK) DISTRICT

SECTION 206.1 PURPOSE:

The Mobile Home Park (MH) District is established in recognition of mobile homes which are of such a nature as to warrant individual consideration and regulations due to the unique demands they place upon the public health and welfare, and the requirements of location and development that generally are peculiar to these uses.

It is the intent of this Section to allow mobile homes to be suitably located and developed in unified areas having all necessary services and facilities comprehensively provided in accordance with a predetermined site plan.

All Manufactured Homes (Mobile Homes) shall be located within Manufactured Home Parks (Mobile Home Park), except in cases of hardship and with approval of the Board of Zoning Appeals. When the hardship is terminated, the manufactured home (mobile home) shall be removed from the property within (60) days.

SECTION 206.2 PERMITTED USES:

(1.) Mobile Home Park developments developed in accordance with the following regulations and subject further to the review and approval of a site plan by the Township Zoning Commission and the Township Trustees:

a. The Mobile Home Park shall include at least ten (10) acres of land and at least ten (10) mobile home stands, with no less than twenty (20) mobile home lots completed as ready for occupancy before the first occupancy is permitted. Average park density shall not exceed seven (7) mobile homes into per gross acre.

b. The Mobile Home Park shall provide a twelve (12) foot wide greenbelt together with a six (6) foot high obscuring screen on those side or rear yards of the Park which abut onto an "R", "C", or "I" District. The obscuring screen shall be a continuous, year-around screen.

c. Access from Mobile Home Parks to the nearest public thoroughfare shall be by means of a public right-of way not less than sixty (60) feet in width. No access shall be permitted through an "R" Residential District.

d. An adequate road and walkway system shall be provided throughout the park to serve each mobile home stand. Four (4) foot sidewalks must be provided on each side of a road unless an internal sidewalk or walkway system is provided. The road and walkway system shall be constructed in accordance with the required improvement specifications of the Subdivision Regulations of the applicable jurisdiction.

e. Each mobile home stand shall be served by centralized water and sewer facilities of the type approved by the Ohio Department of Health, and Huron County Health Department.

f. Each mobile home stand shall be furnished with power and heating fuel hook-ups.

g. Each mobile home stand be equipped with individual trash receptacles adequately protected from spillage. The owner of the Mobile Home Park shall be responsible for furnishing each lot with trash receptacles.

h. The Mobile Home Park shall further comply with any other county and state health department regulations, and any other resolution of Ridgefield Township.

i. A centralized radio or television tower or cable hook up shall be provided to service all of the mobile home units in the Mobile Home Park. Such tower shall be located in a convenient area and shall be located at least twenty-five (25) feet away from any lot line.

j. The occupant of the mobile home unit shall provide a continuous opaque skirting consisting of non-flammable material around the entire base of the unit to the finished grade of the stand.

(2.) Accessory uses as regulated in Article IV, General Provisions, of this Resolution.

(3.) Automobile parking spaces as regulated in Article IV GENERAL PROVISIONS, of this Resolution.

SECTION 210 OFFICIAL ZONING MAP:

The district established in Section 200 of this Resolution are shown on the official Zoning Map. Which, together with all explanatory matter thereon, is hereby adopted by reference and declared to be part of this Resolution.

SECTION 220 IDENTIFICATION OF THE OFFICIAL ZONING MAP:

The Official Zoning Map shall be drawn and identified by the signatures of the Board of Township Trustees of Ridgefield Township, and attested by the Township Clerk, with the date of adoption of this Resolution. The Zoning Map shall be kept as part of the Ridgefield Township Official records.

SECTION 230 AMENDMENTS:

If in accordance with the provisions of this Resolution and Chapter 519, Ohio Revised Code, changes are made in district boundaries or other matters portrayed on the Official Zoning Map, such changes shall be entered on the Official Zoning Map promptly after the amendment has been approved by the Board of Township Trustees, with an entry indicating the Resolution number and date of adoption.

ARTICLE III

SECTION 300 DISTRICT REGULATIONS:

The regulations set forth by this Resolution shall apply to all farm and non farm residences, business and industrial structures and land. All buildings, maintain set-back and side line clearances, and the requirements of Section 400. Any permanent foundation buildings needs a permit, and buildings larger than one hundred forty four (144) square feet shall be required to have a zoning certificate and a fee will be assessed for this certificate.

SECTION 305 STREET, ROADS, DRIVES

305.1 Street(s) or road(s) being considered for approval in Ridgefield Township shall conform and meet all guidelines set forth by the Huron County Engineer.

305.2 Drives to the rear and side of primary front road frontage, (150' minimum), and more than 200' off the paved road.

- A. Ingress/Egress access shall be a minimum of 35' wide and cannot carry public traffic and it shall have a prepared surface of 15' of stone or gravel base.
- B. An easement may be granted for this right-of-way in that this easement is for personal needs or for the access way to one (1) single family property of (1) acre or more to the rear of the primary frontage.

SECTION 310 LOT, AREA, WIDTH, AND LOCATIONS

310.1 Every lot shall consist of an area suitable to accommodate the proposed principal permitted use, any accessory uses, and all required yards.

ARTICLE III

310.2 Each lot, as permitted in Section 201.1, shall be at least one hundred fifty (150') feet wide at the set back line, and contain a minimum of one (1) acre.

310.3 Each lot, as permitted in Section 201.2, shall be at least three hundred (300') feet wide at the set back line, contain a minimum of five (5) acres.

310.4 Every residential and commercial lot or parcel shall abut upon a dedicated public thoroughfare, and industrial structures may be served by private streets.

SECTION 320 YARD REQUIREMENTS:

320.1 Any building or structure or any part thereof, except steps and uncovered porches less than ten (10) feet in width, shall be set back from the center line of any State and Federal Highway at least seventy five (75) feet, and sixty five (65) feet from any County and Township road.

320.2 Every lot shall have one side yard at least fifteen (15') feet wide, and a sum of side yards at least twenty five (25') feet wide for good access of fire fighting equipment. All other accessory buildings except garages shall be at least twenty (20') feet from any dwelling. Agriculture Buildings are exempt from the twenty (20') feet next to another Agriculture Building which are not a dwelling.

320.3 The rear yard of every lot shall not be less than fifteen (15') feet wide.

320.4 On a corner lot the principal building and its accessory structures shall be required to have the same setback distance from all street right-of-way lines as required for the front yard in the district in which such structures are located.

320.5 On a corner lot or parcel, nothing shall be erected, placed, planted, or allowed to grow in such a manner as to materially impede vision between a height of two and one half (2 1/2) and ten (10') feet above the road level in an area bounded by the property lines of such corner properties and a line joining points along said line fifty (50') feet from the point of intersection.

320.6 Nonresidential buildings or uses shall not be located nor conducted closer than forty (40') feet to any lot line of a residential district, except that the minimum yard requirements may be reduced to fifty (50) percent of the requirement if acceptable landscaping or screening approved by the Zoning Inspector is provided. Such screening shall be a masonry or solid fence between four (4') feet and eight (8') feet in height maintained in good condition and free of all advertising or other signs. Landscaping provided in lieu of such wall or fence shall consist of a strip of land not less than twenty (20') feet in width planted with an evergreen hedge or dense planting of evergreen shrubs not less than four (4') feet in height at the time of planting. Either type of screening shall not obscure traffic visibility within fifty feet of an intersection.

320.7 Open structures such as porches, canopies balconies, platforms, carports, covered patios, and similar architectural projections shall be considered parts of the building to which attached and shall not project into the required minimum front, side or rear yard.

SECTION 330 HEIGHT REQUIREMENTS:

330.1 No structure shall be constructed in excess of the height that can be safely protected by all available fire fighting equipment except where in-structure fire protection is provided.

330.2 The height limitations contained in 330.1 do not apply to spires, belfries, cupolas, antennas, water tanks, ventilators, chimneys or other appurtenances usually required to be placed above the roof level and not intended for human occupancy except where the height of such structures will constitute a hazard to the safe landing, and take-off of aircraft at an established airport.

SECTION 340 DENSITY REQUIREMENTS:

The residential density in Ridgefield Township shall not exceed that which is prescribed in sections 201 and 310.

SECTION 345 DWELLING SIZE AND STANDARDS:

345.1 No Single family dwelling, shall be erected or building altered to accommodate one family as a residence, of eight hundred (800) square feet or less on the first floor space, exclusive of basement, breezeway and garage.

Amendment Adopted 9-25-95

345.1A Mobile Homes must be factory made of one thousand (1000) square feet or more on the first floor space, exclusive of basement, breezeway and garage.

345.2 All permanent dwellings, including mobile and modular homes, shall be on a continuous masonry foundation of a minimum of 36 inches deep, and trucks, wheels, hitches and towing tongues shall be removed from securely anchored mobile homes.

345.3 Electrical wiring in all buildings shall meet the requirements of the National Electric Code.

345.4 Chimneys and vents for heating devices shall be constructed of materials having approval of the National Board of Fire Underwriters.

SECTION 350 PRIVATE SWIMMING POOLS:

No private swimming pool, exclusive of portable swimming pools with a diameter less than twelve (12') feet or with an area of less than one hundred (100) square feet shall be allowed in any commercial or residential district, except as an accessory use and unless it complies with the following conditions and requirements:

350.1 The pool is intended and is to be used solely for the enjoyment of the occupants of the principal use of the property on which it is located;

350.2 It may not be located closer than ten (10') feet to any property line; and

350.3 The swimming pool, or the entire property on which it is located, shall be walled or fenced to prevent uncontrolled access by children from the street or from adjacent properties, unless sides of said pool are four (4') feet above grade. Said fence or wall shall not be less than four (4') feet in height and maintained in good condition with a gate and lock, this includes stairways to above ground pools.

350.4 The swimming pool shall be protected by the provisions of Article 680 of the current National Electrical Code, and any revisions or changes to this section of the Code, as may be adopted periodically.

350.5 A permit from the Zoning Inspector shall be required for swimming pool construction.

SECTION 360 TEMPORARY BUILDINGS:

Temporary buildings, dwellings, construction trailers, equipment and materials, used in the construction period, may be permitted and shall be removed upon completion of the project as specified in Section 510.9. Storage of such facilities or equipment beyond the completion date of the project shall require a Zoning Variance authorized by the Board of Zoning Appeals.

SECTION 370 PARKING AND STORAGE OF CERTAIN VEHICLES:

Automotive vehicles or trailers of any kind or type, without current license plates, shall not be parked or stored on any property, except in a Commercial Zone, other than in a completely enclosed building. However, one boat and one travel trailer or recreational vehicle may be stored in the rear yard.

SECTION 380 PERFORMANCE STANDARDS:

No land or building in any district shall be used or occupied in any manner creating dangerous, injurious, noxious, or otherwise objectionable conditions which could adversely affect the surrounding areas or adjoining premises.

Such conditions shall be brought to the attention of the Zoning Inspector. If necessary he shall call upon the proper County, State, or Federal Regulatory Agency for assessment of the problem situation. Proper legal action shall then be instituted on request from Ridgefield Township officials.

SECTION 390 NATURAL RESOURCE EXTRACTION:

Permission for the commercial extraction, storage or processing of any natural resource from and below the land of Ridgefield Township shall be considered as a Conditional Use to be decided by the Ridgefield Township Board of Zoning Appeals.

390.1 Extraction, storage or processing shall not be conducted closer than five hundred (500') feet from any dwelling and the operator shall file with the Zoning Inspector a location map which clearly shows areas to be mined and the location of adjacent properties, roads and natural features. The operator shall also submit information on the anticipated depth of excavations and on depth and probable effect on the existing water table as coordinated with the Ohio Division of Water.

390.2 The operator shall file with the Zoning Inspector a detailed plan for the restoration of the area to be mined which shall include the anticipated future use of the area of the restored land, the proposed final topography indicated by contour lines of no greater interval than five (5') feet, the type and number per acre of trees or shrubs to be planted; and the location of future roads, drives, drainage courses, or other improvement contemplated.

390.3 The operator shall file a bond with the County Commissioners payable to the County and conditioned on the faithful performance of all requirements contained in the approved restoration plan. The rate (per acre of property to be mined) of the required bond shall be fixed by the County Commissioners. The bond shall be released by the County Commissioners upon written certification by the Zoning Inspector that the restoration is complete and in compliance with the restoration plan.

390.4 No extraction, storage or processing shall be started prior to issuance of a Zoning Certificate and no Zoning Certificate shall be issued prior to posting of bond with the County Commissioners.

ARTICLE IV

GENERAL REGULATIONS

SECTION 400 AGRICULTURE PERMITTED:

Nothing in this Resolution shall prevent the use of any land or farm buildings from agricultural purposes. A zoning permit/certificate is required for any farm building, and residence. Farm buildings, however, must maintain the set back requirements of Section 320.1. No building to keep animals, except the owner's personal pets, shall be erected closer than three hundred (300') feet to any residence, other than the owner's.

SECTION 410 ROADSIDE STANDS:

Roadside stands for the unlimited sales of products must be zoned Commercial, "C-1, C-2". Only home grown products may be marketed from a roadside stand on the grower's own farm, with the following conditions:

410.1 Such stands are not in the road right-of way.

410.2 Such stands are at least thirty (30') feet back from the traveled portion of the road.

410.3 Adequate facilities are maintained for off the road parking of customers vehicles.

SECTION 420 SETBACK FROM PUBLICLY ESTABLISHED DRAINAGE DITCHES:

In all districts a setback of at least twenty (20') feet from the top of the stream bank at the normal flow of a publicly established drainage ditch shall be provided for all buildings or structures erected along such ditch; however, this dimension may be increased by the Commission if the circumstances indicate that the equipment to maintain such drainage course would require a greater width in which to operate.

SECTION 430 COMMERCIAL AND INDUSTRIAL SEMI-FIREPROOF BUILDING CONSTRUCTIONS:

All buildings constructed or erected in a "Commercial" or "Industrial" District shall comply with all regulations of Bulletin No. 109, Ohio State Building Code, Division of Factory and Building Inspection, Department of Industrial Relations, entitled: " Workshops, Factories, Mercantile and Office Buildings," and other regulations applying to the type of buildings to be constructed.

SECTION 440 FENCES:

Fencing, (enclosing type) shall be permitted and shall not exceed a height of six (6') feet, nor be located on any public right-of-way. With mutual consent of adjacent property owners, the fence may be built on the property line, otherwise it shall be set back from the line by at least one (1') foot. A permit is not required.

SECTION 445 NON-COMMERCIAL AIRPORTS:

445.1 This center of the runway of any non-commercial landing strip, adjacent to and parallel with any existing building or structure in Ridgefield Township, shall be not less than 500 feet distance from said building or structure. This shall apply in all situations, except for the owner of the landing strip.

445.2 The ends of the useable area of any landing strip shall be clearly indicated by brightly colored threshold markers.

445.3 A "clear zone" shall begin 100 feet from the threshold markers and extend 1,000 feet in length. The center of said "clear zone" shall not be closer than 500 feet to any building or structure adjacent to and parallel with the "clear zone."

SECTION 446 PORCH, GARAGE AND YARD SALES:

446.1 As used in this Section, a porch, garage or yard sale is an offering for sale of miscellaneous items of personal property at a residence and the sale is not conducted as a business year-round.

446.2 No person shall conduct a porch, garage or yard sale for more than three (3) days not more than twice in a calendar year.

446.3 Whoever violates this Section shall be subject to the penalty of Section 560 of the Resolution.

SECTION 450 SIGNS AND BILLBOARDS:

450.1 In an "A" District no stationary signs or billboards shall be permitted except: Customary professional, rooming or boarding house, and real estate signs placed on properties offered for sale or rent, and these shall not be larger than six square feet; signs appropriate to a public or quasi public building; signs identifying a building or use permitted under this Resolution; and signs incident to legal process and necessary to the

public welfare. Such signs shall have a minimum setback of fifteen (15') feet from the right-of-way of any thoroughfare except as approved by the Board of Appeals.

450.2 The Zoning Inspector shall have the authority to refuse a Zoning Permit for any sign or billboard, that in his opinion, may jeopardize, the health, safety and well-being of the general public. No signs or billboards shall be so located as to constitute a traffic safety hazard. Any sign illuminated with electric lights (including neon or other gaseous tubes or incandescent lamps) shall not be used which contain any colors appearing in a traffic control system, where such illuminated sign interferes with safety and general welfare.

450.3 TEMPORARY SIGNS (Political, Farm Market, Garage Sale, and Mobile):

- a. Temporary signs shall not exceed thirty-two (32) square feet in area.
- b. Political signs may not be erected more than sixty (60) days prior to the election date and must be taken down ten (10) days after the election date.
- c. There is a seventy (70) day limit for any temporary sign.
- d. No more than two (2), seventy (70) day periods will be allowed for a temporary sign in a calendar year.
- e. No temporary sign shall be placed nearer any street or road of the road-right-of-way.
- f. If such sign does not conform with regulations contained herein, the application shall be referred to the Board of Appeals.

450.4 A zoning permit shall be required for all signs erected in any district except real estate signs offering properties for sale or rent and any sign erected by a public authority incident to legal process and necessary for the public welfare. The owner of any property where a sign or bill board is to be located shall pay the Zoning sign permit fee.

450.5 Advertising signs within three thousand (3000) feet of any interstate or Federal Aid Highway are subject to the restrictions set forth in the Ohio Revised Code and require a permit from the State of Ohio.

SECTION 460 HOME OCCUPATIONS:

Any person may maintain an office or may carry on a customary home occupation in the dwelling used by him as his private residence, providing such use does not involve any extension or modification of said dwelling which will alter its outward appearance as a dwelling, and provide such use does not involve any outward evidence of such use, other than a sign as authorized in other sections of this Resolution.

SECTION 470 OFF-STREET PARKING REQUIREMENTS:

470.1 All dwellings shall provide parking space off the road or street and outside of the public right-of-way, together with means of ingress or egress thereto, for not less than two motor vehicle per dwelling unit. Not less than two hundred (200) square feet of area shall be deemed necessary for each such vehicle.

470.2 All Class "C" uses shall provide parking space of not less than two hundred (200) square feet for each one hundred (100) square feet of first floor space. The parking area shall be off street and public right-of-way, and not more than three hundred feet distance from the establishment entrance.

470.3 Every theater, auditorium, stadium, arena, building or grounds used for the assembling of persons to attend theatrical performances, shows, exhibitions, contests, concerts, lectures, entertainment, and similar activities shall provide off-the-street or road and outside of the public right-of-way, not less than two hundred (200) square feet of space, suitable for parking automobiles and other vehicles, for every four (4) persons to be accommodated. Such parking space shall be within four hundred (400) feet of the main entrance to such use, shall provide adequate means of ingress available for the use of such patrons.

470.4 All Class "C" and Class "I" uses shall provide adequate parking space off the road or street and outside of the public right-of-way for vehicles delivering to, unloading, loading, or taking away from said user goods, materials, supplies, or waste in connection with said business or use but in no event can they be parked on public right-of-way for loading or unloading.

SECTION 480- RECREATION CAMP GROUNDS:

480.1 Camp grounds may be permitted in Ridgefield Township, zoned according to purpose of use, decision by the Ridgefield Township Zoning Commission, and site approval by the Huron County Department of Health.

480.2 All camp grounds shall comply with regulations HE-25-01 through He-25-25, inclusive, Regulations Relative to the Location, Layout, Construction, Drainage, Sanitation, Safety and Operation of Camps of the State of Ohio Department of Health.

480.3 No construction of any street or part of any camp shall be started prior to issuance of a Zoning Permit and no Zoning Permit shall be issued prior to the Huron County and State Department of Health approval.

SECTION 490 JUNK AND DETERIORATED OR ABANDONED MATERIALS:

490.1 Junk such as abandoned vehicles, household appliances, or any other materials, for which no future use is contemplated or which has deteriorated to the point of creating a visual blight on the landscape shall be removed from the view from any public road or right-of-way.

490.2 Any violation of the above regulations shall be deemed and treated as a violation of the Zoning Resolution and shall be subject to the penalties as set forth herein.

SECTION 492 SCOPE OF THE ZONING:

The provisions of this Zoning Resolution shall apply to all land in the Township of Ridgefield, Huron County, Ohio, and no building or structure or part thereof, shall be

erected, converted, reconstructed or structurally altered, nor shall be any building or land be used, designed or arranged for any purpose, except in conformity with the provisions of this Resolution.

SECTION 492.1 NONCONFORMING LOTS, NONCONFORMING USES OF LAND AND NONCONFORMING STRUCTURES:

492.1 (A) PURPOSE:

Within the districts established by this Resolution, or by amendments thereto which may later be adopted, lots, uses of land, structures and uses of structures and land in combination exist which were lawful before this Resolution was passed or amended, but which would be prohibited, regulated or restricted under the terms of this Resolution. The legitimate interest of those who lawfully established these nonconformities are herein recognized by providing for their continuance, subject to regulations limiting their completion, restorations, reconstruction, extension and substitution. Furthermore, nothing contained in this Resolution shall be constructed to require any change in the layout, plans, construction, size or use of any lot, structure or structure and land in combination, for which a zoning permit became effective prior to the effective date of this Resolution, or any amendment thereto. Nevertheless, while it is the intent of this Resolution that such nonconformities be allowed to continue until removed, they should not be encouraged to survive. Therefore, no nonconformity may be moved, extended, altered, expanded, altered, expanded or used as grounds for any other use (s) or structure (s) prohibited elsewhere in the district without the approval of the Board of Zoning Appeals, except as otherwise specifically provided for in this Resolutions.

492.1 (b) INCOMPATIBILITY OF NONCONFORMITIES

Nonconformities are declared by this Resolution to be incompatible with permitted uses in the districts in which such uses are located. A nonconforming use of a structure, a nonconforming use of land, or a non-conforming use of a structure and land in combination shall not be extended or enlarged after passage of this Resolution by attachment on a building or premises of additional signs intended to be seen from off the premises, or by the addition of other uses of a nature which would be generally prohibited in the district in which such use is located without approval of the Board of Zoning Appeals, except as otherwise specifically provided for in this resolution.

492.1 (c) AVOIDANCE OF UNDUE HARDSHIP

To avoid undue hardship, nothing in this resolution shall be deemed to require a change in the plans, construction, or designated use of any building on which actual construction was lawfully begun prior to the effective date of adoption or amendment of this Resolution and upon which actual building construction has been carried on diligently. Actual construction is hereby defined to include the placing of construction materials in permanent position and fastened in a permanent manner. Where demolition or removal of an existing building has been substantially begun preparatory to rebuilding, such demolition or removal shall be deemed to be actual constructions, provided that the working shall be carried out diligently.

492.1 (d) CERTIFICATES FOR NONCONFORMING USES

The Zoning Inspector may upon his own initiative, or shall upon the request of any owner, issue a certificate for any lot, structure, use of land, use of structure, or use of land and structure in combination, that certifies that the lot, structure or use is a valid nonconforming use. The certificate shall specify the reason why the use is a nonconforming use, including a description of the extent and kind of use made of the property in question, the portion of the structure or land used for the nonconforming use, and the extent that dimensional requirements are nonconforming. The purpose of this section is to protect the owners of lands or structures that are or become nonconforming. No fee shall be charged for such a certificate. One copy of the certificate shall be returned to the owner and one copy shall be retained by the Zoning Inspector, who shall maintain as a public record a file of all such certificates.

492.1 (c) SUBSTITUTION OF NONCONFORMING USES:

So long as no structural alterations are made, except as required by enforcement of other codes or resolutions, any nonconforming use may, upon appeal to and approval by the Board of Zoning Appeals, be changed to another nonconforming use of the same classification, or of a less intensive classification or the Board shall find that the use proposed for substitution is equally appropriate or more appropriate to the district than the existing nonconforming use. In permitting such change, the Board may require that additional conditions and safeguards be met, which requirements shall pertain as stipulated conditions to the approval of such change, and failure to meet such conditions shall be considered a punishable violation of this Resolution. Whenever a nonconforming use has been changed to a less intensive use or becomes a conforming use, such use shall not thereafter be changed to a more intensive use.

492.1 (f) SINGLE NONCONFORMING LOTS OF RECORD:

In any district in which single-family dwellings are permitted, a single-family dwelling and customary accessory buildings may be erected on any single lot of record at the effective date of adoption or amendment of this Resolution, notwithstanding limitations imposed by other provisions of this Resolution. Such lot must be in separate ownership and continuous frontage with other lots in the same ownership. This provision shall apply even though such lot fails to meet the requirements for area or width, of both, that are generally applicable in the district, provided that yard dimensions and requirements other than those applying to area or width, or both, of the lot shall conform to the regulations for the district in which such lot is located.

492.1 (g) NONCONFORMING LOTS OF RECORD IN COMBINATION:

If two or more lots or a combination of lots and portions of lots with continuous frontage in single ownership are of record at the time of passage or amendment of this Resolution, and if all or part of the lots with no buildings do not meet the requirements established for lot width and area, the lands involved shall be considered to be an undivided parcel for the purposes of this Resolution, and no portion of said parcel shall be used or sold in a manner which diminishes compliance with lot width and area requirements established by this Resolution, nor shall any division of any parcel be made which creates a lot with a width or area below the requirements.

492.1 (h) NONCONFORMING USES OF LAND:

Where, at the time of adoption of this Resolution, lawful uses of land exist which would not be permitted by the regulations imposed by this Resolution, the uses may be continued so long as they remain otherwise lawful, provided:

1. No such nonconforming uses shall be enlarged or increased, nor extended to occupy a greater area of land than was occupied at the effective date of adoption or amendment of this Resolution.
2. No such nonconforming uses shall be moved in whole or in part to any portion of the lot or parcel other than that occupied by such uses at the effective date of adoption or specifically provided for in this Resolution.
3. If any such nonconforming uses of land are discontinued or abandoned for more than two (2) years (except when government action impedes access to the premises), any subsequent use of such land shall conform to the regulations specified by this Resolution for the district in which such land is located;
4. No additional structure not conforming to the requirements of this Resolution shall be erected in connection with such nonconforming use of land.

492.1 (i) NONCONFORMING STRUCTURES:

Where a lawful structure exists at the effective date of the adoption or amendment of this Resolution that does not meet the minimum requirements of the district in which the lot is located, such structure may be continued so long as it remains otherwise lawful, subject to the following provisions:

1. The Zoning Board of Appeals, after a public hearing, may permit minimum enlargement or alteration of a nonconforming structure, subject to the following:
 - a. The expansion of the nonconforming use will not be contrary to the public interest.
 - b. Where, owing to special conditions, a literal enforcement of the provisions of this Resolution would result in unnecessary hardship.
 - c. There must exist special circumstances or conditions fully described by the applicant and which are such that strict application of the provisions of the Resolution would deprive the applicant of reasonable use of structure. Mere loss in value shall not justify an approval by the Zoning Board of Appeals; there must be deprivation of beneficial use of the structure.
 - d. The lot area shall be adequate to accommodate the required off-street parking of the existing structure and the addition. The design, location and surface of the parking area shall be provided so as to reduce congestion, promote safety and to reduce the impact on the existing neighborhood.

492.1 (J) REPAIRS, MAINTENANCE AND CONSTRUCTION:

- a. Nothing in this Resolution shall prevent the strengthening or restoring to a safe condition any building or structure or part thereof declared to be unsafe by an official charged with protecting the general welfare of the community.
- b. Ordinary repairs and the replacement of non-bearing walls, fixtures, wiring or plumbing may be done on any building or part thereof devoted to a nonconforming use provided the cubic content of the building as it existed at the effective date of adoption or amendment of this Resolution shall not be increased.
- c. Nothing in this Resolution shall prohibit the completion or construction and use of a nonconforming building for which a zoning certificate has been issued prior to the effective date of adoption or amendment of this Resolution, provided construction is commenced within thirty (30) days after the issuance of such certificate; and that the entire building or structure shall have been completed within one (1) year from the date said zoning certificate was issued.

492.1 (K) EXEMPT NONCONFORMING USE:

- A. Where a special exception or conditional use certificate has been granted for any use as provided in this Resolution, such use shall not be classified as a nonconforming use with in the district in which it is located.

SECTION 492.2 ACCESSORY BUILDINGS AND USES:

Accessory building and uses as permitted in this Resolution shall subject to the following conditions:

- (1.) An accessory building attached to the principal building, shall comply with the requirements of this Resolution applicable to the main building.
- (2.) Detached accessory buildings shall be permitted in any required side or rear yard provided that:
 - a. A detached accessory building shall be located no closer than six (6) feet from any required side or rear lot line.
 - b. Within an "R" District no accessory building shall exceed one (1) story in height.
 - c. Accessory buildings located on a corner or double frontage lot shall not be permitted to project beyond the minimum front yard depth facing adjacent streets.

SECTION 495 PROHIBITED USES:

The following uses shall be deemed to constitute a nuisance and shall not be permitted in Ridgefield Township.

- 495.1 Incineration of waste liquids, distilling of fat or glue, and manufacture of gelatin or fertilizer.
- 495.2 Manufacture or storage of explosives, gun powder or fireworks.
- 495.3 Junk yards, automobile grave yards, or places for collection of scrap metal, paper, rags, glass, junk, and used tires, for salvage, storage, or sale.
- 495.4 Commercial aviation fields.
- 495.5 Use of old coaches, buses, vans, railroad or transit cars for residences or dwellings.
- 495.6 Race tracks or drag strips unless re-zoned and approved by the amendment procedure.
- 495.7 The keeping of wild animals usually considered to be dangerous.

ARTICLE V

ENFORCEMENT

SECTION 500 ZONING INSPECTOR:

The Zoning Inspector shall be employed for the purpose of granting zoning certificates and to make inspections of premises or buildings necessary in carrying out his duties in compliance with the provisions of this Resolution. The Zoning Inspector shall be appointed by Ridgefield Township Trustees, and shall receive such compensation as the Trustees may provide. It shall be unlawful for the Zoning Inspector to issue permits or approve any plans until he has inspected such plans in detail and found them to conform with the provisions of this Resolution. The Zoning Inspector shall also be responsible for submitting to the Zoning Board all applications for Conditional Zoning Certificates. The Zoning Inspector shall not refuse to issue a zoning certificate when the provisions or conditions of this Resolution are complied with the applicant.

DUTIES:

- 500.1 Inform applicants of requirements of this Resolution. If applicable, check sewage disposal permit issued by the Huron County Department of Health for use of site. Issue requested Zoning Permit, or refuse to issue same in the event of non-compliance.
- 500.2 Upon completion of project, issue Certificate of Compliance when satisfied requirements have been met.
- 500.3 Collect the designated fees for Zoning Permits/ Certificates, Amendments, Appeals, Conditional Uses, Lot Splits, and Exceptions.
- 500.4 Make and keep records on all applications, issuance and denial of all permits, and on complaints of violations.

500.5 Enforce this Resolution and take all necessary steps to remedy any condition found in violation by ordering in writing the discontinuance of illegal uses or illegal work in progress, and request the County Prosecutor to commence appropriate legal action when necessary or township legal representative.

500.6 Keep the Board of Zoning Commission advised of all matters other than routine duties pertaining to the enforcement of this Resolution and to transmit all applications and records pertaining to Amendments.

500.7 Keep the Board of Appeals advised of all matters pertaining to Appeals, Variances, and Conditional Uses, Exceptions, and Lot Splits, transmit all applications and records pertaining thereto.

SECTION 510 ZONING PERMITS/CERTIFICATES REQUIRED:

Before constructing, changing the use of or structurally altering any building or sign, including accessory buildings, or changing the use of any premises, application shall be made to the Zoning Inspector for a Zoning Permit. This requirement shall not include interior remodeling if the type of use is not changed and shall not include exterior upkeep and maintenance.

If the proposed use shall require a sewage disposal system, the permit issued by the proper authorities, shall be verified as a requirement for a zoning permit. The permit shall also include the following information:

510.1 A plot plan drawn to scale showing the actual shape, location and exact dimensions of the property to built upon;

510.2 The shape, size and location of all buildings and other structures to be erected, altered or moved and of any building or other structures already on the property;

510.3 The existing and intended use of the property and the building structure;

510.4 The yard, open area and parking dimensions;

510.5 Any other pertinent data as may be necessary to determine and provide for the enforcement of this Zoning Resolution.

510.6 Before construction or altering any sign or outdoor advertising device in a "C" or "I" District, a Zoning Permit shall be secured.

510.7 Within twenty (20) days the Zoning Inspector shall issue a Zoning Permit, if the request complies with the requirements of this Resolution and the request is accompanied by the proper fee. If such certificate is refused for cause, the applicant shall be notified of such refusal and cause within twenty (20) day period. All permits must be signed by the Trustees of Ridgefield Township.

510.8 Upon notification of completion of project, and inspection by Zoning Inspector, Certificate of Compliance shall be issued.

510.9 The Zoning Permit shall become void at the expiration of six (6) months after date of issuance unless construction is started. If no construction is started or use changed within six (6) months of date of Permit, a new Permit is required. Exterior construction shall be completed within eighteen (18) months of permit issuance, unless a renewal permit is issued and fee paid. Only two renewal permits are allowed.

SECTION 520 FEES AND COMPENSATION:

The Township Trustees shall by resolution establish a schedule of fees, charges, and expenses and a collection procedure for zoning certificates, amendments, appeals, variances, lot splits, conditional use permits, plan approvals, and other matters pertaining to the administration and enforcement of this resolution requiring investigations, inspections, legal advertising, postage, and other expenses. The schedule of fees shall be posted in the Township Hall and home of the Township Zoning Inspector, and may be altered or amended only by the Township Trustees. Until all applicable fees, charges, and expenses have been paid in full, no action shall be taken on any request or appeal.

SECTION 530 VIOLATIONS:

Buildings or signs erected, altered, moved razed or converted, or any use of land or premises carried on in violations of any provision of this Resolution are declared to be a nuisance per se and shall be subject to the Penalties stated in this Resolution. Any building or land use activities considered possible violations of the provisions of this Resolution which are observed by the residents of Ridgefield Township shall be reported to the Zoning Inspector.

SECTION 540 INSPECTION:

The Zoning Inspector shall inspect each alleged violation and shall, in writing, order correction of all conditions which are found to be in violation of this Resolution.

SECTION 550 CORRECTION PERIOD:

All violations shall be corrected within a period of thirty (30) days after the written order is issued or for a longer period of time as indicated by the Zoning Inspector. Any violations not corrected within the specified time period shall be reported to the County Prosecutor or township legal representative who shall initiate prosecution procedures.

SECTION 560 PENALTIES:

The owner or owners of any building or premises or part thereof where anything in violation of the Resolution shall be placed or shall exist, and any tenant or occupant of such building or premises, and any architect, builder or contractor, or any other person who shall assist in the committing of any such violation or noncompliance be fined not more than \$100.00. Each day, such violation or failure to comply shall exist, shall constitute a separate offense. The fine is to be paid to The Ridgefield Township Treasury.

ARTICLE VI

ADMINISTRATION

SECTION 600 TOWNSHIP PLANNING AND ZONING PLANNING:

A Planning and Zoning Commission for Ridgefield Township is hereby created and shall have all the powers and duties prescribed by this Resolution.

SECTION 610 AUTHORITY, COMPOSITION, AND APPOINTMENT:

The Township Zoning Commission shall consist of five (5) citizens of the Township, and shall not be members of the Board of Appeals. Each appointed by the Board of Trustees as authorized by Section 519.04 of the Ohio Revised Code. Each member should be appointed for a five (5) year term. In event of the death or resignation of a member, the Township Trustees shall make the appointment for the duration of the unexpired portion of the term of the member.

SECTION 620 ORGANIZATION:

The Zoning Commission shall elect a Chairman and Vice Chairman from its membership and shall prescribe rules for the conduct of its affairs. A secretary shall be appointed and keep minutes of meeting actions and votes.

SECTION 630 QUORUM:

The Zoning Commission shall require a quorum of three (3) of its members at all of its public meetings, and a concurring vote of three members shall be necessary to effect an order.

SECTION 640 POWERS AND DUTIES:

The Zoning Commission shall submit a plan, including texts and maps representing the recommendations of the Zoning Commission for carrying out, by the Township Trustees, the powers, purposes, and provisions set forth in Chapter 519 of the Ohio Revised Code.

640.1 The Zoning Commission shall act on all re-zone requests to the Official Township Zoning Map submitted to said Zoning Commission by the Township Clerk. The Zoning Commission shall recommend approval, disapproval or modification of the original request to the Township Trustees following the procedures in Section 760 and 770 of Ridgefield Township Resolution and provisions set forth in Chapter 519 of the Ohio Revised Code.

640.2 The Zoning Commission shall make use of such information and counsel as is available from appropriate public officials, departments and agencies.

640.3 The Zoning Commission may initiate amendments to the Zoning Resolution.

640.4 The Zoning Commission shall hold a public hearing on proposed amendments and shall review and make recommendations on amendments to the Township Trustees.

640.5 SITE PLAN REVIEW:

A. PURPOSE

It is the intent of this section to protect the health, safety, convenience and general welfare of the inhabitants of the Township. The Site Plan Review regulates the development of structures and sites in a manner which considers the following concerns and, where necessary, requires modification of development proposals to eliminate or minimize potential problems and nuisances. The principal areas of concern are:

1. the balancing of landowners' rights to use their land, with the corresponding rights of abutting and neighboring landowners to live without undue disturbances (e.g. noise, smoke fumes, dust, odor, glare, storm water runoff, etc.);
2. the convenience and safety of vehicular and pedestrian movement within the site and in relation to adjacent areas or roads;
3. the adequacy of waste disposal methods and protection from pollution of surface or groundwater; and
4. the protection of historic and natural environmental features on the site under review and in adjacent areas.

B. PROJECTS REQUIRING SITE PLAN REVIEW:

No permit for the construction, exterior alteration, occupancy or change in use of any building shall be given and no existing use shall be established or expanded in floor area except in conformity with a site plan approved by the Zoning Commission. Site Plan Review shall also be required for the resumption of any use discontinued for more than two (2) years or for the expansion of any existing use. Required approval includes proposals for commercial, industrial, office, multiple dwelling residential developments, municipal, institutional, utility, fraternal or recreational purposes.

C. EXEMPTIONS FROM SITE PLAN REVIEW

Site Plan Review shall not be required for:

1. the construction or enlargement of any single family or two-family dwelling, or building accessory to such dwelling;
2. the construction or alteration of any building used exclusively for agriculture, horticulture or floriculture;
3. construction or alteration providing for not more than two hundred (200) square feet total floor area after construction;

4. customary home occupations, as defined by the zoning by-laws;

D. PROCEDURE:

1. An applicant for Site Plan Review under this section shall be filed with the Zoning Commission Board ten days (10) prior to a scheduled meeting, seven (7) copies each of the site plan documents. A copy of the site plan shall be submitted to the clerk to be kept on file.
2. The Board Zoning Board shall deliver its decision in writing to the Zoning Inspector within thirty (30) days after determining that the application is complete to allow the issuance of a zoning permit.
 - a. approval of the site plan based upon a determination that the proposed plan will constitute a suitable development and is in compliance with the standards set forth in this Resolution;
 - b. disapproval of the site plan based upon a determination that the proposed project does not meet the standards for review set forth in this Resolution or;
 - c. approval of the site plan subject to any conditions, modifications and restrictions as required by the Zoning Commission which will ensure that the project meets the Standards for Review.

E. SUBMISSION REQUIREMENTS:

The site plan shall include the following data, details and supporting plans. The number of pages submitted will depend on the proposals size and complexity. All of the requirements must be met in each plan with notations explaining the reasons for any omissions.

The Zoning Commission may, based on the size and complexity of the development, require site plans prepared by a registered professional engineer, architect or landscape architect at a scale of 1 inch equal 20 feet, on standard 24" x 36" sheets, with continuation on 8 1/2" x 11" sheets as necessary for written information.

ITEMS REQUIRED FOR SUBMISSION INCLUDE:

1. Survey plan of the development area.
2. Name of the project, boundaries and location map showing site's location, north arrow and scale of the plan.
3. Name and address of the owner of record, developer and seal of the engineer, architect or landscape architect.
4. Names and addresses of all owners of record of abutting parcels and those within three hundred

5. All existing lot lines, easements and rights-of-way. Include area in acres or square feet, abutting land uses and the location and use of structures within three hundred (300) feet of the site.
6. The location and use of all existing and proposed buildings and structures within the development. Include all dimensions of height and floor area.
7. The location of all present and proposed public and private ways, parking areas, driveways, sidewalks, ramps, curbs, fences, paths, landscaping, walls and fences. Location, type and screening details for all waste disposal containers shall also be shown.
8. The locations, height, intensity and bulk type (e.g. fluorescent, sodium incandescent) of all external lighting fixtures. The direction of illumination and methods to eliminate glare onto adjoining properties must also be shown.
9. The location, height, size, materials and design of all proposed sign age.
10. The location of all present and proposed utility systems including:
 - sewage or septic system;
 - water supply system;
 - telephone, cable and electrical systems; and
 - storm drainage system including existing and proposed drain lines, culverts, catch basins, headwalls, endwalls, hydrants, manholes and drainage swales.

The Zoning Commission may also request the submission to the County Engineer of storm run-off calculations for large or environmentally-sensitive developments.

11. Plans to prevent the pollution of surface or ground water, erosion of soil both during and after construction, excessive run-off, excessive raising or lowering of the water table and flooding of other properties, as applicable.
12. A landscape plan showing all existing natural land features, trees, forest cover and water sources and all proposed changes to these features including size and type of plant material. Water sources will include ponds, lakes, brooks, streams, wetlands, flood plains and drainage retention area.
13. Zoning district boundaries of adjacent properties shall be drawn and identified on the plan.
14. Traffic flow patterns within the site, entrances and exits, loading and unloading areas, curb cuts on the site and within one hundred feet of the site.

The Zoning Commission Board may require a detailed traffic study for large developments or for those in heavy traffic areas to include:

- a. the projected number of motor vehicle trips to enter or leave the site, estimated for daily and peak hour traffic levels;

- b. the projected traffic flow pattern including vehicular movements at all major intersections likely to be affected by the proposed use of the site;
 - c. the impact of this traffic upon existing abutting public and private ways in relation to existing road capacities. Existing and proposed daily and peak hour traffic levels as well as road capacity levels shall also be given.
15. For new construction or alterations to any existing building, a table containing the following information must be included:
- a. area of building to be used for a particular use such as retail operation, office, storage, etc.;
 - b. maximum number of employees;
 - c. maximum seating capacity, where applicable; and
 - d. number of parking spaces existing and required for the intended use.
16. Elevation plans when required by the Zoning Commission Board:

F. STANDARDS FOR REVIEW:

The Zoning Commission Board shall review the site plan and supporting documents, taking into consideration the reasonable fulfillment of the objectives listed below. Detailed design guidelines and performance standards shall be adopted by the Zoning Commission to guide decisions with respect to these objectives, and to help ensure consistency in the review of all applications.

1. Legal

Conformance with the provisions of the regulations of the Township and all applicable rules and regulations of state and federal agencies.

2. Traffic

Convenience and safety of both vehicular and pedestrian movement within the site and in relationship to adjoining ways and properties.

3. Parking

Provisions for the off-street loading and unloading of vehicles incidental to the normal operation of the establishment, adequate parking, adequate lighting, and internal traffic control.

4. Pollution Control

Adequacy of methods for sewage and refuse disposal and the protection from pollution of both surface waters and ground water. This includes minimizing soil erosion both during and after construction.

5. Nuisances

Protection of abutting properties and Township amenities from any undue

disturbance cause by excessive or unreasonable noise, smoke, vapors, dust, odors, glare, storm water, runoff, hazardous materials, etc.

6. Existing Vegetation

Minimizing the area over which existing vegetation is to be removed. Where tree removal is required, special attention shall be given to planting of replacement trees.

7. Amenities

The applicant's efforts to integrate the proposed development into the existing landscape through design features such as vegetative buffers, roadside plantings and the retention of open space and agricultural land.

ARTICLE VII

PROCEDURE FOR AMENDMENT OR DISTRICT CHANGES

SECTION 700 PROCEDURE BY LAW:

The procedure and regulations for amending this Resolution and making district changes on the zoning map shall be in accordance with Section 519.12 of the Ohio Revised Code.

SECTION 710 INITIATION OF AMENDMENT:

Amendments of supplements to the Zoning Resolution may be initiated by:

710.1 Motion of the Zoning Commission;

710.2 By applications of one or more owners or lessees or property within the area to be changed;

710.3 By passage of a Resolution by the Township Trustees, which Resolution shall be certified to the Zoning Commission for action.

SECTION 720 SUBMISSION TO HURON COUNTY PLANNING COMMISSION:

Within five (5) days, a copy of the amendment application and supporting data, shall be submitted by the Township Zoning Commission to the Huron County Planning Commission for review. The Huron County Planning Commission shall recommend approval, denial, or modification of the amendment for consideration at the Township Zoning Commission public hearing.

SECTION 730 ZONING COMMISSION PUBLIC HEARING:

The Zoning Commission shall schedule a public hearing on the proposed amendment not less than twenty (20) or more than forty (40) days from date of receipt. Notice of such

ARTICLE VII

hearing shall be given the local newspaper once at least ten (10) days before the date of the hearing.

SECTION 740 NOTICE TO PROPERTY OWNERS:

If the amendment will re-zone ten (10) or less parcels of land, written notice of the hearing shall be mailed by the Commission by the first class mail at least twenty (20) days before the date of the hearing to all owners of property within and contiguous to and directly across the street or road from such area proposed to be re-zoned or redistricted, to such addresses as appear on the County Auditor's current tax list. Notices shall set forth time and place of hearing, the nature of the proposed amendment or supplement, and a statement that the matter will be referred to the Township Trustees.

SECTION 750 ZONING COMMISSION RECOMMENDATIONS:

Within thirty (30) days after the public hearing provided for in Section 730, the Township Zoning Commission shall transmit its recommendations to the Township Trustees granting, modifying or denying the amendment request.

SECTION 760 TRUSTEES PUBLIC HEARING:

Upon receipt of the recommendation from the Zoning Commission, the Trustees shall schedule a public hearing within thirty (30) days, give ten (10) days public notice by local newspaper.

SECTION 770 ACTION BY THE TRUSTEES:

Within twenty (20) days after the hearing required by 519.12 of the Ohio Revised Code, the Township Trustees shall either adopt, modify or deny the recommendation of the Township Zoning Commission. In the event the Trustees deny or modify the recommendations of the Zoning Commission, they must do so by unanimous vote.

SECTION 780 REFERENDUM:

Such amendment adopted by the Board of Trustees shall become effective thirty (30) days after the date of such adoption unless within thirty (30) days there is presented to the Township Clerk a petition signed by a number of qualified voters residing in the township equal to not less than eight (8) per cent of the total vote cast in such area at the last preceding general election at which a Governor was elected, requesting the Trustees to submit the zoning amendment to the electors of the Township for approval or rejection at the next election.

SECTION 790 EFFECTIVE DATE:

No amendment for which such referendum vote has been requested shall be put into effect unless a majority of the vote cast on the issue is in favor of the amendment. Upon certification by the Board of Elections that the amendment has been approved by the voters, it shall take immediate effect.

ARTICLE VIII

BOARD OF ZONING APPEALS

SECTION 800 CREATION OF BOARD OF ZONING APPEALS:

A Board of Zoning Appeals is hereby created and shall have all the powers and duties prescribed by Section 519.13 of the Ohio Revised Code and this Resolution.

SECTION 810 AUTHORITY, COMPOSITION, AND APPOINTMENT:

810.0 Thereby a Board of Zoning Appeals consisting of five (5) members appointed by the Township Trustees. The Board shall include five citizens of the Township, and shall not be members of the Zoning Commission Board. Each member shall be appointed for a period of five (5) years term. In event of the death or resignation of a member, the Township Trustees shall make the appointment for the duration of the unexpired portion of the term of the member.

SECTION 820 ORGANIZATION:

The Board of Zoning Appeals shall elect a Chairman, a Vice Chairman, prescribe rules for the conduct of its affairs and appoint a Secretary who shall record Board action and votes.

SECTION 830 QUORUM:

The Board of Zoning Appeals shall require a quorum of three (3) members at all its meetings, and a concurring vote of three (3) members shall be necessary to effect any order.

SECTION 840 MEETINGS:

The Board of Zoning Appeals shall meet at the call of its Chairman or Vice Chairman acting in place of chairman, or two other members and at such regular times, as it may, by resolution, determine.

SECTION 850

The Board of Zoning Appeals chairman or acting chairman may administer oaths and compel the attendance of witnesses in all matters coming within the review of this Resolution.

SECTION 860 POWERS AND DUTIES:

860.1 To hear and decide appeals where it is alleged there is an error in any order, requirement, decision, or determination made by the Zoning Inspector in the enforcement of this Resolution.

860.2 Appeals may be taken by any person, firm or corporation, or by any officer or board of Ridgefield Township, deeming himself or those to be adversely effected by the deci-

sion of the Zoning Inspector, respecting the interpretation of the Resolution. Appeal shall be made no later than twenty (20) calendar days after the date of the grievance.

860.3 An Appeal shall stay all proceedings in furtherance of the action appealed from, unless the Zoning Inspector whose decision is appealed from shall certify to the Board of Appeals after the notice of appeal has been filed, that by reasons of facts stated in the certificate a stay would, in his opinion cause "imminent" peril to life or property. In such a case, the proceeding shall not be stayed by other than a restraining order granted by the Board of Appeals or by a Court having lawful jurisdiction.

860.4 Variance/Exceptions Where there are practical difficulties of unnecessary hardship in the way of carrying out the strict letter of this Resolution, the Board shall have the power to vary, modify or accept any of the provisions of this Resolution relating to the construction, structural changes in equipment or alteration of buildings or structures so that the spirit of this Resolution shall be observed, public safety secured and substantial justice done. In every instance of granting a variance or exception by the Board of Appeals there must be shown that:

- a. A strict application of the provisions of the Resolution would result in practical difficulties or unnecessary hardship inconsistent with general purpose and the intent of this Resolution.
- b. There are exceptional or extraordinary circumstances or conditions applying to the property involved or to the intended use or development of the property that do not apply generally to other properties or uses in the same zoning district or neighborhood.
- c. The granting of such variance or exception will not be of substantial detriment to the public interest or to the property or improvements in the district in which the variance or exception is sought, and will not materially impair the purpose of this Resolution.

ADD- d. DEFINITIONS for the distinction between a "variance" and an "exception".)

860.5 In addition the Board of Zoning Appeals may permit such modification of the yard or lot area or width regulations as may be necessary to secure the appropriate improvement of a parcel of land that is too small to be appropriately improved without such modification provided the parcel was separately owned at the time of passage of this Resolution or is adjacent to buildings that do not conform to the general restrictions applicable to their location. In granting a variance or exception the Board may impose such conditions as it may deem necessary to protect the public health, safety or welfare and to further the purpose and intent of the zoning Resolution. These conditions shall be made a part of and be attached to the required zoning permit.

860.6 CONDITIONAL USES- The board shall hear and determine all conditional use applications which possess unique or special characteristics relating to location, design, size, traffic generation and method of operation. Conditional uses although often desirable, will more intensely affect the surrounding area in which they are located, than the Permitted uses of such districts. Since this is the case, the Board shall approve an appli-

cation for a Conditional Use only when the following conditions are met:

- a. The Conditional Use is in general accord with the Ridgefield Township general land use plan.
- b. The proposed development will be in keeping with the existing land use character and physical development potential of the area and will not have undesirable effects on the surrounding area.
- c. If necessary, to accommodate certain projects, special conditions may require a greater amount of open space, entrance or exit drives, special lighting, noise control requirements, and fencing and landscaping.

860.7 In granting a Conditional Use the Zoning Appeals Board may impose such conditions as it may deem necessary to protect the public health, safety and welfare and to further the purpose and intent of this Zoning Resolution.

860.8 Temporary Mass Gatherings- Temporary mass gatherings in Ridgefield Township, shall be treated as a temporary Conditional Use, and subject to all the requirements in Section 860.6 of this Resolution.

- a. Temporary mass gatherings shall comply with the Huron County General Health District Regulation covering said type of gathering.
- b. A temporary Conditional Use Permit for said type of gathering shall be granted only after full compliance with the Appeal Procedures of Section 870 of this Resolution.
- c. No temporary mass gathering shall be held in Ridgefield Township without a temporary Conditional Use Permit, to be issued by authorization of the Ridgefield Township Zoning Board of Appeals and the required permit from the Huron County Department of Health.
- d. A penalty shall be assessed for each day, from the time of public announcement or advertisement of the temporary mass gathering, up to and including the day of issuance of the permit by Ridgefield Township. The penalty shall be a fine of \$100.00 for each day of violation.

860.9 The Board of Zoning Appeals shall not have the power to permit a use not normally permitted in a given zoning district.

860.10 SCREENING/BUFFERING:

A landscaped area may be required to screen and protect neighboring properties and passing motorists from the view of facilities buildings and parking areas of the site development, as warranted. Landscaped areas are subject to the following:

- I. Screening shall be provided for one or more of the following purposes:
 - a. A visual barrier to partially or completely obstruct the the view of structures or activities.

- b. An acoustic screen to aid in absorbing or deflecting noise.
 - c. A physical barrier to contain debris and litter.
2. Screening may consist of one of the following, or a combination of two or more, as determined by the Zoning Inspector, or Zoning Commission Board, in the event of an appeal, variance or conditional use:
- a. A solid masonry wall;
 - b. A solidly constructed decorative fence;
 - c. A louvered fence;
 - d. A dense vegetative planting;
 - e. A landscaped mounding.
3. Height of screening shall be in accordance with the following:
- a. Visual screening walls, fences, plantings or mounds shall be minimum of 5 1/2 feet high in order to accomplish the desired screening effect, except in required front yards where maximum height shall be not greater than 2 1/2 feet. Plantings shall be a minimum of 4 feet in height at the time of planting.
 - b. A dense vegetative planting with a minimum height of 4 feet at planting and a mature height of at least 5 1/2 feet or greater, or a solidly constructed decorative fence, shall be permanently maintained along the mutual boundary of an accessory parking area and adjacent land zoned for residential uses, except for the portion of such boundary located within a required front yard.
4. Screening for purposes of absorbing or deflecting noise shall have a depth of at least 25 feet of dense planting or a solid masonry wall in combination with decorative plantings. The height shall be adequate to absorb noise as determined by the applicant in relation to the nature of the use. Additional screening shall be required if the initial screening is found to be inadequate.
5. Whenever required screening is adjacent to parking area or driveways, such screening shall be protected by bumper blocks, posts or curbing to avoid damage by vehicles.
6. All screening shall be trimmed, maintained in good condition and free of advertising or other signs, except for directional signs and other signs for the efficient flow of vehicles.

SECTION 870 APPEAL PROCEDURES:

Recommended action regarding Appeals, Variances/Exceptions and Conditional Uses.

870.1 Applicant files correct form with Zoning Inspector and Board of Appeals.

870.2 Zoning Inspector transmits all relevant records to "Board".

- 870.3 "Board" schedules public hearing within twenty (20) days of filing appeal.
- 870.4 Written notice shall be sent at least ten (10) days before the hearing to all parties of interest.
- 870.5 Notice shall be published in a newspaper of general circulation within township at least ten (10) days before the hearing.
- 870.6 "Board" holds public hearing; hearing may be recessed and continued if necessary, by public announcement at the hearing.
- 870.7 "Board" shall render a decision within twenty (20) days of hearing.
- 870.8 The applicant may, if necessary, seek relief in the Huron Court of Common Pleas.

ARTICLE IX

CONSTRUCTION OF LANGUAGE AND DEFINITIONS

SECTION 900 CONSTRUCTION OF LANGUAGE:

The following rules of construction apply to the provisions of this Resolution:

- (1.) The particular shall control the general.
- (2.) In case of any difference of meaning or implication between the provisions of this Resolution and any caption or illustration, the provisions shall control.
- (3.) The word "shall" is always mandatory and not discretionary. The word "may" or "should" is permissive.
- (4.) Words used in the present tense shall include the future; and words used in the singular number shall include the plural, and the plural the singular, unless the context clearly indicates the contrary.
- (5.) The phrase "used for" includes "arranged for", "designed for", "intended for", "maintained for", or "occupied for".
- (6.) Unless the context clearly indicates the contrary, where a regulation involves two or more items, conditions, provisions, or events connected by the conjunction "and", "or", "either/or", the conjunction shall be interpreted as follows:
 - a. "And" indicates that all connected items, conditions, provisions or events shall apply.
 - b. "Or" indicates that the connected items, conditions, provisions or events may apply singly or in combination.

c. "Either/or" indicates that the connected items, conditions, provisions or events shall apply singly but not in combination.

(7.) Terms not herein defined shall have the meaning customarily assigned to them.

SECTION 900.1 DEFINITIONS:

(1A.) **ACCESSORY BUILDINGS:** A building located on property under common ownership with the principal building which is secondary in importance to the main building, including but not limited to detached garages, storage buildings, barns, shelters and decorative structures. An in ground swimming pool shall be deemed an accessory building for the purpose of this ordinance.

(1B.) **ACCESSORY USE:** Any activities which are incidental, subordinate and customarily carried on in addition to the primary use of the premises. In residential districts this shall include activities which are in the nature of a hobby or recreation and not carried on with the intent to make a profit for the land occupant. It shall also include activities related to the occupant's employment off premises that are occasionally carried on in the premises. Such activities shall not be deemed a home occupation. Accessory uses may include satellite television reception equipment or electricity producing windmills provided these shall be located only in rear yard areas and shall meet the minimum rear and side yard setback requirements for the district in which they are located.

Accessory uses shall also include:

(A.) An Accessory building 12'x 12' or less, or 144 sq. ft or less, set on a temporary foundation (temporary foundation- skids, cement block, or corner stone supports, etc.) shall be deemed an accessory use.

(B.) Above ground swimming pools, tennis courts, and other personal recreational facilities.

(C.) Off street loading and parking facilities and the storage of goods used, produced or offered for sale which shall be accessory uses in business, warehouse, or industrial districts only and subject to all regulations of the district where located.

(D.) Garage or other casual sales of personal property shall be considered an accessory use so long as they are limited to two times a year and for no longer than three days each time.

(E.) The outside storage of motor vehicles, trailers, recreational vehicles, or boats owned by residents of the premises only. Storage of any such items for non-residents of the premises, whether or not a fee is charged, shall not be deemed an accessory use. All such items shall be stored no closer to the street than the minimum front yard setback requirements of the district.

(F.) Accessory use shall include the keeping of dogs, cats, or other domesticated pets, but shall not allow the keeping of exotic or dangerous animals such as, including not limited to lions, tigers, leopards, panthers, cougars, bobcats, bears, wolves, apes, gorillas, poi-

sonous or constrictor snakes, crocodiles or alligators.

(G.) The sale of fruits or vegetables grown on the premises where sold.

(H.) Any activity which is the subject of any advertising including, but not limited to newspaper, magazine, radio, television, poster, billboard, handbills, direct mailing, year-books, telephone directory, or other publications shall not be deemed to be an accessory use.

(I.) **Home occupations.**

(J.) No zoning permit shall be required to engage in an accessory use.

(2.) **AGRICULTURE:** "Agriculture" includes farming, ranching, aquaculture, apiculture, horticulture, animal husbandry, including, but not limited to, the care and raising of livestock, equine, and fur-bearing animals; poultry husbandry and the production of poultry and poultry products; dairy production; the production of field crops, tobacco, fruits, vegetables, nursery stock, ornamental shrubs, ornamental trees, flowers, sod or mushroom, timber, pasturage; any combination of the foregoing; the processing, drying, storage and marketing of agricultural products when those activities are conducted in conjunction with, but are secondary to, such husbandry or production.

(3.) **ALLEY:** Is a public right-of-way which affords only a secondary means of access to abutting property and not intended for general traffic circulation.

(4.) **ALTERATION:** Any change, addition, alteration, or rearrangement in construction or type of occupancy, or change in the structural parts of a building such as walks, windows, partitions, columns, girders, or the moving from one location or position to another.

(5.) **BASEMENT:** Is that portion of a building which is entirely below or partially below and partially above ground level, and so located that the vertical distance from the grade to the floor below is more than the vertical distance from the grade to the ceiling above. When a basement floor is less than two feet below the ground level, it will be rated as the first story.

(6.) **BUILDING:** Is any structure designed, built, or occupied as a shelter which is permanently affixed to the land and has one or more floors and a roof. Building includes the area enclosed and unenclosed devoted to porches, stairways, fire escapes, and fixed canopies. When a structure is separated by a fire wall, each such separated portion shall be deemed a separate building. A "building" shall not include such structures as billboards, fences, radio towers, water towers, smoke stacks, grain elevators, coal bunkers, or similar structures with interior spaces not normally for human use.

(7.) **BUILDING HEIGHT:** The vertical distance measured from the established grade to the highest point of the roof, and to the average height between eaves and the ridge line of a gable, hip, or gambrel roof. Where a building is located on sloping terrain or the side of a hill, the height may be measured from the average elevation of the finished grade at the building wall.

(8.) **BUILDING LINE:** Is a line defining the minimum front, side, and rear yard set-back requirements in which no building or structure may be located, except as otherwise provided herein.

(9.) **BUILDING PRINCIPAL:** Is the building housing the principal activity performed on a lot.

(10.) **CARPORIT:** Is the accessory building or portion of a main building having a roofed space and at least one side open to the weather and designed or used for storage of motor vehicles, boats and similar vehicles owned and used by the occupants of the building.

(11.) **CENTER LINE OF STREET:** A line midway between and parallel to the two (2) street right-of-way or property lines.

(12.) **CENTRALIZED SEWER SYSTEM:** Is where individual lots are connected to a common sewerage collection system and treatment facilities whether publicly owned or privately owned.

(13.) **CENTRALIZED WATER SYSTEM:** Is where individual lots are connected to a common water distribution system and plant facilities whether publicly owned or privately owned.

(14.) **CONDITIONAL USE:** A use permitted within a district other than a permitted use, requiring approval and a permit from the Board of Zoning Appeals. These uses possess characteristics of such unique and special forms relative to location, design size, and method of operation that each specific use should be considered as an individual case.

(15.) **CORNER LOT:** A lot fronting on two (2) streets at their intersection.

(16.) **CURRENT LICENSE:** The identification plate or tag, attached to an automotive vehicle or trailer, permitting it to be used on public highways. This license is issued each year upon payment of a fee.

(17.) **DENSITY:** Is the number of dwelling units that can be developed on a given acre of land.

(18.) **DEVELOPMENT:** Is the construction of a new building or other structure on a lot, the relocation of an existing building on another lot, or the use of open land for a new use.

(19.) **DISTRICT:** Is a portion of the Township within which certain regulations and requirements or various combinations apply under the provisions of this Resolution.

(20.) **DRIVE-IN:** Is a business establishment so developed that its retail or service character is dependent on providing a driveway approach and parking spaces for motor vehicles so as to serve patrons while in the motor vehicle rather than within a building or structure.

(21.) DWELLING CLASSIFICATIONS:

1. **Stick Built (conventional construction):** A structure built completely on site, meeting the local building code.

2. **Industrialized (modular home):** A structure built completely or partially off site, meeting the basic building code of the State of Ohio.

3. **Manufactured (mobile home):** A structure built completely or partially off site, which does not meet either the local or State building code, but does meet HUD standards for manufactured homes.

(22.) DWELLING, ONE FAMILY: Is a building designed exclusively for and occupied by one (1) family.

(23.) DWELLING, TWO FAMILY: Is a building designed exclusively for or converted for occupancy by two (2) families, living independently of each other.

(24.) ERECTED: Built, constructed, altered, reconstructed, moved upon, or any physical operations on the premises which are required for construction. Excavation, fill, drainage, and the like, shall be considered a part of erections.

(25.) EXCAVATION: Includes any breaking of ground, except common household gardening and ground care.

(26.) FAMILY: Is one (1) or more persons related by marriage or immediate blood relationship living together as a single housekeeping unit and doing their cooking on the premises as distinguished from a group occupying a boarding house, lodging house, club, fraternity, hotel or motel or nursing home.

(27.) FLOOD PLAIN: That area of land adjoining a watercourse which is expected to be flooded as a result of a severe combination of weather and surface conditions.

(28.) FLOOD-WAY: The channel of a watercourse and those portions of the adjoining flood plains which are reasonably required to carry and discharge the regional flood.

(29.) FLOOR AREA-MINIMUM: For the purpose of computing the minimum allowable floor area per dwelling unit, the sum of the horizontal areas of each floor of the building shall be measured from the exterior faces of the exterior walls or from the center line of walls separating two buildings. The floor area measurement is exclusive of areas devoted to basements unfinished attics, attached garages, breezeways, and enclosed or unenclosed porches. In the case of underground homes, the total living area of the structure will be used to compute the minimum allowable floor area per dwelling unit even if it is below ground level.

(30.) FRONT YARD: The horizontal space between the building or front wall of a building and the front property line.

(31.) **GARAGE, PRIVATE:** Is an accessory building or portion of a main building, enclosed on all sides and designed or used for the storage of motor driven vehicles, boats, and similar vehicles owned and used by the occupants of the building.

(32.) **GARAGE SALE:** All sales of personal items sold to the public, such as rummage sales, porch sales, yard sales, flea markets, etc. shall fall under the Garage Sale Regulation.

(33.) **GARAGE, SERVICE REPAIR:** A place where the following services may be carried out: general repair, engine rebuilding, sale of engine fuels, rebuilding or reconditioning of motor vehicles, collision service, such as body, frame, or fender straightening and repair; overall painting and undercoating of automobiles.

(34.) **GASOLINE SERVICE STATION:** Is any area of land, including any structure or structures thereon, that is used or designed to be used for the supply of gasoline or oil or other fuel for the propulsion of motor vehicles. For the purpose of this Resolution there shall be deemed to be included within this term any area or structure used or designed to be used for greasing, polishing, washing, spraying or otherwise cleaning or servicing such motor vehicles.

(35.) **GRADE:** Is the ground elevation established for the purpose of regulating the number of stories and height of a building. The building grade shall be level on the ground adjacent to the walls of the building if the finished grade is level. If the ground is not entirely level, the grade shall be determined by compiling the average elevation of the ground for each face of the building, and taking the median of said total average.

(36.) **GREENBELT:** An open landscaped area free of buildings and structures and maintained with permanent plant materials.

(37.) **HEIGHT OF BUILDING:** The vertical distance measured from average ground level at the sides of the building to the extreme high point of the building, exclusive of chimneys and similar fixtures.

(38.) **HOME OCCUPATION:** Is any occupation conducted entirely within a dwelling unit and carried on by persons residing in the dwelling unit which use is clearly incidental and secondary to the use of the dwelling for dwelling purposes and does not involve any extension or modification of said dwelling which will alter its outward appearance as a dwelling and in connection with which there is no display of stock in trade or commodities sold except those which are produces on the premises.

(39.) **HOUSE TRAILER--** See Dwellings

(40.) **JUNK YARD:** Is the use of more than two hundred (200) square feet of the area of any lot, outside a building where waste, used or secondhand materials are bought and sold, exchanged, stored, bales, packed, disassembled-assembled, or handled including, but not limited to: scrap iron and other metals, paper, rags, rubber tires, bottles, and junked, dismantled or wrecked automobiles or parts thereof.

(41.) **LOT:** Is a parcel of land occupied or capable of being occupied by one or more buildings and the accessory buildings or uses customarily incidental to it, together with such yards, and open spaces as are required under the provisions of this Resolution. A lot may or may not be specifically designated as such on public records.

(42.) **LOT AREA:** The total horizontal area within the lot lines of the lot.

(43.) **LOT CORNER:** Is a lot at the point of intersection abutting on two or more intersecting streets, the angle of intersection not being more than one hundred and thirty-five (135) degrees.

(44.) **LOT DEPTH:** Is the horizontal distance between the street right-of-way line and rear lot line measured along the median between the side lot lines.. Where the right-of-way width is not established, it shall be assumed to be (60) feet.

(45.) **LOT, INTERIOR:** Is a lot other than a corner lot.

(46.) **LOT LINES:** Are the lines defining the limits of a lot as described below:

a. **Front Lot Line:** In case of an interior lot, it is that lot line separating said lot from the street. In the case of a corner lot, or double frontage lot, it is that line separating said lot from either street.

b. **Side Lot Line:** Is any lot line other than the front or rear lot line.

c. **Rear Lot Line:** Is that lot line opposite the front lot line. In the case of a lot pointed at the rear, the rear lot line shall be an imaginary line parallel to the front lot line, not less than thirty (30) feet long lying farthest from the front lot line and wholly within the lot.

(47.) **LOT OF RECORD:** Is a lot the dimensions of which are recorded in a document or shown on a map on file in the office of the Recorder of Huron County, or a lot described by metes and bounds, the deed to which has been recorded in a document or on a map in the office of the Recorder of Huron County, Ohio.

(48.) **LOT WIDTH:** Is the horizontal distance between the side lot lines, measured between the two points where the minimum building setback line intersects the sides lot lines.

(49.) **MANUFACTURED HOME:** A factory built structure that is manufactured or constructed under the authority of 42 United States Code Sec. 540 and is to be used as a place for human habitation, but which is not constructed or equipped with a permanent hitch or other device allowing it to be moved other than for the purpose of moving to a permanently attached to its body or frame any wheels or axles. For the purpose of this code, a "mobile home" is not considered to be a manufactured home.

Manufactured homes must comply with the following minimum standards:

a. Exterior siding shall be made of non-reflective and nonmetallic materials. Acceptable siding materials include: vinyl, wood, stucco, brick, stone or other masonry materials or any combination of these materials;

b. Color and texture of exterior materials shall be compatible with the adjacent single-family structures;

c. Except for authorized deck area, all roof structures shall be sloped and provide an eave projection of no less than six inches and no greater than thirty (30) inches;

d. All roofing material shall consist of one of the following categories: wood, shingle, wood shake, synthetic composite shingle, concrete tile. Metallic roofing surfaces shall not be permitted on the residential structure or on any garage or carport;

e. The minimum floor area for every dwelling located on a lot in any zoning district shall be 1,000 square feet, excluding the area for basements, porches, attached garages or utility rooms.

f. The minimum width of a dwelling located on a lot outside of a mobile home subdivision shall be twenty (20) feet;

g. All manufactured homes shall be placed on a permanent foundation that meets applicable building code requirements such that the floor elevation of the proposed dwelling is reasonably compatible with the floor elevations of surrounding dwelling units.

h. Manufactured homes must be approved HUD units.

(50.) **MINIMUM BUILDING SETBACK LINE:** Is a line between the front and rear lot line and parallel to the street right-of-way line as required by the minimum front yard depth in the district in which it is stated.

(51.) **MINIMUM LIVING FLOOR AREA:** For the purposes of computing the minimum allowable floor area in a residential dwelling unit, the sum of the horizontal areas of each story of the building shall be measured from the exterior faces of the exterior walls or from the center line of walls separating two buildings. The floor area measurement is exclusive of areas devoted to basements, unfinished attics, attached garages, breezeways, and enclosed and unenclosed porches. In the case of an underground home, one designed below ground level for energy efficiency, the total living area of the home even if it is below ground level, will be used to compute the minimum allowable floor area.

(52.) **MOBILE HOME:** A transportable dwelling unit suitable for year-round occupancy and containing the same water supply, waste disposal and electrical conveniences as in immobile housing. The removal of wheels, frame, and/or other equipment used in transporting said mobile home, and/or placement on a permanent foundation such as blocks, poured concrete or other materials used in permanent foundations shall be cause for reclassification to that of a permanent or immobile home.

(53.) **MOBILE HOME PARK:** Is any parcel of land where ten (10) or more independent Mobile Homes are parked for dwelling or sleeping purposes, consisting of at least ten acres.

(54.) **NONCONFORMING LOT:** Is a lot lawfully existing at the effective date of this Resolution, or amendments thereto that does not conform to the lot area or width regulations of the district in which it is located.

(55.) **NONCONFORMING STRUCTURE:** Is a structure or portion thereto lawfully existing at the effective date of this Resolution, or amendments thereto that does not conform to the area and height regulations of the district in which it is located.

(56.) **NONCONFORMING USE:** Is a use lawfully existing at the time of the enactment

of this Resolution and which does not conform to the use provisions of the district in which it is located.

(57.) **OFF-STREET-PARKING LOT:** Is a facility providing vehicular parking spaces along with adequate drives and aisles, off the street and outside the right-of-way line, for maneuvering and providing entrances and exits so as to provide parking for more than two (2) vehicles.

(58.) **PARKING SPACE:** Is an area of definite length and width, exclusive of aisles and drives or entrances giving access thereto and fully accessible for the storage of permitted motor vehicles.

(59.) **PERCOLATION TEST:** A test required by the Huron County Dept. of Health, as a measure of the ability of any given type of soil to absorb a definite quantity of water, as measured in inches per hour.

(60.) **PUBLIC UTILITY:** Is any person, firm, corporation, governmental agency or board fully authorized to furnish and furnishing under governmental regulations to the public, electricity, gas, steam, telephone, telegraphy, transportation, sewer, water, T.V. cable or other utilities.

(61.) **RECREATIONAL VEHICLE:** A portable, self-propelled or non-self-propelled, self-contained vehicle designed or intended to be used as temporary sleeping or living quarters. Recreational vehicles shall include travel trailers, tent campers, truck campers and motor homes.

(62.) **RESIDENCE (DWELLING):** A house or mobile home used by a family as a dwelling place or place of lodging.

(63.) **SIGN:** Is any card, cloth, paper, metal, painted glass, wood, plaster, stone, or other sign of any kind or character whatsoever which shall be used to attract attention to any object, product, place, activity, person, institution, organization, or business. The term "place" shall include erecting, constructing, posting, painting, printing, tacking, nailing, gluing, stacking, carrying, or fastening or making visible in any manner whatsoever. For the purposes of this Resolution the word "sign" shall not include the flag, pennant, lodge, or insignia of any government, religious, educational or similar organization.

(64.) **SOIL TYPE:** A particular type of earth with certain characteristics, including density, percentage of sand, clay, organic matter and water.

(65.) **STORY:** Is that part of a building included between the surface of one floor and the surface of the next floor above, or if there is not a floor above, then the ceiling next above. A basement is not considered to be a story if the basement is at least two feet below ground level.

(66.) **STREET:** Is a right-of-way which affords the principal means of access to abutting property and which has been dedicated or decided to the public use and accepted by the city or village, Huron County and the Township of Ridgfield.

(67.) **STRUCTURE:** Is anything constructed or erected which requires location on or below the ground, or attachment to something having a location on or below the ground.

(68.) **SUITABLE DRAINAGE:** As used in this Resolution; The classes of ditches and streams carrying away excess water from the land as shown on the Official Huron County Soil Survey Map. Intermittent flow- - dashed or dotted blue lines. Regular flow- solid blue lines or narrow blue bands.

(69.) **SWIMMING POOLS:** Swimming pools are herein defined for purposes of this Resolution, as any volume of water which is specifically contained in its enclosure for the purposes of swimming, and which is located outside of any building. Farm ponds, pools, and lakes developed as landscape design features, shall be excluded.

(70.) **TEMPORARY BUILDING OR USE:** Is a building or use permitted by the Board of Zoning Appeals to exist during periods of construction of the principal building or use, or for special events.

(71.) **TEMPORARY MASS GATHERING:** means an assembly of 500 or more people for a limited time which is not sponsored by the state or any of its political subdivisions nor any agency of either and which continues for twelve hours or more in a place which is not designed and constructed for such type assembly and is not a camp, trailer park, travel trailer park or travel trailer overnight port as defined in the Ohio Sanitary Code and is not a motel or hotel as defined in section 3731.01 of the Ohio Revised Code.

(72.) **UNDERGROUND HOMES:** Buildings that are constructed below the surface of the ground that serve as the principal living area for a person or persons.

(73.) **USE:** Is the principal purpose for which land, or a building is arranged, designed, or intended, or for which land or a building is or may be occupied.

(74.) **WILD ANIMALS:** Animals normally kept in secure captivity and displayed by zoos, circuses, and animal shows.

(75.) **YARDS:** The open spaces on the same lot as the principal building, unoccupied and unobstructed from the ground upward and further defined as follows:

a. **FRONT YARD:** Is an open space extending the full width of the lot, the depth of which is the minimum horizontal distance between the street right-of-way line and the nearest point of the principal building.

b. **SIDE YARD:** Is an open space between the side lot line and the principal building, extending from the front yard to the rear yard, the width of which is the minimum horizontal distance from the nearest point on the side lot line to the nearest point of the principal building.

c. **REAR YARD:** Is an open space extending the full width of the lot, the depth of which is the minimum horizontal distance between the rear lot line and the nearest point of the principal building.

(76.) **ZONING, EXCEPTION AND VARIANCE:**

A. **EXCEPTION:** An exception is a use permitted only after review of an applica-

tion by the Zoning Commission Board, such review being necessary because the provisions of this Resolution covering conditions, precedent or subsequent, are not precise enough to cover all applications with interpretation, and such review is required by the Resolution.

B. VARIANCE: Is defined as a modification of the literal provisions of the Zoning Resolution granted when strict enforcement of the Resolution would cause undue hardship owing to circumstances unique to the individual property for which the variance is granted.

The crucial factors of a variance are undue hardships and unique circumstances applying to the property. A variance is not justified unless both elements are present in the case.

The **EXCEPTION** differs from the **VARIANCE** in several respects. An exception does not require "undue hardship" in order to be allowed. The exceptions, as stated within applicable provisions of the Resolution, are a form of "special approval" or review by the Zoning Commission Board.

(77.) ZONING PERMIT/CERTIFICATE OF COMPLIANCE: A two part form used by the Zoning Inspector. The first part authorizes the use of land or the construction of the buildings. The second part certifies the requirements of the permit have been satisfactorily met.

RINGELMANN SMOKE CHART

(Revision of I.C.6888)

by Rudolf Kudlich (Revised by L.R. Burdick)

SUMMARY

The Ringelmann Smoke Chart fulfills an important need in smoke abatement work and certain problems in the combustion of fuels. A knowledge of its history and method of preparation is, therefore, of interest to many. Since instructions on its use are not shown on the recent edition of the chart, those included in this revision of the previous information circular, by Rudolf Kudlich, now are a necessary complement to the chart. More detail regarding the use of the chart is included than was given in the earlier manuscript.

INTRODUCTION

The Ringelmann Smoke Chart, giving shades of gray by which the density of columns of smoke rising from stacks may be compared, was developed by a Professor Ringelmann of Paris. Maximilian Ringelmann, born in 1861, was professor of agricultural engineering at l'Institut National Agronomique and Director de la Station d'Essais de Machines in Paris in 1888, and held those positions for many years thereafter.

The chart apparently was introduced into the United States by William Kent in an article published in "Engineering News" of November 11, 1897, with a comment that he had learned of it in a private communication from a Bryan Donkin of London. It was said to have come into somewhat extensive use in Europe by that time Kent proposed in 1899 that it be accepted as the standard measure of smoke density in the standard code for power-plant testing that was being formulated by the American Society of Mechanical Engineers.

The Ringelmann Chart was used by the engineers of the Technologic Branch of the Federal Geological survey (which later formed the nucleus of the present Bureau of Mines) in their studies of smokeless combustion beginning at St. Louis in 1904, and by 1910 had been recognized officially in the smoke ordinance for Boston passed by the Massachusetts Legislature.

The chart is now used as a device for determining whether emissions of smoke are within limits of standards of permissibility (statutes and ordinances) established and expressed with reference to the chart. It is widely used by law-enforcement or compliance officers in jurisdictions that have adopted standards based upon the chart.

In 1908 copies of the chart were prepared by the Technologic Branch of the Federal Geological Survey for use by its fuel engineers and for public distribution. Upon its organization in 1910, the Bureau of Mines assumed this service together with the other fuel-testing activities of the Technologic Branch.

Additional copies of the chart may be obtained free by applying to the Publications

DESCRIPTION AND METHOD OF PREPARING THE CHART

The Ringelmann system is virtually a scheme whereby graduated shades of gray, varying by five equal steps between white and black, may be accurately reproduced by means of a rectangular grill of black lines of definite width and spacing on a white background. The rule given by Professor Ringelmann by which the charts may be reproduced is as follows:

Card 0 - All white.

Card 1 - Black lines 1 mm. thick, 10 mm. apart, leaving white spaces 9 mm. square.

Card 2 - Lines 2.3 mm. thick, spaces 7.7 mm. square.

Card 3 - Lines 3.7 mm. thick, spaces 6.3 mm. square.

Card 4 - Lines 5.5 mm. thick, spaces 4.5 mm. square.

Card 5 - All Black.

The chart, as distributed by the Bureau of Mines, provides the shades of cards 1, 2, 3, and 4 on a single sheet, which are known as Ringelmann No. 1, 2, 3, and 4, respectively.

USE OF CHART

To learn to use the chart, it is supported on a level with the eye, at such a distance from the observer that the lines on the chart merge into shades of gray, and nearly as possible in line with the stack. The observer glances from the smoke, as it issues from the stack, to the chart and notes the number of the chart most nearly corresponding with the shade of the smoke, then records this number with the time of observation. A clear stack is recorded as No. 0, and 100 percent black smoke as No. 5.

To determine average smoke emission over a relatively long period of time, such as an hour, observations are usually repeated at one-fourth or one-half minute intervals. The readings are then reduced to the total equivalent of No. 1 smoke as a standard. No. 1 smoke being considered as 20 percent dense the percentage "density" of the smoke for the entire period of observation is obtained by the formula:

$$\frac{\text{Equivalent units of No. 1 smoke} \times 0.02}{\text{Number of observations}} = \text{percentage smoke density.}$$

Figure 1 shows a convenient form for recording and computing the percentage of smoke density. This procedure is often used on acceptance tests of fuel-burning equipment.

The timing and extent of observations made for the purpose of determining compliance with a local smoke abatement ordinance depends upon the wording and smoke limitations of the ordinance.

There are two general methods of using the chart. One is for the observer to make actual reference to it, as previously described, while judging the smoke shade.

The other method is based on the fact that, with proper experience, it is unnecessary for an observer to continue to refer to the chart. By repeated refer to the chart, during a suitable training period, the shades on the Ringelmann scale become fixed in the observer's

memory. Hence, the chart is used by most cities only for training and examination of smoke inspectors, before certification that they are proficient in judging smoke shade on the Ringelmann scale without referring to the chart. Since smoke-shade observations by inspectors, thus trained and certified, are easily made and are accepted as evidence in courts, this latter method of using the chart if preferred by most authorities.

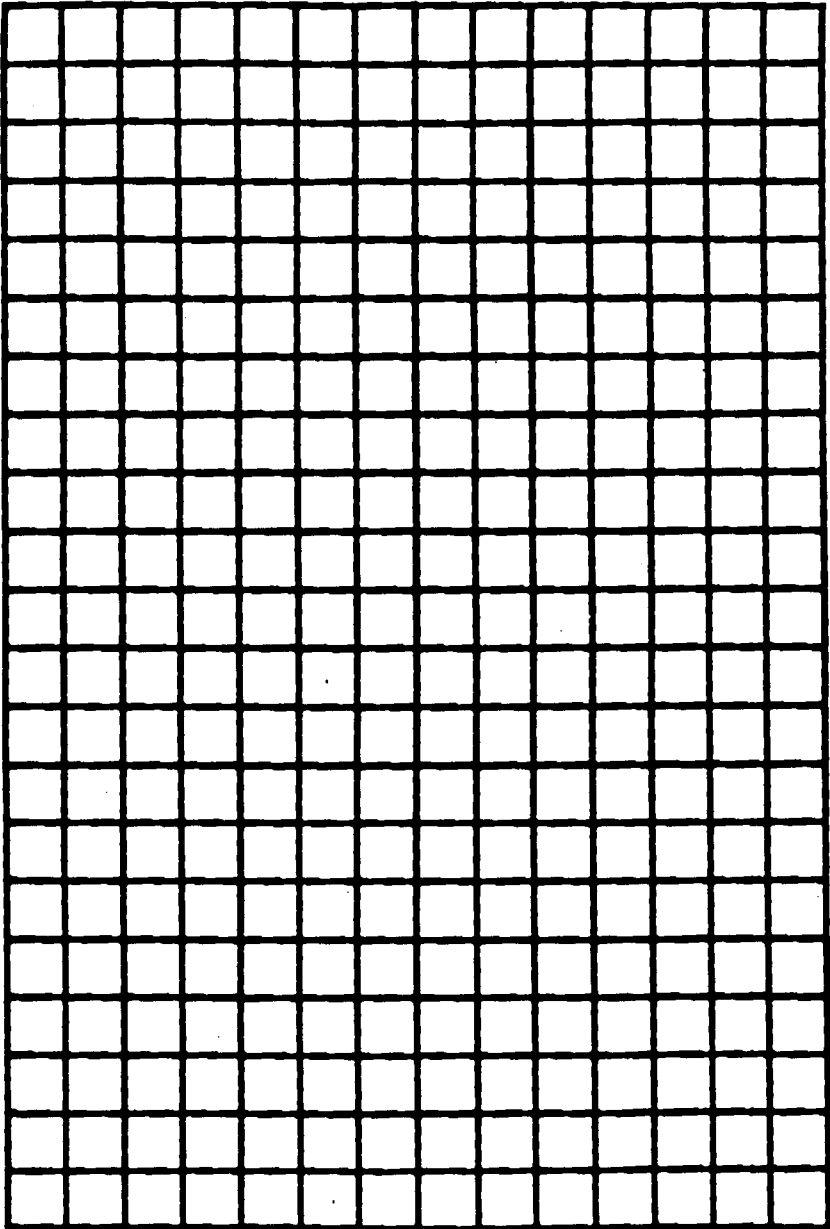
Location

Hour 9:00-10:00 A.M. Date

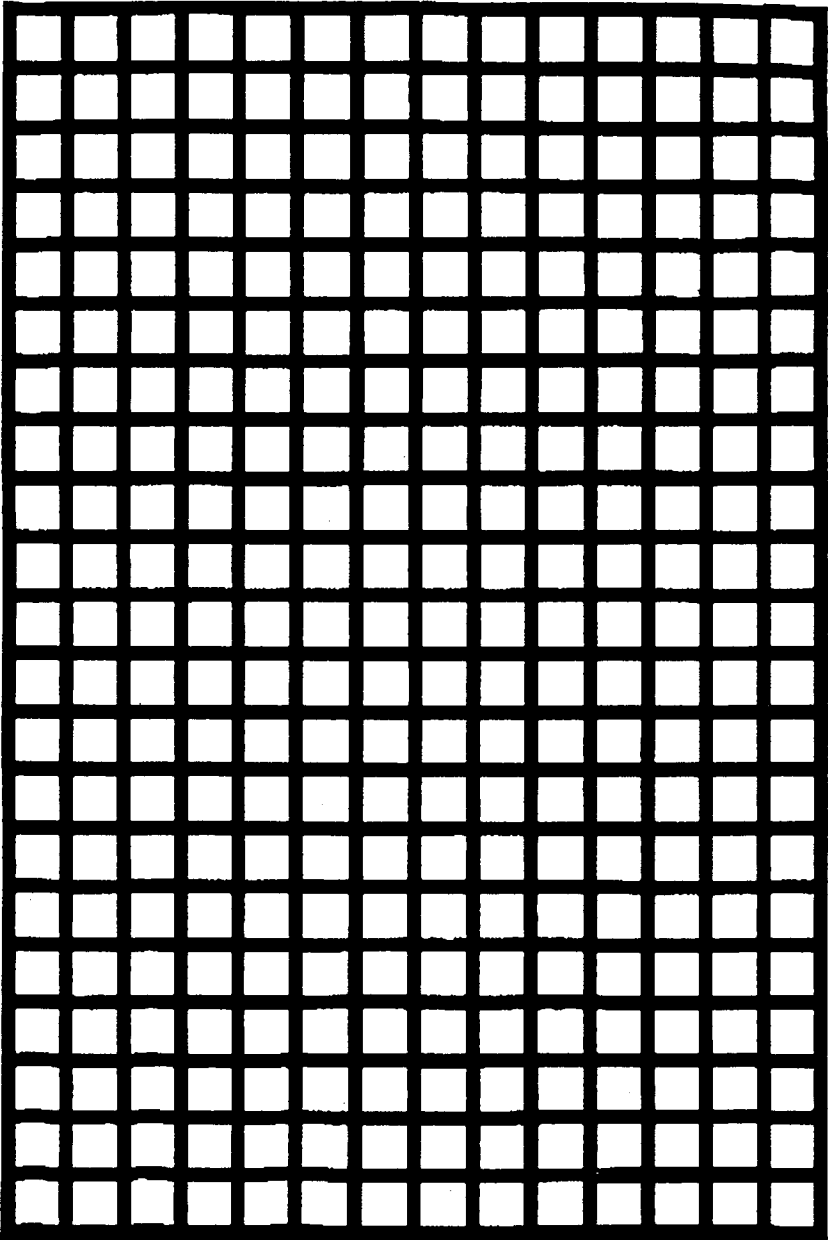
9	0	1/4	1/2	3/4		0	1/4	1/2	3/4		Point of observation
0	-	-	-	-	30	1	1	1	1		
1	-	-	-	-	31	1	1	1	1	
2	-	-	-	-	32	-	-	-	-		
3	1	1	1	1	33	-	-	-	-		Distance to stack
4	1	1	1	1	34	-	-	-	-		
5	2	2	2	2	35	1	1	1	1		Direction of stack
6	2	3	3	3	36	1	1	1	1		
7	3	3	3	3	37	1	1	1	1		Direction of wind
8	2	2	1	1	38	1	1	-	-		
9	1	1	-	-	39	-	-	-	-		Velocity of wind
10	-	-	-	-	40	-	-	-	-		Equiv. No. 1 Units
11	-	-	-	-	41	-	-	-	-		.7. Units No. 535.....
12	-	-	-	-	42	-	-	-	-		
13	-	-	-	-	43	-	-	-	-		.7. Units No. 428.....
14	-	-	-	-	44	1	1	2	2		
15	-	-	-	-	45	2	2	3	3		.7. Units No. 381.....
16	-	-	-	-	46	3	3	3	3		
17	-	-	-	-	47	3	3	4	3		.34. Units No. 268.....
18	-	-	-	-	48	2	2	2	2		
19	2	2	2	2	49	2	2	2	2		.52. Units No. 152.....
20	2	2	2	2	50	2	1	1	1		
21	2	2	2	2	51	1	1	1	1		.13. Units No. 09.....
22	3	3	3	3	52	1	1	1	-		
23	3	4	4	4	53	-	-	-	-		.240. Units264.....
24	4	5	5	5	54	-	-	-	-		
25	5	5	5	5	55	-	-	-	-		.264 x 20% =
26	4	4	3	3	56	-	-	-	-		$\frac{264}{240}$
27	3	3	3	3	57	-	-	-	-		
28	2	2	1	1	58	-	-	-	-	22%..... Smoke density
29	1	1	1	1	59	-	-	-	-		

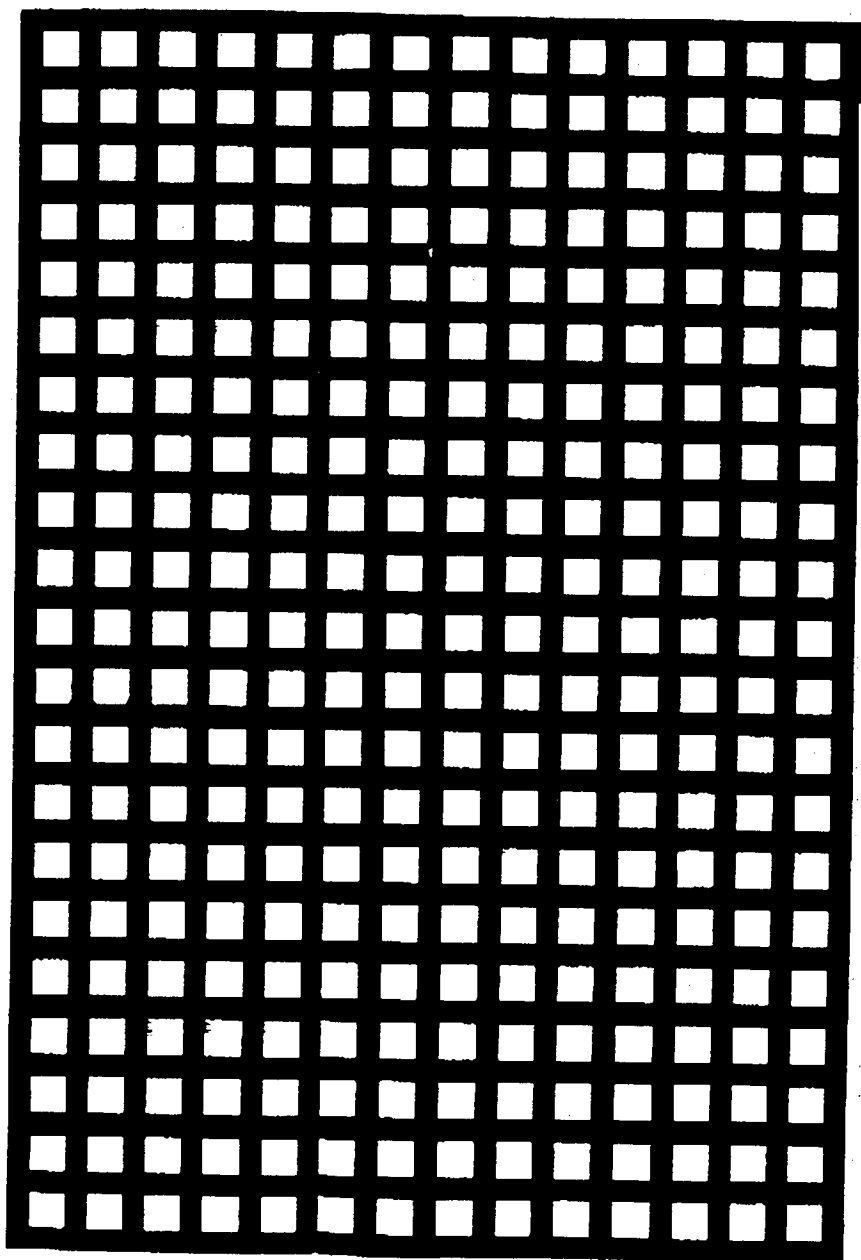
Observer

Checked by



1. EQUIVALENT TO 20 PERCENT BLACK.





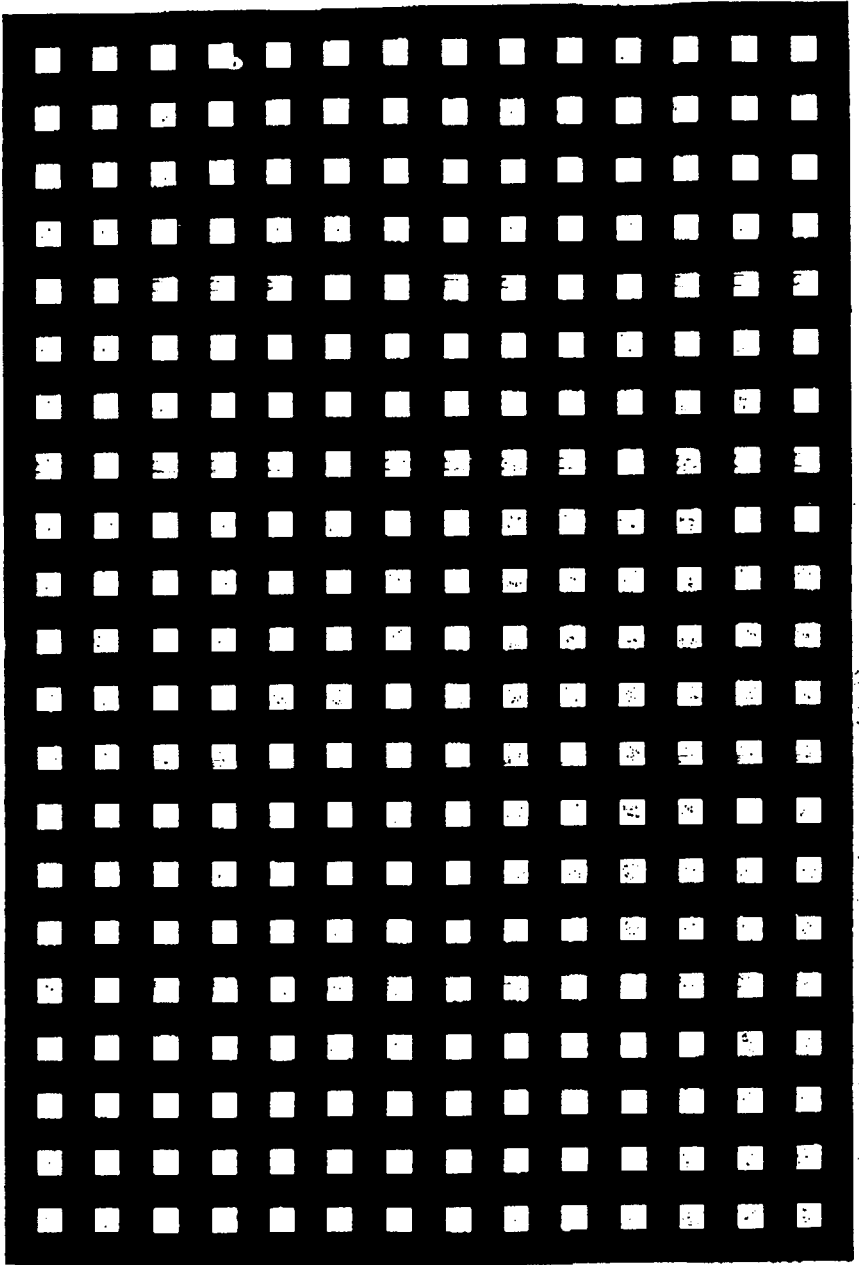


TABLE A-2

**HURON COUNTY SOILS BY MAPPING UNIT NAMES AND DEVELOPMENT
POTENTIAL GROUPS**

Group AA - Bg, BK; Bogart - B1, Bm, Bn, Bo; Chili- Cv, Cw, Cy, C3, C4, C5, C6, C8,
C10; Mentor - Mf, Mh; Olney - Oa, Oc, Oc, Oh, of; Ottawa - Op, Os; Ruggles - Rh,
Rk, R1; Wooster - W1, Wm, Wo, Ws

Group A - Relatively Favorable Soils

Alexandria - As, Ab, Ac, Af, Ag, Ah; Cardington - Ch, Cn, Co, Ck, Cl;
Canfield - Cc, Cf, Cg; Miami - Mk, Ml, Glenfor - Gb, Bc; Painsville - Pa, Pb, Pc, Pc,
Pf, Pg

Group B - Steep Soils 8 - 18 % Slopes

Alexandria - Ac, Ad; Cardington - Ci, Cj; Ottawa - On; Wooster - Wn
Painsville - Pd; Ellsworth - Eb, Steepland - Sb; Olney - Ob

Group C - Seasonally Wet Soils

Bennington - Ba, Bb, Bc, Bc, Bf; Olmstead - Ok, O1; Condit - C12, C13, Wilmer - Wg,
Wh, Wk; Mahoning - Mb, Mc; Fitchville - Fb; Ravenna - Ra, Rb; Reynolds - Rc;
Vaughnsville - Va

Group D - Wet, Skrink-Swell Soils

Brookston - Bp; Canadice - C; Canadaca - Ca, Cb, Cd; Crosby - C14 Lorain - Lf, Lg,
Lh; Luray - Frics - Fd; Miner - Mp; Monroeville - Mr, Ms, Mt, Mu; Trumbull - Ta;
Marngo, Miner & Washtenaw - Md; Marcngo - Mc; Ellsworth - Ec, Ed; Chippewa -
C11

Group E - Shallow to Bedrock Soils

Berrien - Bh; Fitchville - Fc; Millsdale - Mm; Milton - Mn, Mo; Loudonville - Lo, Lm;
Prout Pk

ARTICLE X

VALIDITY AND SEVERABILITY

If any article, section, paragraph, sentence or phrase of this Resolution is for any reason held to be invalid by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Resolution.

ARTICLE XI

EFFECTIVE DATE

This Resolution shall become effective from and after the date of its approval and adoption, as provided by law.

ADOPTED August 23, 1994

Date

RIDGEFIELD TOWNSHIP TRUSTEES

RIDGEFIELD TOWNSHIP TRUSTEES

William A. Scholz

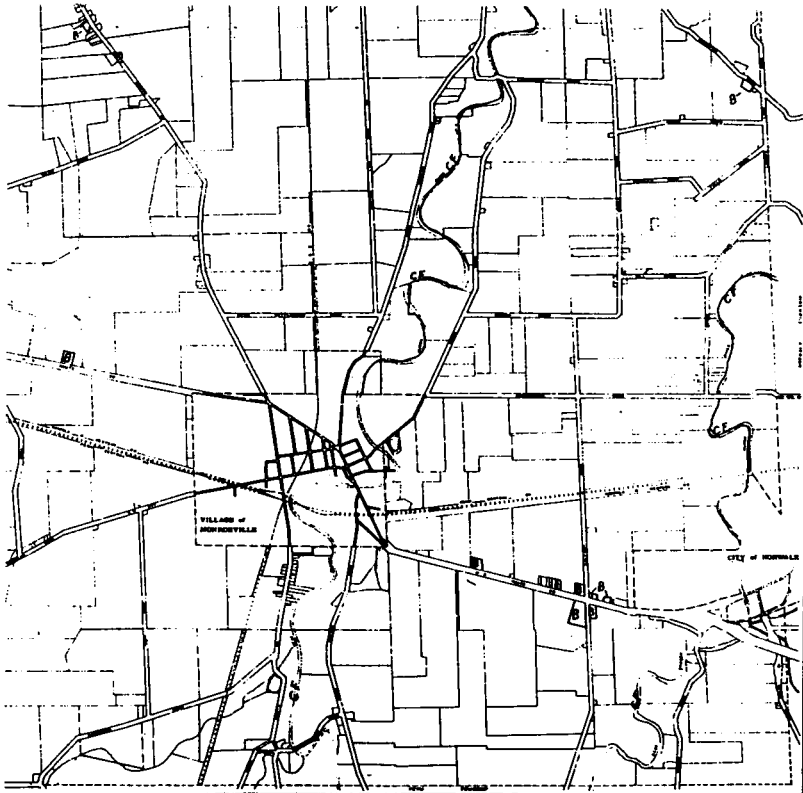
Harold A. Schaper

Paul W. Stieber

ATTEST

Karen A. Davis
Clerk

ARTICLE X



**B - BUSINESS
 COMMERCIAL**
**CF - CONSERVATION
 FLOOD PLAIN**
**I - INDUSTRIAL
 MANUFACTURING**

