

Zoning Resolution for Ridgefield Township

Huron County, Ohio

JULY 21, 2026

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Huron County, Ohio

2026

Preamble

This is a resolution providing for the zoning of the unincorporated area of Ridgefield Township, Huron County, Ohio, in accordance with the authority and intent of the Ohio Revised Code, Sections 519.01 to 519.99 inclusive, by regulating the size, location, height, and use of buildings and structures, the area and dimension of the unincorporated area of the township into zones or districts of such number, size, and shape as are deemed best suited to carry out said purposes and prescribing penalties and proceedings for the administration and enforcement of this resolution.

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

Should any section or provision of this Resolution be declared by a court of competent jurisdiction to be unconstitutional, or otherwise invalid, such decision shall not affect the validity of the Resolution as a whole, or any 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. This 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 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 herein means the Comprehensive Development Plan for Huron County, Ohio, or subsequent categories, development goals and policies more relevant to the development of Ridgefield Township, Huron County, Ohio.

The unincorporated area of the Township shall be and is hereby divided into the following districts:

Residential – R
Commercial – C
Industrial – I

Section 200.1: Schedule of Regulations of Size and Area by Zoning District

District Use	Minimum Lot Requirements		Minimum Yard Setback			Floor Area	Height Max
	Area (Per. Acre)	Width (frontage ft.)	Front (ft.)	Side (ft.)	Rear (ft.)	Per Unit (Sq. Ft.)	Per Structure
Residential	1.5	150'	75' Centerline of State Route 65' centerline all other roadways	25'	25'	800 on first floor	35'
Commercial	1.5	150'	75' Off Road Right-of Way	25'	25'	800	35'
Industrial	10	1000'	75' Off Road Right-of Way	150'	150'	N/A	35'

Section 201: Agriculture

Land in any district may be used for agriculture purposes. No zoning certificate shall be required for the construction of buildings incident to the use for agricultural purposes of the land on which the buildings shall be located.

"Agriculture" shall include farming; ranching; algaculture meaning the farming of algae; aquaculture; apiculture; horticulture; viticulture; 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 mushrooms; timber; pasturage; any combination of the foregoing; and 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.

Roadside stands and farm markets for the sale of products grown on your own land in Ridgefield Township shall conform to the following regulations:

1. Such stands are not in the road right-of-way.
2. Such stands are at least thirty (30) feet back from the traveled portion of the road.
3. Adequate facilities are maintained for off-the-road parking of customers' vehicles.

Section 202: Residential District

Section 202.1: Purpose

The "R" Residential District is established in recognition that sections of the Township include low to moderate density residential developments and tracts of land.

Section 202.2: Permitted Uses

1. One Family Dwellings
2. Two Family Dwellings
3. Accessory buildings, automobile parking spaces, and temporary buildings and structures, appurtenant to a residential dwelling, as regulated in Article IV, General Provisions, of this Resolution

Section 202.3: Conditionally Permitted Uses (Residential District)

The following uses shall only be considered permitted uses within a Residential District upon the approval of the Board of Zoning Appeals for Ridgefield Township, Huron County, Ohio:

1. CELLULAR TELEPHONE COMMUNICATIONS TOWERS AND SOLAR FIELDS
 - a. TELECOMMUNICATIONS TOWERS

1. Purpose

a. The purpose of this Section is to provide regulations for the installation, maintenance, and removal of wireless telecommunication facilities within Ridgefield Township, Huron County, Ohio and to provide telecommunications providers with adequate and reasonably equivalent opportunities to provide telecommunications services within the Township and surrounding communities. It is the intent of these regulations to:

1. Protect the health and safety of Township residents by minimizing any potentially adverse health and/or safety impacts;
2. Minimize adverse visual impacts on adjacent properties;
3. Protect property values within the Township;
4. Ensure to the greatest extent possible that wireless telecommunications facilities are compatible with surrounding land uses; and
5. Promote co-location as a means of maximizing the use of existing and proposed towers and minimizing the need for separate wireless telecommunication facilities.

2. DEFINITIONS: As used within this section, the following mean:

Co-location: The use of a wireless telecommunications facility by more than one wireless telecommunications provider.

Lattice tower: A support structure constructed of vertical metal struts and cross braces forming a triangular or square structure which often tapers from the foundation to the top.

Monopole: A support structure constructed of a single, self-supporting hollow metal tube securely anchored to a foundation.

Telecommunications: The technology which enables information to be exchanged through the transmission of voice, video, or data signals by means of electrical or electromagnetic systems.

Wireless telecommunications antenna: The physical device through which electromagnetic, wireless telecommunications signals authorized by the Federal Communications Commission are transmitted or received. Antennas used by amateur radio operators are excluded from this definition.

Wireless telecommunications facility: A facility consisting of the equipment and structures involved in receiving telecommunications or radio signals from a mobile radio communications source and transmitting those signals to a central switching computer which connects the mobile unit with the land-based telephone lines.

Wireless telecommunications tower: A structure intended to support equipment used to transmit and/or receive telecommunications signals including monopoles, guyed, and lattice construction steel structures.

3. PERMIT REQUIRED

Except in accordance with Ohio Revised Code Section 519.211 and the provisions of this section, no person shall in an area zoned Residential or Commercial, locate, erect, construct, reconstruct, change, alter, use, or enlarge any wireless telecommunication tower. Whenever a notice has been received or an objection has been lodged, in the manner prescribed in Ohio Revised Code Section 519.211, regarding a wireless telecommunication tower in an area zoned Residential or Commercial, the Board of Zoning Appeals, shall, upon proper application and hearing as set forth in this Zoning Resolution, have the power to issue at its discretion a Conditional Zoning Certificate allowing the construction, location, erection, reconstruction, change, alteration or enlargement of such wireless telecommunication tower if it finds that the applicant has satisfied all of the applicable requirements hereof.

4. APPLICATION REQUIREMENTS

Requests for a Conditional Use Zoning Certificate to install a wireless telecommunication facility in an area zoned Residential or Commercial, shall be filed through the Zoning Inspector to the Board of Zoning Appeals in conformance with the provisions of this Zoning Resolution. In addition to the application requirements set forth elsewhere in this Resolution, the following additional requirements shall apply to all applications for wireless telecommunication facilities:

- I. A locator map which shall contain the following:
 - a. The location of all the applicant's existing facilities within a radius of one (1) mile of the proposed location of the telecommunications tower.
 - b. The general location of planned future facilities within a radius of one (1) mile of the proposed location of the telecommunications tower
 - c. For each location of the applicant's existing facilities within a radius of one (1) mile of the proposed location of the telecommunications tower, there shall be listed:
 - i. the type and size of tower at each location
 - ii. the type of equipment located or proposed on each tower;
 - iii. the space available on the tower for additional equipment; and
 - iv. a site plan depicting any parcels on which any existing or proposed tower(s), antenna(s) or equipment is currently or is proposed to be located.
- II. A scaled and dimensioned site plan for the facility that is being proposed, containing the following:
 - a. the location, type and size of existing and proposed towers, antennas and equipment located or to be located at the site;
 - b. the location of existing and proposed buildings and structures, access drives, circulation and parking areas;

- c. detailed drawings of the landscape screening plan and related design standards;
- d. on-site land uses, structures and zoning district, and adjacent land uses, structures and zoning districts;
- e. setbacks from property lines and dwellings within 600 feet of the proposed tower;
- f. legal description of the lot on which the tower is to be sited; and
- g. any other information necessary to assess compliance with this section.

III. A written certification from a Professional Engineer stipulating:

- a. that the tower's design is structurally sound and in compliance with all applicable federal, state and local building codes;
- b. that the equipment placed on the tower and at the site complies with all current FCC regulations; and
- c. that the tower will, to the extent possible, accommodate co-location of additional wireless communication antennas for future use, with a statement as to the number of antennas capable of being accommodated and the ultimate height needed for the stated co-location capacity; or, alternatively, an explanation as to the reasons why the tower will not be constructed to accommodate co-location.

I. GENERAL REQUIREMENTS FOR ALL TELECOMMUNICATIONS TOWERS

- 1. The applicant or tower provider shall demonstrate that the proposed tower location in a residential area is essential to service the applicant's service area and that there are no alternative sites in any other commercial, industrial, or exclusively agricultural areas. If another tower or tall structure is technically suitable, the applicant must show that a reasonable request to co-locate was made and that such request was rejected. "Tall structures" shall include smokestacks, water towers, electric transmission towers, existing antenna support structures or other telecommunications towers, utility buildings and structures over forty-eight (48) feet in height.
- 2. The owner/operator shall remove a tower within one hundred eighty (180) days after the tower's use is discontinued.

II. DEVELOPMENT STANDARDS FOR ALL TELECOMMUNICATIONS TOWERS

- 1. No telecommunications tower shall be permitted to be located in any platted subdivision approved under Sections 711.05, 711.09 or 711.10 of the Ohio Revised Code, or in any area consisting of fifteen (15) or more lots approved under Section 711.131 of the Ohio Revised Code that are contiguous to one another or some of which are contiguous to one another and adjacent to one side of a dedicated public road, and the balance of which are contiguous to one another and adjacent to the opposite side of the same dedicated public road, when at least thirty-five percent (35%) of the lots within such subdivision or area are developed with at least one (1) dwelling unit.

2. The maximum height of a tower proposed for one (1) antenna facility for use by a single telecommunications provider shall be 100 feet. The maximum height of a tower proposed for multiple antenna facilities for shared use by multiple telecommunications providers shall be as follows:
 - a. Towers proposed for and designed to support the co-location of a total of two antenna facilities – 115 feet;
 - b. Towers proposed for and designed to support the co-location of a total of three antenna facilities – 130 feet; and
 - c. Towers proposed for and designed to support the co-location of four or more antenna facilities – 145 feet.
3. Tower height shall be the distance measured from the base of the tower, at grade, to the highest point on the tower, including any antenna. Grade shall be determined as the elevation of the natural or existing topography of the ground level prior to construction of the tower.
4. The tower base shall not be placed closer than the sum of height of the tower plus forty feet from any existing residential dwelling unit located on a lot contiguous to or directly across the street from the lot on which the tower is proposed to be constructed.
5. A tower base shall be located no closer to any lot line than the distance equal to the height of the proposed tower. Any stabilization structures shall be located no closer to any lot line than 50 feet.
6. The tower base shall be located no closer to a street right-of-way than the height of the tower plus ten feet.
7. Reasonable and safe access and circulation shall be provided to the tower. The location and design of the access drive and circulation areas shall be subject to review and comment by the Fire Chief (or the Chief's designee) of the fire department providing primary fire service to that area of the Township and shall be constructed of suitable width and road materials as determined by the Board of Zoning Appeals to allow emergency vehicles year-round access to the area and to prevent mud deposits on public roads.
8. Security fencing shall be provided to prevent uncontrolled access to the tower site. The tower shall be screened by an eight (8) foot high fence or barrier. A continuous evergreen hedge, trees or similar natural landscape materials of a size, type, area, and design deemed appropriate by the Board of Zoning Appeals shall be placed outside of and along the fence or barrier. Any solid fence or barrier shall contain no advertising, but may contain one small identification sign not to exceed three square feet in size showing the names of companies with facilities at the site and their respective twenty-four (24) hour emergency telephone numbers.

9. The tower and related screening shall, to the extent practicable, be designed to be aesthetically and architecturally compatible with the surrounding environment. The tower shall not contain, or be illuminated by artificial lights, beacons, or strobes, unless otherwise required by the Federal Aviation Administration (FAA) or the Federal Communications Commission (FCC). Any required illumination shall be fully disclosed on the site plan and any lighting for security purposes shall be permitted only with the prior approval of the Board of Zoning Appeals to ensure that it will not disturb adjoining properties.
10. Unless otherwise approved by the Board of Zoning Appeals, the tower shall be of a monopole design.
11. No advertising is permitted anywhere on the tower.
12. Where the tower is located on a property which is not owned by the tower operator, the applicant shall present documentation that the owner of the property has approved the application.
13. The applicant shall provide a signed statement indicating that he or she agrees to allow for the potential co-location of other antenna facilities to the extent possible, until said tower has reached full antenna capacity.
14. A telecommunications antenna may be attached to a nonresidential building or structure that is permitted in the district, provided that the tower's height does not exceed twenty (20) feet above the existing building or structure to which the tower is attached.
15. If the applicant proposes to construct a separate equipment shelter on the site, the equipment shelter shall be shown on the site plan, be designed to be aesthetically and architecturally compatible with the surrounding environment, be located completely within the fenced area of the site, and be in compliance with the accessory building regulations of the district in which it is to be located.
16. All disturbed areas are to be fine-graded, seeded and mulched upon completion of construction.
17. Towers and sites shall be so designed so as to permit co-location by at least two (2) additional providers of telecommunications services.
18. The minimum separation between wireless telecommunications towers shall be one thousand feet (1,000').
19. No wireless telecommunications tower shall be located less than five hundred feet (500') or 110% of the height of the tower, whichever is greater, from an existing residential dwelling.

III. ABANDONMENT AND REMOVAL AGREEMENT

The owner or operator of the wireless telecommunication facility shall submit an agreement to notify the Township Zoning Inspector within thirty (30) days of permanently ceasing operation of a permitted facility and to remove a nonfunctioning facility within six (6) months of ceasing its use. All costs associated with demolition and/or removal of the tower and associated equipment and buildings shall be borne by the most recent tower operator of record unless such costs are the contractual or legal responsibility of another party. If the owner fails to remove a tower in the time provided in this section, the said agreement shall authorize the Zoning Inspector to cause the demolition and removal of the tower and recover the costs of demolition and removal from the applicant and/or property owner. The owner or operator of the wireless telecommunication facility shall provide for a cash or surety bond at the minimum rate of \$250.00 per vertical foot from the natural grade in order to assure that funds are available for the demolition and the removal of the tower if it should become necessary.

b. SOLAR FIELD

I. DEFINITIONS: as used within this section, the following mean:

Small solar facility: means solar panels and associated facilities with a **NO** interconnection to the electrical grid and designed for, or capable of, operation at an aggregate capacity of less than fifty megawatts.

Integrated Solar Energy Systems: means a solar energy system that is incorporated into or replaces standard building materials and does not have mounting equipment. For example, these systems may include materials that replace traditional roofing, shingle, or siding materials, awnings, canopies, skylights, or windows.

Rooftop Solar Energy Systems: means a solar energy system that is mounted to a structure or building's roof on racks.

Solar Energy: means radiant energy (direct, diffused, or reflected) received from the sun that can be collected and converted into thermal or electrical energy.

Solar Energy System: means a system and associated facilities that collect Solar Energy, which may include, but is not limited to, an Integrated Solar Energy System, or Rooftop Solar Energy System.

II. CONDITIONALLY PERMITTED USE SOLAR FIELDS

- a. Integrated Solar Energy Solar Systems: Subject to the restrictions contained herein, as well as any other relevant conditions as the Board of Zoning Appeals may determine, any

construction, erection, or siting of an Integrated Solar Energy System shall be a conditionally permitted use within any zoned district of the township, however, such use shall only generate energy for personal energy generation purposes.

- b. Rooftop Solar Energy Systems: Subject to the restrictions contained herein, as well as any other relevant conditions as the Board of Zoning Appeals may determine, any construction, erection, or siting of a Rooftop Solar Energy System shall be a conditionally permitted use within any zoned district of the township, however, such use shall only generate energy for personal energy generation purposes.
- c. All Other Small Solar Facilities: Subject to the restrictions contained herein, as well as any other relevant conditions as the Board of Zoning Appeals may determine, any construction, erection, or siting of Small Solar Facilities, other than Integrated or Rooftop Solar Energy Systems (“All Other Small Solar Facilities”), shall be a conditionally permitted use within any zoned district of the township, however, such use shall only generate energy for personal energy generation purposes.

III. GENERAL REQUIREMENTS

The following general requirements shall apply to all small solar facilities throughout the Township, except as otherwise specified within this section.

- a. Lighting. Any lighting for a Small Solar Facility must narrowly focus light inward toward the solar equipment, be downlit and shielded, and result in a maximum horizontal illuminance level not to exceed one footcandle. Small Solar Facilities shall be placed or arranged in a manner so as not to reflect unreasonable glare onto adjacent buildings, properties, or roadways.
- b. Noise. No Small Solar Facility shall emit sound to an adjacent lot at a level exceeding Fifty (50) decibels.
- c. Setbacks: Any Small Solar Facility must comply with the setback requirements applicable to the zoning district where located.
- d. Maintenance: Small Solar Facilities must be maintained in good working order at all times. The owner of the property and owner of the Small Solar Facilities shall, within thirty (30) days of permanently ceasing operation of a Small Solar Facility, provide written notice of abandonment to the Zoning Inspector. An unused Small Solar Facility may stand no longer than three (3) months following abandonment. All costs associated with the dismantling/demolition of the Small Solar Facility and associated equipment shall be borne by the property owner. A Small Solar Facility is considered abandoned when it ceases transmission of electricity for thirty (30) consecutive days. Removal includes removal of all apparatuses, supports, and or other hardware associated with the existing Small Solar

Facility and returning the property to a graded, seeded and/or landscaped state similar to its condition prior to the construction/installation.

- e. Building Permits: All Small Solar Facilities and parts thereof shall obtain all applicable required Building Permits from the State of Ohio and County or other local building jurisdiction.
- f. Advertising: Small Solar Facilities and the property where located shall not be used for the display of advertising. For the purposes of this section, reasonable and customary identification (name, insignia, logo, and/or similar) of the manufacturer or operator of the system that is incorporated into or manufactured on the equipment itself shall not be considered advertising.
- g. Other Restrictions: A Small Solar Facility shall comply with all applicable federal, state, and local laws, rules, and regulations.

IV. CONDITIONAL USE APPLICATION REQUIREMENTS

- a. A Small Solar Facility to be located in a zoning district in which it is identified as a conditional use is subject to and shall follow the application process for a Conditional Use Permit provided under this Zoning Resolution.

Where identified as a conditionally permitted use, any Small Solar Facility shall comply with the following specific requirements:

- i. Road Use Maintenance Agreement: The property owner shall provide for the adequate maintenance and protection of Township maintained, protected, or managed infrastructure (including, but not limited to roadways, rights-of-way, and easements) to be used in connection with the Small Solar Facility as detailed further in a road use and maintenance agreement (“RUMA”) with the Township. Any damaged public roads, culverts, and bridges shall be repaired promptly to their previous or better condition by the property owner or their designee under the guidance of the appropriate regulatory authority.
- ii. Safety Services: The property owner shall provide sufficient evidence that the property can be adequately served by the appropriate safety services, for example, a letter from the applicable fire department verifying that emergency response personnel and vehicles can safely reach and service the property, including the area where the Small Solar Facility is located.
- iii. Height: The maximum height of any Small Solar Facility shall not exceed the maximum height applicable to principal structures located in the zoning district

where located. An Integrated or Rooftop Solar Energy System mounted on a roof shall not vertically exceed the highest point of the roof to which it is attached.

iv. Buffers and Setbacks:

1. Where a Small Solar Facility is located on property adjacent to or in close proximity to property zoned for residential use, as determined by and at the sole discretion of the Zoning Inspector, no part of the Small Solar Facility, other than components located entirely underground, shall be located within sixty (60) feet of an existing residential structure.
2. No Small Solar Facility, other than components located entirely underground, shall be located within sixty (60) feet of another property line.
3. No Small Solar Facility, other than components located entirely underground, shall be located within Sixty (60) feet of a public right-of-way or shared-use driveway.

v. Visual Buffer: A Small Solar Facility shall have a visual buffer of natural vegetation, plantings, and/or fencing designed to and that does all of the following:

1. Enhances the view from any existing residential dwelling and from any public right-of-way;
2. Is in harmony with the existing vegetation and viewshed in the area; and
3. Provides reasonable visual screening to minimize view of and noise from the Small Solar Facilities to adjacent lots and from any public right-of-way.

vi. Glare: Solar panels shall be placed or arranged in a manner so as not to reflect unreasonable glare onto adjacent buildings, properties, or roadways.

vii. Lighting: All lights associated with the Small Solar Facility must narrowly focus light inward toward the equipment, be downlit and shielded, and prohibit any spillover onto any adjacent property.

viii. Fencing: Any fencing and/or screening installed in connection with the Small Solar Facility shall be harmonious and compatible with the surrounding properties and uses. Fencing shall be maintained in good repair and in an aesthetic manner at all times.

- ix. Conditions: Any conditions or other requirements as determined by the Board of Zoning Appeals in connection with the issuance of a Conditional Use Permit.

V. CERTIFICATE OF ZONING COMPLIANCE

A certificate of zoning compliance shall be required before any operational/generation efforts are commenced on a Small Solar Facility.

Under this section, an applicant shall provide the Township Zoning Inspector with the following items and/or information, in addition to the standard information required for all conditional use permits, when applying for a certificate of zoning compliance:

- i. An engineering report that shows all of the following:
 - a. The total size and height of the proposed Small Solar Facility
 - b. Data specifying the megawatt size and generating capacity in megawatts of the particular Small Solar Facility
 - c. Hazardous materials containment and disposal plan
- ii. A site drawing showing the location of the Small Solar Facility, including all equipment and components thereof in relation to, and measurements of distance from, all existing structures located on the property, roads, and other public rights-of-way, and neighboring property lines.
- iii. Evidence of compliance with applicable setback and all other applicable zoning restrictions
- iv. A maintenance schedule as well as a dismantling plan that outlines how the Small Solar Facility, including all equipment and components thereof, will be dismantled at the end of their use and/or upon abandonment.
- v. Any other information or materials reasonably requested by the Zoning Inspector.

2. PLANNED UNIT DEVELOPMENTS (PUDs)

- I. INTENT: The intent of this section is to provide, in the case of Planned Unit Developments, an added degree of flexibility in the placement, bulk, and interrelationship of the buildings and land uses within a planned project and the implementation of new design concepts, while at the same time maintaining a required floor area ratio as specified herein for the zoning district in which the planned project is to be located. The requirements of the use, area, height, bulk, and individual building on an individual lot of record, would in certain cases of large-scale development have results affording less protection to the public health, safety and welfare than if a measure of flexibility were permitted. The township trustees do hereby determine that the following regulations are the minimum requirements for the promotion and protection of the public health, safety, and welfare.
- II. Authorization: Subject to the foregoing statement of intent, the Township Trustees with the advisory assistance of the Township Zoning Board, may grant a special exception for a Planned Unit Development, but only after notice and public hearing as prescribed by law.

III. Processing Requirements for a Planned Unit Development: A proposal for a Planned Unit Development shall be processed as follows:

- a. The owner or owners of any tract of land comprising an area of not less than twenty (20) acres shall submit an application in five (5) copies for a Planned Unit Development to the Township Zoning Board, accompanied by the following information, maps, and plans.
 - 1) A legal description of the property under consideration, which also shows that such property is at least twenty (20) acres in area, being either a single parcel of land or two (2) or more parcels separated only by a public or private street or road.
 - 2) A map indicating the gross land area of the development, the present zoning classification thereof, and the zoning classification and land use of the area surrounding the proposed development, including the location of structures and other improvements within two hundred (200) feet thereof.
 - 3) A fully dimensioned map of the land showing topographic information at a contour-interval of two (2) feet or less.
 - 4) A vicinity map showing the location of the area in relation to surrounding properties, streets, freeways, parks, schools, school sites and other significant features of the community where appropriate.
 - 5) A general development plan with at least the following details shown to scale the dimension:
 - Location of each existing and each proposed structure in the development area, the use or uses to be contained therein, the number of stories, gross building areas, distances between building and between buildings and lot lines, setback lines, and approximate location of entrances and loading points.
 - The location and design of all lots to be subdivided and approximate dimensions of all lot lines.
 - All lots to be subdivide shall be no less than 1.5 acres in area; and
 - All lots to be subdivided shall have no less than one-hundred and fifty (150) feet of continuous road frontage.
 - All streets, driveways, service aisles and parking areas, including general layout and design of parking lot spaces.
 - All pedestrian walks, malls, and open areas for parks, recreation and light and air to be dedicated to the public or to be retained by an acceptable property owners' association.

- Location and height of all fences and screen planting, including a general plan for the landscaping of the development and method by which landscaping is to be accomplished and be maintained together with a brief narrative description of the landscaping concept.
 - Architectural sketches, at an appropriate scale showing building heights, elevations, and other features of the development.
 - Types of surfacing, such as paving, turfing or gravel to be used at the various locations.
 - A general grading plan of the proposed development with brief narrative description, plus storm water drainage plans.
 - Proposed private deed restrictions and articles of incorporation and by-laws of any proposed property owners' association to be imposed upon the property after it is developed and or subdivided to ensure that the planned character and use of the project will be preserved and protected.
 - All PUD plans/designs shall afford for no less than two points of ingress and/or egress to an adjacent, previously established public roadway.
 - Any to be established roadway as detailed within a PUD design/plan shall not exceed 1200 feet in length.
- 6) Other information as may be reasonably required by the Township Zoning Board to base an opinion of the proposed Planned Unit Development.
- b. After a study of the application for a planned project, Township Zoning Board shall make a determination based upon the following standards:
- 1) The proposed use or uses shall be of such location size and character as to be in harmony with the appropriate and orderly development of the zoning district in which situated and shall not be detrimental to the orderly development of adjacent zoning districts. Proposed commercial uses must be justified by a market analysis.
 - 2) The location and size of the proposed use or uses, the nature and intent of the principal use and all accessory uses, the site layout and its relation to streets giving access to it, shall be such that traffic to and from the use or uses, and the assembly or persons in connection therewith, will not be hazardous or inconvenient to the neighborhood nor conflict with the normal traffic of the neighborhood. In applying this standard, the township zoning board shall consider among other things, convenient routes for pedestrian traffic, particularly of children; the relationship of the proposed project to freeways and main traffic thoroughfares and to street and road intersections; and the general character and intensity of the existing and potential development of the neighborhood. In addition, where appropriate, the

Township Zoning Board shall determine that noise, vibration, odor, light, glare, heat, electromagnetic or radioactive radiation or other external effects, from any source whatsoever which is connected with the proposed use, will not have a detrimental effect upon neighboring property or the neighboring area in general.

- 3) The location and height of buildings, the location and nature and height of walls and fences, and the nature and extent of landscaping of the site shall be such that they will not hinder or discourage the proper development and use of adjacent land and buildings nor impair the value thereof.
- c. The Township Zoning Board may require such changes or modifications in the site plan as are needed to achieve conformity to the standards as herein specified. Upon the finding by the Township Zoning Board that all of the standards as herein specified have been met, it may approve the project and the requested modifications to the provisions of this Resolution, if any, and recommend approval of the same to the Township Trustees. It shall also, where it deems appropriate and necessary, recommend to the Township Trustees those conditions to be imposed upon the project, its operation or both, that are needed to assure adherence to the aforesaid standards.
 - d. Immediately after approval and recommendation by the Township Zoning Board, the applicant shall submit the proposal to the Township Trustees and obtain its concurrence for the special exception with any additional modifications or conditions as may be desired by the Township Trustees. Unless the approval of the Township Trustees is obtained the Township Zoning Board's approval shall not be effective: if the Township Trustees reject, then the action of the Township Zoning Board shall be deemed null and void. In addition, if approval is granted by the Township Trustees the following conditions shall apply:
 - 1) In those instances in which platting is required by law, the owner or owners shall thereafter submit a final plat for the Planned Unit Development for approval in compliance with appropriate State law, and with all ordinances and regulations pertaining to the procedures and requirements for the approval of plats except to the extent that such requirements have been waived or modified by the Township Zoning Board and Township Trustees.
 - 2) Such plats shall be in strict conformity with the approved special exception, the conditions attached thereto, the development plan submitted with the special exception, and the provisions of this Resolution.
 - 3) Appropriate private deed restrictions together with any applicable articles of incorporation and by-laws shall be submitted to the Township Trustees in recordable form sufficient to assure the use and development of the planned project in accordance with the special exception, the development plan and the provisions of this Resolution.

- 4) The development plan shall be incorporated into such deed restrictions and recorded with the County Recorder, and all building shall thereafter be in accordance with the development plan and the setback lines shown thereon.
- e. The applicant for a special exception to authorize a Planned Unit Development may apply to the Township Trustees for a modification of the nature and extent of public improvements required to be installed in new subdivisions. The Township Trustees may, in its discretion, relieve the applicant from installing public improvements as would otherwise be required to the extent that it determines such improvements to be unnecessary within the planned project. In the event of such a determination, the Township Trustees shall incorporate the same in its resolution granting the special exception of the planned project.
- f. Any application for a Planned Unit Development shall be accompanied by a fee as may be determined by the Township Trustees. Such fee may be utilized by the Township Trustees to obtain the services of one or more expert consultants qualified to advise as to whether the proposed Planned Unit Development will conform to the applicable Township ordinances, policies, and standards, and for investigation and report of any objectionable elements that the Township Zoning Board may wish to be advised on. Such consultants should report to the Township Zoning Board as promptly as possible. After the Planned Unit Development application has been approved or disapproved by the Township Trustees, the balance of the fee which is left shall be returned to the applicant.
- g. Special exception for a Planned Unit Development may be revoked in any case when the construction of said development is not in conformance with the approved plans, in which case the Township Trustees shall give the applicant notice of intention to revoke such permit at least ten (10) days prior to review of the permit by the Township Trustees. After conclusion of such review, the Township Trustees may revoke its approval of the Planned Unit Development if the Trustees feel that a violation in fact exists and has not been remedied prior to such hearing.
- h. Notwithstanding anything heretofore, this Section concerning Planned Unit Development shall not impose any restriction upon any property owner in using his property under any other provision of the Zoning Resolution, including the provisions of the zoning classification upon the property in question. In short, this Section relates only to property owners who desire to apply for a special exception to use their property in flexible, overall design.

Section 202.4: Access to Rear Lots/Parcels

No continuous strip of lots/parcels located in a residential district shall be permitted along any public thoroughfare for more than fifteen hundred feet (1500') at which point there shall be reserved a strip of land at least eighty feet (80') in width to allow for future access to lots/parcels of land which do not possess any frontage to a public thoroughfare located in the rear of lots/parcels which abut a public thoroughfare.

Section 203: Commercial District

Section 203.1: Purpose

The “C” Commercial District is intended for retail business and services uses which are needed to serve the nearby residential areas. 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.

Further, the “C” Commercial District is designed to accommodate all type 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” district uses are typified by have a majority of the following characteristics:

1. They are utilizers of large areas/spaces.
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.

Section 203.2: Permitted Uses

1. Shops for the 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 provision of Section 203.4 below.
2. Personal service establishments performing services on the premises, such as barber and beauty shops, watch and show repair, tailor shops, locksmith and similar establishments.
3. Laundry or dry-cleaning customer outlets, coin-operated laundries and self-serve dry cleaning centers. Dry cleaning or laundry plants serving more than one customer shall be prohibited.
4. Professional offices of doctors, lawyers, dentists, chiropractors, insurance agents and other similar professions.
5. Accessory buildings and uses customarily incidental to the above principally permitted uses.
6. Any service establishment of an office, showroom, or workshop nature of an electrician, decorator, painter, upholsterer, or an establishment doing radio or home appliance repair, photographic reproduction and similar service establishments that require a retail adjunct.

7. All retail business establishments conducted within a completely enclosed building, except those listed separately as conditional uses in this District.
8. Wholesale business establishments conducted within a completely enclosed building.
9. Dormitories, fraternities, clubs, lodges, social or recreational buildings.
10. 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.
11. Repair shops conducted within a completely enclosed building, except those listed separately as conditional uses in this District.
12. Public Buildings and uses
13. Business schools and colleges or private trade schools operated for profit.
14. Office buildings/complexes.
15. Restaurants, or other places serving food or beverages.
16. Theaters, assembly halls, concert halls or similar places of assembly, conducted completely within an enclosed building.
17. Funeral Homes
18. General contracting and/or construction operations
19. Landscaping and Lawncare companies
20. Agricultural cooperative operations
21. Food service catering
22. Automated and self-serve automobile wash facilities
23. Any principally permitted uses in any Residential Districts.

Section 203.3: General Requirements for Permitted Uses in Commercial District

1. All business establishments shall deal directly with consumers. All good produced on the premises shall be sold at retail on the premises where produced.
2. All business, servicing or processing, except for off-street parking or loading, shall be conducted within a completely enclosed building.

Section 203.4: Conditionally Permitted Uses: Commercial District

The following uses shall only be permitted as a condition use, as approved by the Ridgefield Township Board of Zoning Appeals, Huron County, Ohio:

1. Planned shopping centers, when uses in this context, means a commercial development which has been designed, developed, and operated as a unit and can satisfy all of the following criteria:
 - a. A site of three (3) to five (5) acres;
 - b. A supporting population of at least 750 families or 3,000 population six to fifteen stores;
 - c. Floor area: 10,000 sq. ft. to 50,000 sq. ft.
 - d. 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 of not less than five (5) feet high may be required, at the sole discretions of the Board of Zoning Appeals, to be constructed along property lines which abut a residential district.
 - e. No main or accessory building shall be situated less than one hundred (100) feet from any perimeter property line.
 - f. A landscape plan which includes the entire site shall be submitted for approval to determine compliance with screening and planting strips.
 - g. 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.
 - h. On-site pedestrian and vehicular traffic circulation shall be designed to limit traffic hazards.
 - i. Internal landscaping shall be provided in parking lots containing twenty-five (25) spaces or more.
 - j. The maximum grade of off-street parking shall be three percent (3%).
 - k. A site plan must be submitted subject to the provisions of Section 604 of this Resolution.
2. Child Day Care Center
3. 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) sq. ft., with a 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.

4. Recreational vehicle sales and service, including boats, snowmobiles, travel trailers, campers, tents, and accessory equipment peculiar to the above; motor vehicle sales and services; 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.
5. 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 point 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 809.
6. 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.
7. 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.
8. Travel trailer parks, campgrounds, 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/recreational vehicle size shall be fifty (50) feet in length.
 - 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 Board of Zoning Appeals.
 - i. The Township Zoning Commission shall approve the plans for any Travel Trailer park prior to the submission of the application for the conditional use permit to the Board of Zoning Appeals.
 - j. Accessory uses subject to approval by the Township Board of Zoning Appeals.
- 9. 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.
- 10. Mini-warehouses will be allowed as a conditionally permitted use in the "C" Commercial district provided all storage is inside an enclosed building with no outside storage allowed.
- 11. Hotels and Motels
 - a. Parking Lots
 - i. Surface treatment
 - ii. Actual size of parking spaces
 - iii. 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
- 12. Business Parks: 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 the following:
 - a. General Standards
 - i. All lights shall be directed away from any site boundary lines.
 - ii. 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.
 - iii. Vehicular approaches to the property shall be so designed as not to create an interference with traffic on surrounding public thoroughfares.
 - iv. Where possible, the developments would integrate the design and dimension of structures, parking areas and access points with those of existing uses.
 - v. Parking spaces shall be provided as required by this Resolution.
 - vi. No outdoor storage shall be permitted. Semi-Trailers or vans, with or without wheels, shall be considered outdoor storage.
 - vii. All operations shall be conducted within a completely enclosed building.
 - viii. 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.

- ix. 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.
- x. To ensure the above conditions are met, the applicant shall submit a site plan which will conform to the procedure established in Section 604.5 of this Resolution. As part of this site plan, landscaping plan must be submitted providing plantings and screenings as required by the Board of Zoning Appeals.

b. Performance Standards

- i. Odor: That emission of obnoxious odors of any kind shall not be permitted.
- ii. 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 and regulations as pertaining to air pollution and smoke abatement.
- iii. 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 fifty (50) feet or the greatest depth to the bottom of the buried tank, whichever is greater.

13. Nursing Home/convalescent care facilities

14. Residential use in connection with a commercial use

15. Any conditional use specified within the Residential District as detailed herein.

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Section 203.5: Site and Landscape Plan Review

For all uses permitted in the “C” Commercial District, a site plan shall be submitted to the Township Zoning Commission for its review and recommendations. The Township Zoning Commission in its review of the site plan shall utilize the standards as set forth in this Resolution. The Township 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 604.5 of this Resolution.

Section 203.6: 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 right-of-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 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.

Section 203.7: Development Standards

Minimum Area: 1.5 acres

Minimum Frontage: 150 ft.

Minimum Front Yard Setback: 75 ft. from the public road right-of way.

Minimum Side Yard Setback: 25 ft.

Minimum Rear Yard Setback: 25 ft.

Minimum Setback for corner lots: Front setback based on type of roadways abutting parcel.

Maximum Height: 35 ft.

Maximum Lot area coverage: 40%

Section 204: "I" Industrial District

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 in a "I" Industrial District.

Section 204.1: Statement of Purpose

The "I" Industrial District permits certain industries which are of 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 industrial operations act as a transition between industrial and non-industrial uses and do not necessarily require railroad access or major utility facilities.

Further, the "I" district is to permit certain industrial uses to be located in desirable areas 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.

Section 204.2: Principally Permitted Uses

1. All uses permitted in the "C" Commercial District
2. Automobile accessory manufacturing, not including tires.
3. Bakeries
4. Bottling or packaging of cleaning compounds, polishes, seeds, etc.
5. Bump shops where primary use is such
6. Carpenter and cabinet making shops
7. Cigar and cigarette manufacturing
8. Cold Storage plants
9. Confection Manufacturing
10. Creameries
11. Dental, Surgical, and Optical goods manufacturing
12. Dry Cleaning and carpet cleaning
13. Electric and Gas service buildings.
14. Electrical fixtures, batteries and other electrical apparatus manufacturing
15. Food products manufacturing
16. Furniture and upholstering manufacturing
17. Hardware and cutlery manufacturing
18. Jewelry manufacturing

19. Laboratories, research and testing
20. Laundries
21. Leather goods and luggage manufacturing
22. Machine shops
23. Mattress manufacturing
24. Metal buffing, plating, and polishing
25. Painting and varnishing shops
26. Paper box and cardboard products manufacturing
27. Patternmaking shops
28. Pharmaceutical products manufacturing
29. Plastic molding and extrusion
30. Printing, engraving and bookbinding establishments
31. Produce Markets
32. Railroad yards and terminals
33. Soda water and soft drink bottling manufacturing small parts
34. Tinsmith and sheet metal shops
35. Toiletries and cosmetic manufacturing
36. Tool, die, gauge, and machine shops manufacturing small parts
37. Undercoating shops
38. Warehousing, transfer, terminal, storage, and loft buildings, including the distribution of the items so handled.
39. Wearing apparel manufacturing, including shoes, handbags, etc.
40. Welding Shops
41. Public utility uses

Section 204.3: Performance Standards

1. Automatic Screw Machines: Permitted only when operated with noise silencers and when located not less than three hundred (300) feet from and zoning 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.
 - a. 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 district/zone.
 - b. For Hydraulic Presses, up to one hundred fifty (150) tons capacity permitted when two hundred (200) feet from the nearest residential district/zone.
 - c. All press brakes must be located at least three hundred (300) feet from nearest residential district/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 period 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 First 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 types 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, however, no less than fifty (50) feet from the closest property line.
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.
10. Open storage: Where applicable at the discretion of the Board of Zoning Appeals, all storage of building materials, sand, gravel, stone, lumber, equipment and other supplies,

shall be located within an area not closer than one hundred fifty (150) feet from any street right-of-way lane. The storage of lumber, coal, or other combustible materials 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.

Section 204.4: 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 height equal to the height of the highest point of stored materials and products.

Section 204.5: Area, Height, and Placement

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

Section 204.6: 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" Industrial District, the following uses may be permitted by the Board of Zoning Appeals:

1. Automobile or other machine assembly plants
2. Brewing or distillation of malt beverages, liquors, or other alcoholic substances
3. Canning factories
4. Drive-In theaters
5. Metal Stamping and pressing plants
6. Open storage yards of buildings and construction contractors
7. Mill work, lumber and planing mills (includes saw mills and lumber mills generally)
8. Other substantially similar uses to the list above, subject to the approval of the Board of Zoning Appeals.

Section 205: Flood Plain

For the purpose of protecting lives and property, construction and uses in any district or areas which a regional flood could be expected to occur on the average of once every one hundred (100) years are hereby restricted as detailed herein. Such 100-year flood prone areas shall be identified on a basis of data collected and published by the Federal Insurance Administration, on a Flood Hazard Boundary Map of Huron County, and any officially published revisions thereof. All applicable regulations of the regular zoning district shall apply, but within the flood prone areas

identified pursuant to this section, 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: Official Zoning Map

The districts established within 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 207: Identification of the Official Zoning Map

The Official Zoning Map shall be drawn and identified by the signatures of the Board of Trustees for Ridgefield Township, Huron County, Ohio, and attested by the Township Fiscal Officer, with the date of adoption of this Resolution, and any amendments thereto, as applicable. The Zoning Map shall be kept as part of the Ridgefield Township Official records.

Section 208: Amendments

If in accordance with the provisions of this Resolution and Chapter 519 of the Ohio Revised Code, changes are made in the 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.

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ARTICLE III

GENERAL REQUIREMENTS

Section 300: General Purpose

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

Section 301: Streets, Roads, Drives

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.
2. All drives in any district of the township shall comply with the following standards:
 - a. Ingress/egress access shall be a minimum of 40' wide and cannot carry public traffic.
 - b. All drives shall have a prepared surface of at least stone or gravel and a minimum width of no less than 15 feet.

Section 302: Lot, Area, Width, and Locations

1. Every lot shall consist of an area suitable to accommodate the proposed principal permitted use, any accessory uses, and all required yards
2. Every residential and commercial lot or parcel shall abut upon a dedicated public thoroughfare to be considered a buildable lot/parcel. Industrial structures may be served by private streets.

Section 303: Yard Requirements

1. Any building or structure or any part thereof, except steps and uncovered porches less than ten (10) feet in width, shall comply with the setback requirements of this zoning resolution.
2. Every lot shall comply with the minimum yard setback requirements specified within Section 200 of this Resolution.
3. On a corner lot the principal building and its accessory structure 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.

4. 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 ½) 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.
5. Nonresidential buildings or uses shall not be located nor constructed 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 is approved by the Board of Zoning Appeals. 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. Either type of screening shall not obscure traffic visibility within fifty feet of an intersection.
6. Open structures such as porches, canopies, balconies, platforms, carports, covered patios, and similar architectural projects shall be considered parts of the building to which it is attached and shall not project into the required minimum front, side, or rear yard.

Section 304: Height Requirements

1. No structure shall be constructed in excess of the maximum height specified within Section 200 of this Resolution.
2. The height limitations contained herein do not apply to spires, belfried, 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 305: Density

The residential density in Ridgefield Township shall not exceed that which is prescribed within this Resolution.

Section 306: Dwelling Size and Standards

No single family and/or two-family dwelling shall be erected or building altered to accommodate one family as a residence, of eight hundred (800) sq. ft. or less on the first floor, per unit, of any structure, exclusive of basements, breezeway, and garage spaces.

All permanent dwellings, including modular homes, shall be on a continuous masonry foundation of a minimum of thirty-six (36) inches deep; excepting structures of post frame construction which shall have posts buried to a minimum of thirty-six (36) inches deep.

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

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

Section 307: Private Swimming Pools

Private swimming pools shall be considered an accessory use throughout any zoned district of the township and shall comply with the following:

1. It may not be located closer than twenty-five (25) feet to any property line; and
2. A permit from the Ridgefield Township Zoning Inspector shall be required for all in-ground swimming pool construction and shall meet all side and rear yard requirements.

Section 308: 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 502 of this Resolution. 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 309: Parking and Storage of Certain Vehicles

No more than two (2) automotive vehicles or trailers of any kind or type, without a current motor vehicle registration, shall not be parked or stored on any property, except in a "C" Commercial District, other than in a completely enclosed building or within the rear yard on any property.

Section 310: 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 Township Zoning Inspection. If necessary, the Zoning Inspector shall refer the matter to the Board of Township Trustees, who may, as appropriate, contact the proper County, State, and/or Federal Regulator Agency for assessment of the problem situation. Appropriate legal action shall then be instituted should the problem not be remedied.

Section 311: 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.

1. Extraction, storage, or processing shall not be conducted closer than five hundred (500) feet from any dwelling, nor be conducted closer than one hundred (100) feet to any property line, 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.
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.
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.
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.

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ARTICLE IV

GENERAL REGULATIONS

Section 400: 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 Board of Zoning Appeals if the circumstances indicate that the equipment to maintain such drainage course would require a greater width in which to operate.

Section 401: 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 apply to the type of buildings to be constructed.

Section 402: Fences

Fencing, (enclosing type) shall be allowed, so long as any such fence shall not exceed six (6) feet in height, nor shall any such fence be located in any public rights-of-way. No zoning permit shall be required for the construction of any fence, subject to the provisions herein.

All fences must be constructed and setback at least three (3) foot from any property line, except, with the mutual consent of adjacent property owners which share a property line where a fence is to be constructed, a fence may be constructed on the property line shared therebetween said property owners. A written agreement of expressing such mutual consent must be filed with the Township for any fence constructed on a property line.

Section 403: Non-Commercial Airports

The 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 no less than five hundred (500) feet in distance from said building or structure. This shall apply in all situations, except for the owner of the landing strip.

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

A 'clear zone' shall begin no less than one hundred (100) feet from the threshold markers and extend at least one thousand (1,000) feet in length. The center of said 'clear zone' shall not be closer than five hundred (500) feet to any building or structure adjacent to and parallel with the 'clear zone'.

Section 404: Porch, Garage, and Yard Sales

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

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

Section 405: Signs and Billboards

In any district, no stationary signs or billboard shall be permitted, except as follows:

- In connection with Customary professional occupations
- Real estate signs placed on properties offered for sale or rent
 - Such real estate signs shall be no larger than six (6) square feet
- Signs appropriate to a public or quasi-public buildings
- Signs identifying a building or use permitted by this Resolution
- Signs incident to legal process and necessary to the public welfare

All 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 Zoning Appeals.

No Zoning Permit shall issue for any sign or billboard which may jeopardize the health, safety, and well-being of the general public. No such sign or billboard shall be so located as to constitute a traffic safety hazard. All signs or billboards illuminated with electric lighting, including but not limited to neon or other gaseous tubes or incandescent lamps, shall not be used which contain any colors appearing in a traffic control system or emergency vehicles, where such illuminated sign interferes with safety and general welfare.

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 billboard is to be located shall remit payment of the appropriate permit application fee as detailed in the schedule of fees adopted by the Board of Trustees for Ridgefield Township, Huron County, Ohio, in connection with this Resolution.

All advertising signs within three thousand (3,000) 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 405.1: Temporary Signs (Political, Farm Market, Garage Sales, and Mobile)

- Temporary signs shall not exceed thirty-two (32) square feet in area.
- Political signs may not be erected more than sixty (60) days prior to the election date and must be taken down no more than ten (10) days after the election date.

- No temporary sign shall be erected for more than seventy (70) days and no more than twice per calendar year.
- No temporary sign shall be placed nearer any street or road of the road right-of-way.

Section 406: 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 provided such use does not involve any outward evidence of such use, other than a sign as authorized by this Resolution.

Section 407: Off-Street Parking

All dwellings shall provide parking space off the roadway or street and outside of the public right-of-way, together with means of ingress or egress thereto, for not less than two motor vehicles per dwelling unit. No less than two hundred (200) sq. ft. of area shall be deemed necessary for each such vehicle.

All "Commercial" and "Industrial" uses shall provide parking space of not less than two hundred (200) sq. ft. for each one hundred (100) sq. ft. of first floor space. The parking area shall be off street and outside of the public right-of-way, and not more than three hundred (300) feet distance from the establishment entrance.

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

All "Commercial" and "Industrial" 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, and/or waste in connection with said business or use, but in no event can they be parked within the public right-of-way.

Section 408: Junk and Deteriorated or Abandoned Materials

Junk, such as abandoned vehicles, household appliances, or any other materials, which has deteriorated to the point of creating a visual blight on the landscape and/or a nuisance shall be removed from the view from any public road or right-of-way.

Section 409: Scope of the Zoning

The provisions of this Zoning Resolution shall apply to all lands within Ridgefield Township, Huron County, Ohio, and no building, structure, or use shall be erected, reconstructed or structurally altered, designed or arranged, or conducted for any purpose, except in conformance with the provisions of this Zoning Resolution.

Section 410: Nonconforming Lots of Record; Nonconforming Uses; & Nonconforming Structures

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 the effective date of this Resolution was originally passed or amended, by which would be prohibited, regulated or restricted under the terms of this Resolution shall be permitted to continue so long as any material change or alteration thereto shall be in compliance with the terms and provisions of this Resolution. Furthermore, nothing contained in this Resolution shall be construed to require any change in the layout, plans, construction, size of use of any lot, structure and/or land in combination, for which a zoning permit became effective prior to the effective date of this Resolution, or amendment thereto. Nevertheless, while it is the intent of this Resolution that such nonconformities be allowed to continue until removed, they are not encouraged to survive in perpetuity. Therefore, no nonconformities may be moved, extended, altered, expanded, used for any other purposed than originally permitted, or otherwise materially altered without the approval of the Board of Zoning Appeals, except as otherwise provided for in this Resolution.

B. Incompatibility of Nonconformities

Nonconformities are declared by this Resolution to be incompatible with permitted uses in the districts in which such uses or structures are located. A nonconforming use of a structure, a nonconforming use of land, or a combination of such nonconformities of structures and land, shall not be extended, enlarged, or otherwise materially changed or altered, after the passage of this Resolution by the 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 or structure is located without the prior approval of the Board of Zoning Appeals, except as otherwise specifically provided for within this Resolution.

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 substantially begun preparatory

to rebuilding, such demolition or removal shall be deemed to be actual construction, provided that the working shall be carried out diligently.

D. Certificates for Nonconforming Uses

The Zoning Inspector may upon his own initiative, or shall upon the request of any owner of a parcel, issue a certificate for any lot, structure, use of land, use of structure, or use of land and structure in combination thereof, that certified 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. No fee shall be charged for such certificates for nonconformities. One copy of the certificate shall be returned to the owner and one copy shall be retained by the Zoning Inspector, who shall maintain a file of all such certificates.

E. 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. This provision shall apply even though such lot fails to meet the requirements for area, lot frontage, or a combination thereof, that are generally applicable in the district, provided that yard dimensions and requirements other than those applying to lot area, frontage, or combination thereof, shall conform to the regulations for the district in which such lot is located.

F. Nonconforming Lots of Record in Combination

If two or more lots, or a combination of lots or 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 in a manner which diminished 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.

G. 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 resolution imposed by this Resolution, the uses may be continued so long as they remain otherwise lawful, provided the conformity with the following:

- 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.

- 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.
- If any such nonconforming uses of land are discontinued or abandoned for more than two (2) years, any subsequent use of such land shall conform to the regulations specified by this Resolution for the district in which such land is located.
- No additional structure not conforming to the requirements of this Resolution shall be erected in connection with such nonconforming use of land.

H. 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.

I. Repairs, Maintenance, and Construction

Nothing in this Resolution shall prevent the strengthening or restoring to a safe condition any building or structure, or part thereof, declared unsafe by an official charged with protecting the general welfare of the community.

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.

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 or 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 of said zoning certificate was issued.

J. Exempt Nonconforming Use

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

Section 410.1: Accessory Buildings and Uses

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

- A. An accessory building attached to the principal building, shall comply with the requirements of this Resolution applicable to the main building.

- B. 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 ten (10) feet from any required side or rear lot line
 - b. Within an 'R' District, no accessory buildings 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 411: Prohibited Uses

The following uses shall be deemed to constitute a nuisance and shall not be permitted in Ridgefield Township, Huron County, Ohio:

- A. Incineration of waste liquids, distilling of fat or glue, and manufacture of gelatin or fertilizer.
- B. Manufacture or storage of explosives, gun powder, or fireworks.
- C. Junk yards, automobiles grave yards, or places for collection of scrap metal, paper, rags, glass, junk, and used tires, for salvage, storage, or sale.
- D. Commercial aviation fields.
- E. Use of mobile homes, motor homes, old coaches, buses, vans, shipping containers, mobile storage units, railroad or transit cars, and/or modified semi-trailers or similar pieces of equipment for temporary or permanent residences, dwellings, or accessory structures.
- F. Race tracks or drag strips.
- G. The keeping of wild animals usually considered to be dangerous.
- H. Chemical production and processing facilities
- I. Data Centers
- J. Shooting Ranges
- K. Wind Turbines or Alternative energy project which utilize wind to generate energy.
- L. Small solar facilities, project, and/or field interconnected to the electrical grid and not intended for personal use only. (per example: commercial solar projects)

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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 the Ridgefield Township Board of Trustees, and shall receive such compensation as the Board of Trustees for Ridgefield Township, Huron County, Ohio, 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 Board of Zoning Appeals all applications for Conditional Use permits. The Zoning Inspector shall not refuse to issue a zoning certificate when the provision of or conditions of this Resolution are complied with.

Section 501: Zoning Inspector Duties

- A. Provide information to applicants of the requirements of this Resolution.
- B. Upon completion of a project, issue Certificate of Compliance when satisfaction of requirements has been met.
- C. Collect the designated fees for Zoning Permits, Certificates, Amendments, Appeals, Application for Conditional Uses, Lot Splits, and/or variances.
- D. Make and keep records on all applications, issuance and denial of all permits, and on complaints of violations.
- E. 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 refer to the Board of Township Trustees for Ridgefield Township, Huron County, Ohio, issues and concerns, of which the Township Trustees may request of the Huron County Prosecutor's Office to review and potentially commence appropriate legal action which necessary or township legal representative.
- F. Keep the Board of Zoning Appeals advised of all matters pertaining to Appeals, Applications for Variances and/or Conditional Uses, and lot splits, and transmit all applicable applications and records pertaining thereto.

Section 502: Zoning Permits/Certificates Required

Before constructing, changing the use of, or structurally altering any building or sign, including accessory building, 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:

- A. A plot plan drawn to scale showing the actual shape, location, and exact dimensions of the property to be built upon;
- B. 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;
- C. The existing and intended use of the property and the building structure;
- D. The yard, open area and parking dimensions;
- E. Any other pertinent data as may be necessary to determine and provide for the enforcement of this Zoning Resolution;
- F. Before construction or altering any sign or outdoor advertising device in a 'C' or 'I' District, a Zoning Permit shall be secured;
- G. Within thirty (30) days of receipt of an application prescribed herein, the Zoning Inspector shall issue a Zoning Permit, so long as the request complies with the requirements of this Resolution and the request is accompanied by the proper fee. If such application is denied, the applicant shall be notified of such denial within the aforementioned thirty (30) day period.
- H. Upon notification of completion of a project, and inspection by the Zoning Inspector, a Certification of Compliance shall be issued.
- I. Any Zoning Permit shall become void at the expiration of twelve (12) months after the date of issuance, unless construction is started. Exterior construction shall be completed within eighteen (18) months of permit issuance, unless a renewal permit is issued and fee paid. Only one renewal permit may be granted. If the use as applied for is changed, a new permit shall be required.

Section 503: 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 a copy may be acquired from the Zoning Inspector. Said schedule of fees may only be altered or amended by the Board of Township Trustees. Until all applicable fees, charges, and expenses have been paid in full, no action shall be taken on any request, application, or appeal.

Section 504: 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, Huron County, Ohio, shall be reported to the Zoning Inspector or other Ridgefield Township official.

Section 505: 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 506: 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 who shall, at the Prosecutor's sole discretion, initiate the appropriate legal action.

Section 507: Penalties

The owner 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 violation or noncompliance be fined not more than \$100.00 per offense. Each day, such violation or failure to comply shall exist, shall constitute a separate offense.

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ARTICLE VI

ADMINISTRATION

Section 600: Township Zoning Planning

The Zoning Commission for Ridgefield Township, Huron County, Ohio, is hereby created and shall have all the powers and duties prescribed by this Resolution.

Section 601: Authority, Composition, and Appointment

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

Section 602: Organization

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

Section 603: Quorum

The Zoning Commission shall require a quorum of no less than three (3) of its members at all of its meetings, and a concurring vote of no less than three (3) members shall be necessary to effect an order.

Section 604: 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.

- 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 Trustees. The Zoning Commission shall recommend approval, disapproval, or modification of the original request to the Township Trustees following the procedures in Article VII of this Resolution and the provisions of Chapter 519 of the Ohio Revised Code.
- 2) The Zoning Commission shall make use of such information and counsel as is available from appropriate public officials, departments, and agencies.
- 3) The Zoning Commission may initiate amendments to the Zoning Resolution.

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

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 Ridgefield 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 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 this Resolution.

d. Procedure

a. An applicant for Site Plan Review under this section shall be filed with the Zoning Commission ten (10) days 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 Township Fiscal Officer to be kept on file.

b. The Zoning Commission 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 of 8 1/2" x 11" sheets as necessary for written information.

ITEMS REQUIRED FOR SUBMISSION:

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 owners of record for parcels within three hundred (300) of the planned development.
- 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 and 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, light-emitting diode) 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 signage.
- 10) The location of all present and proposed utility systems including:
 - a. Sewage or septic system
 - b. Water supply system
 - c. Telephone, cable, and electrical systems; and
 - d. 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 Huron County Engineer of storm run-off calculations for large or environmentally-sensitive developments.

- 11) Plans to prevent the pollution of surface or groundwater, 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 (100) feet of the site.

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

- The projected number of motor vehicle trips to enter or leave the site, estimated for daily and peak hour traffic levels;
- The projected traffic flow pattern including vehicular movements at all major intersections likely to be affected by the proposed use of the site;
- The impact of this traffic upon existing abutting public and private ways in relations 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.

f. Standards For Review

The Zoning Commission shall review the site plan and supporting documents, taking into consideration the reasonable fulfilment 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. The includes minimizing soil erosion both during and after construction.
5. Nuisances: Protection of abutting properties and Township amenities from and 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.

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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 701: INITIATION OF AMENDMENT

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

- Motion of the Zoning Commission
- By applications of one or more property owners or lessees of property within the area to be changed/amended
- By passage of a Resolution by the Township Trustees, which Resolution shall be certified to the Zoning Commission for action.

Section 702: SUBMISSION TO HURON COUNTY PLANNING COMMISSION

Within five (5) days of initiation of an amendment or proposed district change, a copy of the amendment application, motion of the Zoning Commission, or Resolution of the Township Trustees, shall be submitted by the 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 Zoning Commission public hearing.

Section 703: ZONING COMMISSION PUBIC 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 the date of receipt. Notice of the hearing shall be given by the commission by one publication at least ten (10) days before the date of the hearing using at least one of the following methods:

- (a) In the print or digital edition of one or more newspapers of general circulation in the township;
- (b) On the official public notice web site established under section 125.182 of the Revised Code;
- (c) On the web site and social media account of the township.

Section 704: 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 Ridgefield Township, by 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 statement that the matter will be referred to the Township Trustees.

Section 705: ZONING COMMISSION RECOMMENDATIONS

Within thirty (30) days after the public hearing provided for by Ohio Revised Code Section 519.12, the Zoning Commission shall recommend to the Township Trustees the denial, approval, or approval with a modification thereto the proposed zoning amendment.

Section 706: TRUSTEE PUBLIC HEARING

Upon receipt of the recommendation(s) from the Zoning Commission, the Board of Township Trustees shall schedule a public hearing within thirty (30) days of receipt of said recommendations. Notice of the Board of Trustees public hearing shall be given by that board by one (1) publication at least ten (10) days before the date of the hearing using at least one of the following methods:

- (a) In the print or digital edition of one or more newspapers of general circulation in the township;
- (b) On the official public notice web site established under section 125.182 of the Revised Code;
- (c) On the web site and social media account of the township.

Section 707: ACTION BY THE BOARD OF TOWNSHIP TRUSTEES

Within twenty (20) days after the public hearing of the Board of Township Trustees pursuant to O.R.C. 519.12, the Board of Township Trustees shall either, adopt, modify, or deny the recommendations of the Zoning Commission. In the event the Board of Township Trustees deny or modify the recommendations of the Zoning Commission, a majority vote of the Board of Township Trustees shall be required.

Section 708: EFFECTIVE DATE OF ADOPTED AMENDMENTS AND REFERENDUM

Such amendment adopted by the Board of Township Trustees shall become effective thirty (30) days after the date of such adoption, unless within thirty (30) days thereafter it is presented to the Board of Township Trustees a petition signed by a number of registered electors residing in the unincorporated area of the Township equal to not less than fifteen percent (15%) of the total vote cast for all candidates for governor in the Township at the most recent general election for which a governor was elected, requesting the Board of Township Trustees to submit the proposed amendment to the electors of the Township for approval or rejection at the next primary or general

election that occurs at least ninety days after the petition is filed. Within two (2) weeks after receiving a petition filed under Ohio Revised Code Section 519.12, the board of township trustees shall certify the petition to the board of elections. A petition filed under this section shall be certified to the board of elections not less than ninety (90) days prior to the election at which the question is to be voted upon.

Section 709: 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 for the amendment. Upon certification by the Board of Elections that the amendment has been approved by the voters, it shall take immediate effect.

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ARTICLE VIII

BOARD OF ZONING APPEALS

Section 800: CREATION OF THE TOWNSHIP BOARD OF ZONING APPEALS

The Board of Zoning Appeals for Ridgefield Township, Huron County, Ohio, is hereby created and shall have all the powers and duties prescribed by Section 519.13 and this Resolution.

Section 801: AUTHORITY, COMPOSITION, and APPOINTMENT

Thereby, the Board of Zoning Appeals shall consist of five (5) members appointed by the Board of Township Trustees. The members appointed to the Board of Zoning Appeals shall include five residents of the unincorporated territory in the township, and shall not be members of the Zoning Commission. Each member of the Board of Zoning Appeals shall be appointed for a period of five (5) years term. In the event of the death or resignation of a member of the Board of Zoning Appeals, the Township Trustees shall make the appointment to fill said vacancy for the duration of the unexpired portion of the term for the vacating member.

Section 802: ORGANIZATION

The Board of Zoning Appeals shall elect a chairperson, a Vice-Chairperson, prescribe rules for the conducting of the Board of Zoning Appeal's affairs and appoint a Secretary who shall record the Board's action and votes.

Section 803: QUORUM

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

Section 804: MEETINGS

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

Section 805: OATHS AND WITNESSES

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

Section 806: POWERS AND DUTIES

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.

Appeals may be taken by any person, firm or corporation, or by any officer of board of Ridgefield Township, deeming that such person, or those to be adversely affected by the decision of the Zoning inspector, respecting the interpretation of the Resolution. Appeals shall be made no later than twenty (20) days after the date of the grievance.

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 Zoning Appeals after the notice of appeal has been filed, that by reasons of facts stated in the certificate a stay would, in the Zoning Inspector's 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 Zoning Appeals or by a Court having lawful jurisdiction.

Section 807: VARIANCES

Where there are practical difficulties or unnecessary hardships in the manner of carrying out the strict letter of this Resolution, the Board of Zoning Appeals shall have the power to hear evidence from applicants seeking 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 the instance of granting a variance by the Board of Zoning Appeals, there must be shown by the applicant the following:

Area Variance

The factors to be considered and weighed in determining whether a property owner seeking an area variance has encountered practical difficulties in the use of his property include, but are not limited to:

- 1) whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without the variance;
- 2) whether the variance is substantial;
- 3) whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer a substantial detriment as a result of the variance;
- 4) whether the variance would adversely affect the delivery of governmental services (e.g., water, sewer, garbage);
- 5) whether the property owner purchased the property with knowledge of the zoning restriction;
- 6) whether the property owner's predicament feasibly can be obviated through some method other than a variance;

- 7) whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance.

Use Variance

- 1) the variance will not be contrary to the public interest;
- 2) owing to special conditions, literal enforcement of the resolution will result in unnecessary hardship;
- 3) the spirit of the zoning resolution shall be observed; and
- 4) substantial justice shall be done.

Section 808: CONDITIONAL USES

The Board of Zoning Appeals shall hear and determine all conditional use applications which possess unique or special characteristics relating to location, design, size, traffic generation and method or 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 of Zoning Appeals shall approve an application for a conditional use only when the following conditions are met:

- 1) The conditional use is in general accord with the Ridgefield Township Zoning Resolution;
- 2) 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;
- 3) 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.

In granting an application for a conditional use, the Board of Zoning Appeals 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.

The Board of Zoning Appeals shall not have the authority to permit a use not expressly permitted in a given zoning district.

Section 809: 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:

- 1) Screening shall be provided for one or more of the following purposes:

- a. A visual barrier to partially or completely obstruct 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 Board of Zoning Appeals, 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. A visual screening walls, fences, planting, or mounds shall be minimum of Five (5) feet and six (6) inches in height in order to accomplish the desired screening effect, except in required front yards where maximum height shall be not greater than two (2) feet and six (6) inches. Plantings shall be a minimum of four (4) feet in height at the time of planting.
 - b. A dense vegetative planting with a minimum height of four (4) feet at planting and a mature height of at least five (5) feet and six (6) inches 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 twenty-five (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 of other signs, except for directional signs and other signs for the efficient flow of vehicles.

Section 810: APPEAL PROCEDURE

Recommended action regarding appeals, variances, and conditional uses are as follows:

- 1) Applicant files correct application with the Zoning Inspector;
- 2) Zoning Inspector transmits all appeal, variance, and conditional use applications, and all other relevant materials, to the Board of Zoning Appeals;
- 3) Board of Zoning Appeals schedules a public hearing within twenty (20) days after submission of the subject appeal, variance, or conditional use application;
- 4) Written notice shall be sent at least ten (10) days before the hearing to all parties of interest;
- 5) Notice shall be published at least ten (10) days in advance of the scheduled public hearing of the Board of Zoning Appeals pursuant to Ohio Revised Code Section 519.15;
- 6) Board of Zoning Appeals shall hold the scheduled public hearing, which may be recessed and/or continued at the discretion of the Board of Zoning Appeals;
- 7) Board of Zoning Appeals shall render its decision on any appeal, variance, or conditional use applications, in writing, within twenty (20) days of the public hearing's closure;
- 8) If desired, the applicant may seek relief in the Huron County Court of Common Pleas by filing an appeal therewith.

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ARTICLE IX

CONSTRUCTION OF LANGUAGE AND DEFINITIONS

Section 900: CONSTRUCTION OF LANGUAGE

- 1) The particular shall control the general.
- 2) In case of any difference of meaning or implication between the provision 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 and ordinarily assigned to them

Section 901: DEFINITIONS

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.

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, windmills, etc., provided these shall be located only in the 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 the following:

- 1) An accessory building measuring 12'x12' 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.
- 2) Above ground swimming pools, tennis courts, and other personal recreational facilities.
- 3) Off street loading and parking facilities and the storage of good 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.
- 4) Garage or other casual sales of personal property shall be considered an accessory use so long as they are limited to two times per year and for no longer than three days each time.
- 5) 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.
- 6) 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 but not limited to lions, tigers, leopards, panthers, cougars, bobcats, bears, wolves, apes, gorillas, venomous or constrictor snakes, crocodiles or alligators.
- 7) The sale of fruits or vegetables grown on the premises where sold.
- 8) Any activity which is the subject of any advertising including, but not limited to, newspaper, magazine, radio, television, poster, billboard, handbills, direct mailing, yearbooks, telephone directory, or other publications shall not be deemed to be an accessory use.
- 9) Home occupations.
- 10) No zoning permit shall be required to engage in an accessory use.

AGRICULTURE: Includes farming; ranching; algaculture meaning the farming of algae; aquaculture; apiculture; horticulture; viticulture; 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 mushrooms; timber; pasturage; any combination of the foregoing; and 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.

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.

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.

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.

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.

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.

BUILDING LINE: Is a line defining the minimum front, side, and rear yard setback requirements in which no building or structure may be located, except as otherwise provided herein.

BUILDING PRINCIPAL: Is the building housing the principal activity performed on a lot.

CARPORT: 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.

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

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

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

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.

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

CURRENT MOTOR VEHICLE REGISTRATION: 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.

DATA CENTER: A business providing electronic information services, or a facility leased to such businesses, and includes the associated computing equipment, power generation, and environmental control systems. All Data Center shall be construed as a [commercial/industrial] use under this Resolution.

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

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.

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

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.

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.

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

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

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.

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

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.

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.

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.

FLOOR AREA-MINIMUM: For the purpose of computing the minimum allowable floor area per dwelling unit, the sum of the horizontal areas of the first 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 area 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.

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

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.

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.

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.

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.

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.

GREENBELT: An open landscaped area free of building and structures and maintained with permanent plant materials.

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.

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.

HOUSE TRAILER: - See Dwellings.

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.

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.

LOT AREA: The total horizontal area within the lot lines of the lot.

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.

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 sixty (60) feet.

LOT, INTERIOR: Is a lot other than a corner lot.

LOT LINES: Are the lines defining the limits of a lot as described below:

1. **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.
2. **Side Lot Line:** Is any lot line other than the front or rear lot line.
3. **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.

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, Ohio, 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 County Recorder for Huron County, Ohio.

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

MANUFACTURED HOME/MOBILE HOME: As defined by the Ohio Revised Code and/or 42 United States Code Sec. 540, et seq. Manufactured/Mobile Homes are prohibited throughout Ridgefield Township.

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.

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.

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.

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.

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.

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.

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.

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.

PERCOLATION TEST: A test required by the Huron County Health Department, 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.

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, television cable or other utilities.

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.

RESIDENCE (DWELLING): A permitted structure used by a family as a dwelling place or place of lodging.

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, glueing, 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 governmental, educational, or religious organization.

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

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.

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

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.

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.

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.

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.

TEMPORARY MASS GATHERING: 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.

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

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.

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

YARDS: The open spaces on the same lot as the principal building, unoccupied and unobstructed from the ground upwards and further defined as follows:

- 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.
- 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.
- 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.

VARIANCE: 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.

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 buildings. The second part certifies the requirements of the permit have been satisfactorily met upon completion of the permitted project.

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ARTICLE X

VALIDITY AND SEVERABILITY

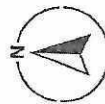
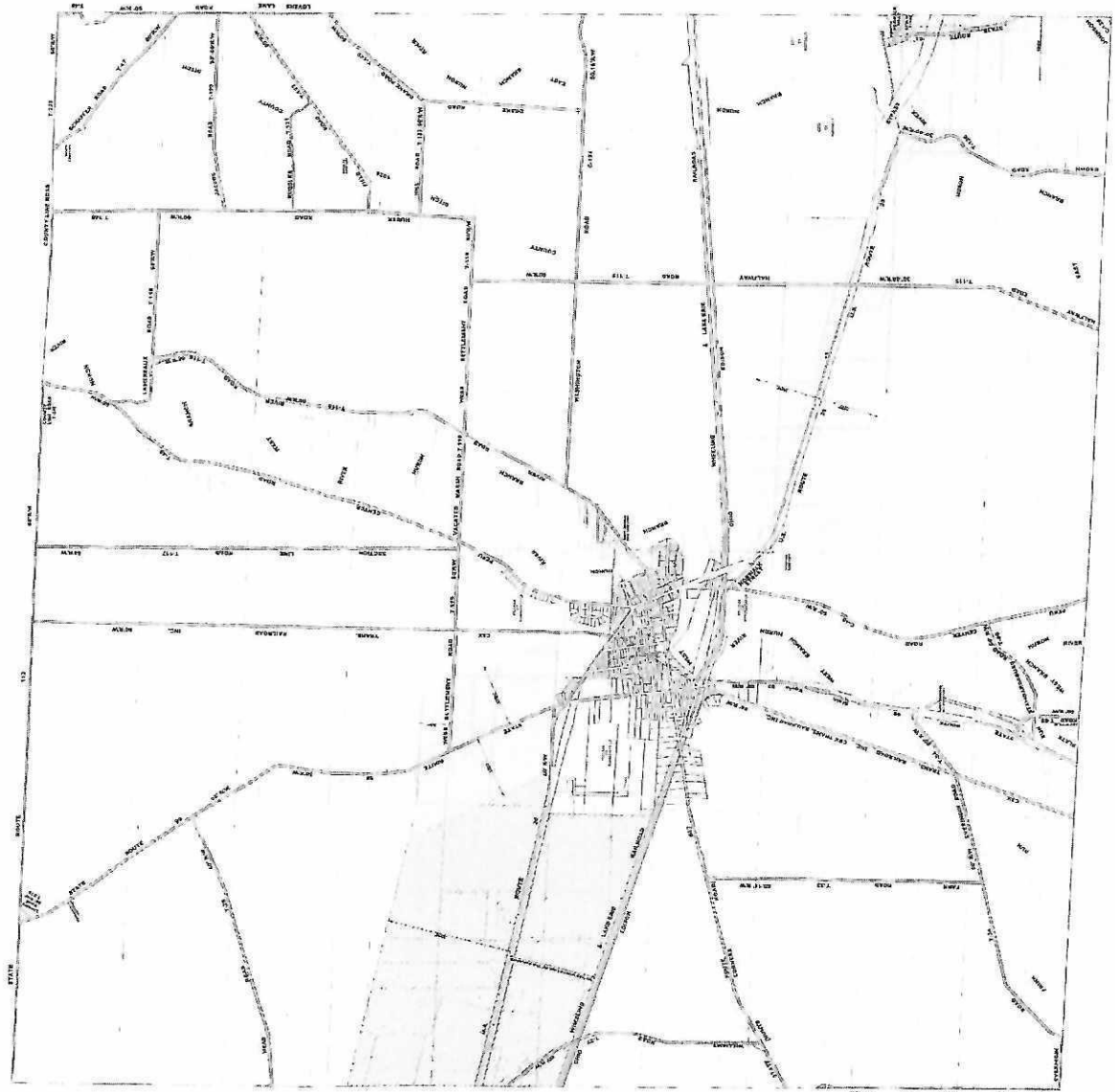
If any article, section, paragraph, sentence, or phrase of this Resolution is for any reason held to be invalid by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Resolution.

ARTICLE XI

EFFECTIVE DATE

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

THE OFFICIAL ZONING MAP OF RIDGEFIELD TOWNSHIP, HURON COUNTY, OHIO



- LEGEND
- RESIDENTIAL
 - UNINCORPORATED
 - INDUSTRIAL

Recommended for adoption by the Ridgefield Township Zoning Commission at its duly called public hearing held on 7-14-2026

Adopted by the Board of Trustees of Ridgefield Township at its duly called meeting on 7-21-2026, in resolution No. 2026-4

Robert J. Bingham
Trustee

David O. Schaefer
Trustee

Scott A. Epner
Trustee

This is to certify that this is the Official Zoning Map of Ridgefield Township, Huron County, Ohio adopted by the duly elected Board of Trustees of Ridgefield Township, in Resolution No. 2026-4, enacted at its meeting held on 7-21-2026

Karen Zinn
Clerk

7-21-2026
Date

