

1. **ABUTTING:** Property adjacent, adjoining, or contiguous, including property separated by an alley or road. Lots touching at corners only shall not be deemed abutting.
2. **ACCESS DRIVE:** A paved strip that provides a vehicular connection between off-street parking spaces and a public street.
3. **ACCESSORY BUILDING:** A subordinate building detached from, but located on the same lot as the principal building, the use of which is incidental and accessory to that of the principal building or use and which is constructed subsequent to construction of the principal building or establishment of the principal use of land.
4. **ACCESSORY USE:** A subordinate use of a building, other structure, tract of land, or a subordinate building or other structure, the use of which is located on the same lot and is clearly incidental to the use of the principal building or other structure or use of land, or is customary in connection with the principal building or other structures or use of land.
5. **ADULT DAY CARE FACILITY:** An establishment that during any part of the normal business day provides supervised educational, recreational and social activities to elderly and/or handicapped adults, but not including persons suffering from acute or chronic alcoholism or other drug dependency and persons who regularly require restraint.
6. **ADULT FAMILY HOME:** A residence licensed according to Chapter 3722 of the Ohio Revised Code to provide accommodations to not more than 5 unrelated adults and which provides supervision and personal services to at least 3 of those adults, where the adults live as a single housekeeping unit and the residence serves as the adults' sole, bona fide permanent residence, but which does not provide nursing care or include residents who require "skilled nursing care" or "intermediate nursing care" and shall not include "homes" and "rest homes" as defined in ORC Chapter 3721.
7. **AGRICULTURE:** As used in Sections 519.02 to 519.25 of the Ohio Revised Code, "agriculture" includes farming, ranching, 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; 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 and provided that the above uses shall not include the commercial feeding of garbage or offal to swine and other animals.
8. **ALLEY:** A public or private roadway that affords only a means of access to a lot or abutting property.

9. ALTERATIONS: See “Structural Alterations.”
10. APARTMENT: See “Dwelling, Multi-Family.”
11. ASSEMBLY HALL: A building or establishment where members of a local chapter of an association or a fraternal, cultural, or religious organization hold their meetings and may engage in providing catering and entertainment for a fee.
12. ASSISTED LIVING FACILITIES: Residential accommodations designed for and intended to be occupied by individuals who require supervision, assistance and health care services or who are otherwise dependent on the services of others by reason of age or physical or mental impairment.
13. ASSOCIATION: A legal entity operating under recorded land agreements or contracts through which each unit owner in a planned residential development is a member and each dwelling unit is subject to charges for a proportionate share of the expenses of the organization’s activities such as maintaining common open space and other common areas and providing services needed for the development. An association can take the form of a homeowners’ association, community association, condominium association or other similar entity.
14. AUTOMOBILE SALES AND RENTAL: An open area used for the display, sale or rental of new or used automobiles, and where no repair work is done except minor incidental repair or service, excluding body and fender work or spray painting of automobiles to be displayed, sold or rented on the premises.
15. AUTOMOBILE SERVICE STATION: A building, part of a building, structure or space which is used for the retail sale of lubricants and motor vehicle accessories, the routine maintenance and service of vehicles and the making of repairs to motor vehicles. Automobile repair work may be done at a service station provided that no rebuilding of engines, spray paint operations, body and fender repair and tire recapping or retreading is permitted.
16. AWNING: Any structure made of plastic, cloth or metal with a frame attached to a building and projecting over a sidewalk, when the same is so erected to permit being raised to a position flat against the building when not in use.
17. BASEMENT: A story having more than one-half (1/2) of its height below average grade. A basement shall not be counted as a story for the purpose of height regulations.
18. BED AND BREAKFAST: A single-family dwelling in which the principal use is permanent residential quarters and in which as an accessory use no more than three (3) guestrooms are made available to no more than six (6) transient guests for compensation.

A BED AND BREAKFAST does not include hotels, motels, or inns, as otherwise regulated in the Resolution.

19. **BEST MANAGEMENT PRACTICES (BMPs):** Conservation practices or protection measures which reduce impacts from a particular land use. Best Management Practices for construction are outlined in “Rainwater and Land Development, Ohio’s Standard for Stormwater Management, Land Development, and Urban Stream Protection” prepared by the Ohio Department of Natural Resources.
20. **BILLBOARD:** See “Sign, Outdoor Advertising”.
21. **BOARD:** The Springfield Township Board of Zoning Appeals.
22. **BORROW PIT:** See “Quarry”.
23. **BROADCAST TOWER:** A structure for the transmission or broadcast of radio, television, radar, or microwaves which exceeds the maximum height permitted in the district in which it is located.
24. **BUFFER:** A combination of physical space and vertical elements, such as plants, berms, fences, or walls, the purpose of which is to separate and screen different land uses from each other.
25. **BUILDING:** Any structure having a roof supported by columns or by walls and intended for the shelter, housing or enclosure of persons, animals or chattels.
26. **BUILDING, ACCESSORY:** See “Accessory Building”.
27. **BUILDING, ENCLOSED:** A building enclosed on all sides.
28. **BUILDING, HEIGHT:** The vertical distance measured from the proposed finished grade at the front of the building to the highest point of the roof.
29. **BUILDING LINES:** An imaginary extension of the building wall parallel to the lot line and defining the limits of the yard.
30. **BUILDING, PRINCIPAL:** The building on a lot used to accommodate the primary use to which the premises is devoted.
31. **BUILDING PERMIT:** A permit issued by the Summit County Building Department before construction, substantial rehabilitation or internal modifications can legally take place.

32. CANOPY: Any structure, other than an awning, made of cloth or metal, with frame attached to a building and projecting over a sidewalk.
33. CAR PORT: A covered automobile parking space not completely surrounded by walls or doors. A car port shall be subject to all the regulations prescribed in this resolution for a private garage.
34. CAR WASH: A building or enclosed area that provides facilities for washing and cleaning motor vehicles, which may use production line methods with a chain conveyor, blower, and steam cleaning and/or high pressure devices and/or which may employ hand labor for the washing and/or waxing of automobiles.
35. CENTRALIZED SEWER SYSTEM: A system where individual lots are connected to a common sewerage system whether publicly or privately owned and operated.
36. CENTRALIZED WATER SYSTEM: A system where individual lots are connected to a common water distribution system whether publicly or privately owned and operated.
37. CERTIFICATE OF OCCUPANCY: An official statement from the Springfield Township Zoning Administrator certifying that a given building, structure, or parcel of land is in compliance with the provisions of the Springfield Township Zoning Resolution as specified on the zoning permit previously issued for the parcel and therefore may be occupied and used lawfully for the purpose designated on the zoning permit.
38. CHILD DAY CARE: Administering to the needs of infants, toddlers, pre-school children, and school children outside of school hours by persons other than their parents or guardians, custodians, or relatives by blood, marriage, or adoption for any part of the twenty-four hour day in a place or residence other than a child's own home.
39. CHURCH: See "Places of Worship."
40. CLINIC, MEDICAL: Any building or other structure devoted to the diagnosis, treatment, and care of sick, ailing, infirm or injured human patients by a group of physicians or dentists practicing medicine together, but which is not used to lodge patients overnight.
41. CLINIC, VETERINARY: A place where animals are given medical or surgical treatment and the boarding of animals occurs only as an incidental use.
42. COMMISSION: The Springfield Township Zoning Commission.
43. COMMON AREA: Any land area, and associated facilities, within a residential, commercial or industrial development that is held in common ownership by the residents or

- tenants of the development through a Homeowners' Association, Community Association or other legal entity, or which is held by the individual members of a Condominium.
44. COMMON DRIVE: A private way that provides vehicular access to at least two but not more than four dwelling units.
45. COMPREHENSIVE LAND USE PLAN: The long-range plan intended to guide the growth and development of the Township, based on study and analysis of the Township's existing conditions, including population and housing, historic and natural features, general land use patterns and zoning regulations, and other development considerations.
46. CONDITIONAL ZONING CERTIFICATE: The certificate issued by the Zoning Administrator upon approval by the Board of Zoning Appeals to allow a conditional use to be established on a specific parcel. See also: Use, Conditional.
47. CONDOMINIUM: Joint ownership of real estate, including land, structure, and improvements.
48. CONGREGATE CARE FACILITY: A residential facility that provides for the needs of individuals who are elderly or handicapped. The facility shall consist of residential dwelling units designed specifically for the elderly or handicapped, and have common social, recreational, dining and food preparation facilities, and may include skilled nursing care. See also "Homes for Handicapped Persons, Family and Group".
49. CONTIGUOUS: In contact with.
50. COUNTY: County of Summit, Ohio.
51. DAY CARE FACILITY: Any place other than a family day-care home in which day-care is provided for either adults or children.
52. DAMAGED OR DISEASED TREES: Trees that have split trunk, broken tops, heart rot, insect or fungus problems that will lead to imminent death, undercut root systems that put the tree in imminent danger of falling, lean as a result of root failure that puts the tree in imminent danger of falling, or any other condition that puts the tree in imminent danger of being uprooted or falling into or along a stream or onto a structure.
53. DEFINED CHANNEL: A natural or man-made depression in the terrain which is maintained and altered by the water and sediment it carries.
54. DENSITY: The number of dwelling units developed or to be developed on a gross acre of land.

55. **DETACHED GARAGE:** See “Accessory Building.”
56. **DISCARDED MOTOR VEHICLES:** Any inoperable motor propelled vehicle or accessory to same, outside a building which is in the process of being dismantled or stored and not used, or which does not have a license thereon which is valid during some part of the preceding thirty (30) day period.
57. **DISTRICT:** A section or sections of Springfield Township, Summit County, Ohio for which the regulations governing the use of buildings and premises or the height and area of buildings are uniform.
58. **DOMESTIC ANIMAL:** An animal that is commonly maintained in residence with man.
59. **DRIVE-THRU FACILITY:** Any portion of a building or structure from which business is transacted, or is capable of being transacted, directly with customers while said customers remain in their motor vehicle during such business transactions. The term "drive-thru" shall also include "drive-up" and "drive-in" but shall not include Car Wash, Gasoline Station or Automobile Service Station.
60. **DRIVEWAY, PRIVATE RESIDENCE:** A path extending from the street pavement to a private garage or garages on a residential lot which is used by residents of the lot for vehicular access to and from such street and for the temporary storage of registered and licensed motor vehicles.
61. **DUMPS:** Any premises used primarily for disposal by abandonment, discarding, dumping, reduction, burial, incineration, or any other means and for whatever purpose of garbage, sewage, trash, refuse, waste material of any kind, junk, discarded machinery, vehicles or parts thereof, offal, or dead animals, toxic chemicals and radioactive waste.
62. **DUPLEX:** See “Dwelling, Two-family”.
63. **DWELLING:** Any building or portion thereof, which is designed or used primarily for one-family and two-family residences, but not including hotels, motels, boarding houses, lodging houses, and tourist dwellings.
64. **DWELLING, ATTACHED SINGLE-FAMILY:** Dwelling units that are structurally attached to one another, side by side, and erected as one building, each dwelling unit being separated from the adjoining unit or units by a party wall without openings extending from the basement floor to the roof and each such building being separated from any other building by space on all sides, and including such elements as separate ground floor entrances, services and attached garages.

65. DWELLING, CLUSTER SINGLE-FAMILY DETACHED: A dwelling unit which is designed and used exclusively by one family and separated from all other dwelling units by open space from ground to sky, which is grouped with other dwelling units on a site in an arrangement. The cluster dwelling does not need to be located on its own subdivided lot, but shall comply with the spacing requirements for planned unit residential developments.
66. DWELLING, DETACHED SINGLE-FAMILY: A dwelling unit designed and used for one (1) family situated on a lot having a front, side and rear yard and separated from all other dwelling units by open space from ground to sky.
67. DWELLING, MULTI-FAMILY: A dwelling designed for three (3) or more dwelling units, occupied by three (3) or more families living independently of each other where the units are separated by party walls with varying arrangements of entrances, and which does not meet the definition of attached single-family dwelling units.
68. DWELLING, TWO-FAMILY: A building, arranged, intended, or designed to be occupied as the residence of two families living independently of each other.
69. DWELLING UNIT: A group of rooms comprising living, dining, sleeping room or rooms, storage closets, as well as space and equipment for cooking, bathing and toilet facilities, all used by only one (1) family.
70. EASEMENT: A right granted by the owner of land to use a portion or all the land of another for a special purpose, such as public utilities or for access to other properties.
71. EFFICIENCY UNIT: A dwelling unit consisting of one (1) or more rooms, exclusive of bathroom, kitchen, hallway, closets, or dining alcove directly off the principal room.
72. EXCAVATION OR CUT: The removal, stripping or disturbance of soil, earth, sand, rock, gravel, or other similar substances from the ground including the clearing of trees.
73. FAMILY: One (1) individual, any number of individuals related by blood, adoption or marriage plus no more than two (2) unrelated individuals; or not more than three (3) unrelated individuals occupying a dwelling unit and living as a single housekeeping unit, but not including groups occupying a hotel or motel as herein defined.
74. FAMILY DAY CARE HOME, TYPE B: A permanent residence of the provider in which child day-care or child day-care services are provided for one to six children at one time and in which no more than three children may be under two years of age at one time. In counting children for the purposes of this division, any children under six years of age who are related to the provider and who are on the premises of the type B home shall be counted. "Type B family day-care home" does not include a residence in which the needs of children are

administered to, if all of the children whose needs are being administered to are siblings of the same immediate family and the residence is the home of the siblings, nor does it include any child day camp.

75. **FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA):** The agency with overall responsibility for administering the National Flood Insurance Program.
76. **FEE SIMPLE:** This type of ownership, which is the maximum interest a person can have in a piece of real estate, entitles the owner to use the property in any manner as long as it is in accordance with state and local laws.
77. **FENCE:** Any structure composed of wood, iron, steel, masonry, stone or other material and erected in such a manner and in such location as to enclose, secure, partially enclose or secure, provide privacy, decorate, define or enhance all or any part of any premises.
- a. **FENCE, OPEN:** A fence including gates, which has for each one foot wide segment extending over the entire length and height of the fence, fifty (50%) percent or more of the surface area is open spaces, which affords a direct view through the fence.
- b. **FENCE, SOLID:** A fence, including gates, which has for each one foot wide segment extending over the entire length and height of the fence, five (5%) percent or less of the surface area is open spaces, which prevents a direct view through the fence.
78. **FILLING:** The deposition or dumping of any matter on or into the ground, except the deposits resulting from common household gardening or deposits on farm for agricultural use.
79. **FLEET VEHICLES:** Trucks, vans, and other vehicles, including motorized equipment, which are used as part of the operation of a principal use, but not including privately owned customer or employee vehicles.
80. **FLOOD PLAIN:** Those lands that are subject to a one (1%) percent or greater chance of flooding in any given year.
81. **FLOODWAY:** The channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designed height. The base flood is the flood that has a one percent or greater chance of being equaled or exceeded in any given year.
82. **FLOOR AREA, DWELLING UNIT:** The sum of the gross horizontal area of a building devoted to residential use measured from the exterior faces of exterior walls or from the

center line of common walls separating two dwelling units. It shall not include basements, attached garages, attics, terraces, breezeways, open porches, and covered steps.

83. **FLOOR AREA, GROSS:** The sum of the gross horizontal areas of all of the one (1) or several floors of a building, measured from the exterior faces of exterior walls or from the center line of common walls separating two (2) or more units of a building. Floor area for the purpose of these regulations shall not include basement, garage, elevator, stair bulkheads, attic space, terraces, breezeways, open porches, and uncovered steps. However, if the basement is used for business or commercial purposes, it shall be counted as floor area in computing off-street parking requirements.
84. **FRONTAGE:** The length of the property on one side of a street between two street intersections (crossing or terminating) measured along the property line at the street, or if the street is dead ended, the length of the property abutting on one side between an intersecting street and the dead end of the street.
85. **FUNERAL HOME:** A building or part thereof used for human funeral services. Such building may contain space and facilities for: (a) embalming and the performance of other services used in preparation of the dead for burial; (b) the performance of autopsies and other surgical procedures; (c) the storage of caskets, funeral urns, and other related funeral supplies; and (d) the storage of funeral vehicles, but shall not include facilities for cremation. Where a funeral home is permitted, a funeral chapel shall also be permitted.
86. **GARAGE, ATTACHED:** A private garage joined to the principal building with an abutting side of said structure constituting a common wall including an entry access door to the principal building.
87. **GARAGE, PRIVATE:** An accessory building or an accessory portion of the principal building, enclosed on all sides and designed or used for the shelter or storage of motor vehicles and located on the same lot as the dwelling to which it is accessory.
88. **GARAGE, PUBLIC:** A building or portion of a building, in which more than four (4) motor vehicles are, or are intended to be, housed under arrangements with patrons for renting or leasing such space and accommodation and in which no repair work is carried on.
89. **GARAGE, VEHICLE REPAIR:** A building or any portion of a building in which repairs are made to motor vehicles including structural repair and rebuilding or reconditioning as a result of a collision or other causes. Structural repairs include frame and/or body alignment using appropriate alignment equipment, welding, heat-treating, and other methods required to ensure structural integrity. Rebuilding or reconditioning includes replacing or repairing body parts, spray painting and replacing or overhauling drive train components. Drive train components include the engine, clutch, manual or automatic transmission, differential,

axles, springs, torsion bars, brakes, tires and wheels and other ancillary equipment. Also, radiator and heating/cooling repairs requiring removal from the vehicle and tire recapping or retreading service.

90. **GARDEN CENTER:** A building or premises used partially for the rental or sale of items useful in the culture, display, or decoration of lawns, gardens, or indoor plants, including books, appliances, and tools, but not including power tools or tractors.
91. **GASOLINE STATION:** An establishment where liquids used as motor fuels are stored for retail sales and dispensed into the fuel tanks of motor vehicles and may include the sale of other retail products.
92. **GRADE, ELEVATION:** Grade elevations are defined as follows:
- a. For buildings having a wall adjoining one street only, the elevation of the sidewalk at the center of the wall adjoining the street.
 - b. For buildings having walls adjoining more than one street, the average of the elevation of the sidewalk at the center of all walls adjoining the streets.
 - c. For buildings having no wall adjoining the street, the average level of the finished surface of the ground adjacent to the exterior walls of the building.
 - d. Any wall approximately parallel to and not more than five (5) feet from a street line is to be considered as adjoining the street and where no sidewalk exists, the sidewalk grade shall be established.
93. **GRADE, NATURAL:** The elevation of the undisturbed natural surface of the ground prior to an excavation or fill.
94. **GROSS ACRE:** Land area, measured on the horizontal plane, and occupied by all natural and man-made features of the landscape.
95. **HANDICAPPED:** A physical or mental impairment, as defined in 42 U.S.C. 3602 (h), that substantially limits one or more of such person's major life activities so that such person is incapable of living independently. However, "handicapped" shall not include current illegal use of or addiction to a controlled substance, nor shall it include any person whose residency in a home would constitute a direct threat to the health and safety of other individuals.
96. **HEALTH CARE FACILITIES:** A building, or structure, licensed by the State and used as a hospital; convalescent or nursing home; a facility in which ten (10) or more people reside while receiving therapy, counseling, or rehabilitation for physical, emotional, or mental

disease or disability; a facility for out-patient physical, occupation, or vocational therapy or rehabilitation; or public health clinics and facilities. "Health care facilities" does not include doctors' or dentists' professional offices and private clinics.

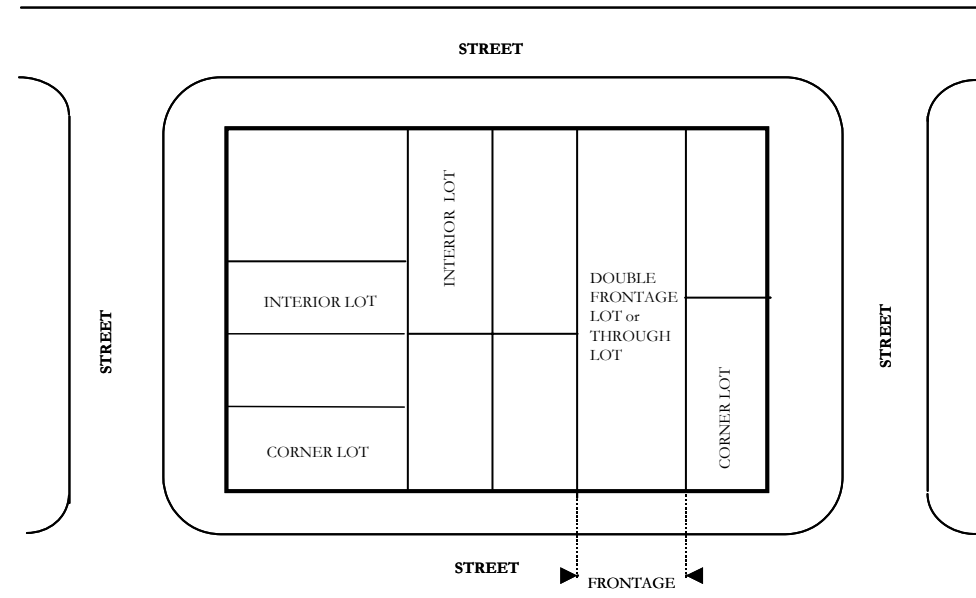
97. HOME FOR HANDICAPPED, FAMILY: A residential facility that provides room and board, personal care, rehabilitative or habilitative services, and supervision in a family setting for 5 to 8 handicapped persons. (See HANDICAPPED.) One to 4 persons, including resident staff, living in such a residential facility constitute a family for the purposes of this Resolution (see FAMILY), and are not subject to the conditional use regulations for family homes. The term "family home for handicapped persons" does not include "halfway house" or other housing facilities serving as an alternative to incarceration, "nursing home", "rest home", "boarding house", "rooming house", "lodging house", "residential treatment home/center", "special care home" or any other such similar building or use of a building.
98. HOME FOR HANDICAPPED, GROUP: A residential facility that provides room and board, personal care, rehabilitative and habilitative services, and supervision in a family setting for at least 9 handicapped persons. (See HANDICAPPED.) The term "group home for handicapped persons" does not include "halfway house" or other housing facilities serving as an alternative to incarceration, "nursing home", "rest home", "boarding house", "rooming house", "lodging house", "residential treatment home/center", "special care home" or any other such similar building or use of a building.
99. HOME OCCUPATION: Any use or profession customarily conducted entirely within a dwelling and carried on only by the inhabitants thereof, which use is clearly incidental and secondary to the use of the dwelling purposes and does not change the character thereof.
100. HOSPITAL: Any building or other structure containing beds for at least four (4) patients and devoted to the medical diagnosis, treatment or other care of human ailments.
101. HOTEL: A commercial building in which lodging is provided and offered to the public for compensation on a daily rate.
102. IMPERVIOUS COVER: Any surface that cannot effectively absorb or infiltrate water. This may include roads, streets, parking lots, rooftops, sidewalks and other areas not covered by vegetation.
103. INSTITUTION: A building occupied by a nonprofit corporation or a nonprofit establishment for public use.
104. JUNK YARD: The use of more than fifty (50) square feet of any land, building or structure whether for private and/or commercial purposes, where waste, discarded or

salvage materials such as used lumber, used glass, discarded motor vehicles, paper, rags, rubber, cordage, barrels, etc. are sold, stored, bought, exchanged, baled, packed, sorted, disassembled, dismantled or handled. Two or more automobiles or trucks that are not in operating condition shall be deemed a junkyard. Automobile dismantling shall not include the incidental storage of inoperable or dismantled vehicle in connection with the legal operation of an auto repair garage and body and fender shop. No vehicles shall be stored on site more than 60 days.

105. KENNEL: Any lot or premises on which four (4) or more domesticated animals more than four (4) months of age are housed, groomed, bred, boarded, trained, sold or which offers provisions for minor medical treatment.
106. LANDSCAPED AREA: An area that is permanently devoted to and maintained for the growing of trees, shrubs, grass or other plant material.
107. LANDSCAPING: A combination of living materials such as grass, ground covers, shrubs, trees: it may include non-living durable materials such as rocks, decorative walls and fences, but shall exclude paving.
108. LOADING SPACE: An off-street space or berth on the same lot with a building, or contiguous to a group of buildings, for the temporary parking of a commercial vehicle while loading or unloading merchandise materials, and which abuts upon a street, alley or other appropriate means of access.
109. LOT: A parcel of land of sufficient size to meet minimum zoning requirements for use, coverage, and area and to provide such yards and other open spaces herein required. The term “zoning lot” is used synonymously with “lot” in this Zoning Resolution. Such lot shall have frontage on an improved public street but not include any portion thereof, or on an approved private street, except as otherwise permitted for planned residential developments, and may consist of:
 - a. A single lot of record;
 - b. A portion of a lot of record; or
 - c. A combination of complete lots of record, of complete lots of record and portion of lots of record, or of portions of lots of record.
110. LOT AREA: The computed area contained within the lot lines in a platted subdivision. Where the lot has been conveyed to the center of the street, the area of the lot lying within the established street right-of-way shall not be included as part of the lot area for the purpose of these regulations.

111. LOT, CORNER: Any lot at the junction of and abutting on two (2) or more intersecting streets.
112. LOT COVERAGE: The portion of the lot area that is covered by any buildings.
113. LOT DEPTH: The mean horizontal distance from the right-of-way line of the street and the rear lot line.
114. LOT FRONTAGE: That portion of a lot extending along the improved street right-of-way.
115. LOT LINES: The lines defining the limits of a lot.
- a. LOT LINE, FRONT: The line separating a lot from the street on which the lot fronts.
 - b. LOT LINE, REAR: The lot line opposite and most distant from the front lot line.
 - c. LOT LINE, SIDE: Any lot line other than a front or rear lot line; a side lot line separating a lot from a street is called a side street lot line; a side lot line separating a lot from another lot or lots is called an interior side lot line.
116. LOT OF RECORD: A lot which is part of a subdivision, the map of which has been recorded in the office of the Recorder of County of Summit; or a parcel of land, the deed to which was a record on or prior to the effective date of this resolution.
117. LOT, PLATTED: A lot which is a part of a subdivision the plat of which, or the appropriate permit for which, has been legally approved and recorded in the office of the Recorder of County of Summit.
118. LOT TYPES: Terminology used in this Resolution with reference to corner lots, interior lots, double frontage lots and through lots is as follows. See also Figure 2 for an illustration of lot types.
- a. LOT, CORNER: A lot at the junction of and abutting upon two (2) intersecting streets.
 - b. LOT, DOUBLE FRONTAGE: A lot having a frontage on two (2) non-intersecting streets, as distinguished from a corner lot.
 - c. LOT, INTERIOR: A lot other than a corner lot with frontage on only one (1) street.

Figure 2.
Illustration of Lot Types.



119. LOT, WIDTH OF: The distance between the side lot lines at the minimum building setback line and perpendicular to or as nearly perpendicular to the side lot lines as possible. When the minimum building setback line is not perpendicular to the side lot lines, lot width shall be measured at the midpoint of the minimum building setback line.
120. .MAGAZINE: Any building or other structure used for the storage of explosives or materials used in the manufacture of fireworks or ammunition.
121. MANUFACTURED HOME: A dwelling unit fabricated at an off-site manufacturing facility for installation or assembly at the building site, bearing a label certifying that it is built in compliance with the Federal Manufactured Housing Construction and Safety Standards Act of 1974 (42 USC 5401 et. seq.).
122. MANUFACTURING, HEAVY; Manufacturing, processing, assembling, storing, testing, and similar industrial uses which are major operations and extensive in character; require large sites, open storage and service areas, extensive services and facilities, ready access to regional transportation; and which may generate some nuisance such as smoke, noise, vibration, dust, glare, air pollution, and water pollution, but not beyond the district boundary.
123. MANUFACTURING, LIGHT: Manufacturing or other industrial uses which are controlled operations; relatively clean, quiet, and free of objectionable or hazardous

elements such as smoke, noise, odor, or dust; operating within enclosed structures with limited outdoor storage; and no nuisances.

124. **MEMBERSHIP CLUB:** An incorporated or unincorporated association of persons organized for a common purpose to pursue common goals, interests, or activities and usually characterized by certain membership qualifications, payment of fees and dues, regular meetings, and a constitution and by-laws.
125. **MOBILE HOME:** A building unit or assembly of closed construction that is fabricated in an off-site facility designed to be used as a dwelling but which does not qualify as a manufactured home as defined in division (C)(4) of section 3781.06 of the Revised Code or as an industrialized unit as defined in division (C)(3) of section 3781.06 of the Revised Code. [See recreational vehicle]
126. **MOBILE HOME PARK:** A tract or parcel of land open to the public upon where spaces for mobile homes are provided.
127. **MODEL HOME:** A dwelling unit used initially for display purposes which typifies the type of units that will be constructed in the subdivision and which will not be permanently occupied during its use as a model.
128. **MOTEL:** See “Hotel.”
129. **MOTOR VEHICLE:** Any vehicle that is self-propelled.
130. **MOTOR VEHICLE, COMMERCIAL:** Vehicles classified by the manufacturer’s rating as exceeding one and one-half (1-1/2) ton capacity and trailers, semi-tractors and trailers, busses, and trucks, except motor vehicles used for strictly personal recreation purposes.
131. **NATURAL SUCCESSION:** A gradual and continuous replacement of one kind of plant and animal group by a more complex group. The plants and animals present in the initial group modify the environment through their life activities thereby making it unfavorable for themselves. They are gradually replaced by a different group of plants and animals better adapted to the new environment.
132. **NONCONFORMITY:** A lot, use of land, building, use of buildings, or use of buildings and land in combination lawfully existing at the time of enactment of this Resolution or its amendments, which do not conform to the regulations of the district or zone in which it is situated, and is therefore, incompatible.
 - a. **NONCONFORMING BUILDING:** A building existing lawfully when this Resolution, or any amendment thereto, became effective, but which does not conform to the regulations governing buildings and structures of the district in which it is located.

- b. **NONCONFORMING LOT:** A lot lawfully existing on the effective date of this Resolution or any amendment thereto, which on such effective date, does not conform to the lot area, width or frontage requirements of the district in which it is located.
 - c. **NONCONFORMING SITE CONDITION:** Any structure lawfully existing on the effective date of this Resolution or any amendment thereto, which, on such effective date, does not conform to the yard regulations, parking requirements, sign regulations, landscaping or screening requirements or other development standards of the district in which it is situated.
 - d. **NONCONFORMING USE:** The use of any building, structure, or land which lawfully existed on the effective date of this Resolution or any amendment or supplement thereto which does not conform to the Use Regulations of the District in which it is located.
133. **NOXIOUS WEED:** Any plant defined as a “noxious weed and rank vegetation” in Section 521.10 in the Codified Ordinances of the County of Summit, Ohio.
134. **NURSING HOMES:** See “Health Care Facilities”.
135. **OAC:** Ohio Administrative Code.
136. **OBBC:** Ohio Basic Building Code.
137. **ODNR:** Ohio Department of Natural Resources.
138. **ORC:** Ohio Revised Code.
139. **OFFICE BUILDING:** An establishment within which specific services are conducted with other businesses, individuals, organizations or corporate customers, generally on a contractual basis, and not involving the retail sales of merchandise on the premises for walk-in traffic from the street.
140. **OHIO RAPID ASSESSMENT METHOD:** A multi-parameter qualitative index established by the Ohio Environmental Protection Agency to evaluate wetland quality and function.
141. **100-YEAR FLOODPLAIN:** Any land susceptible to being inundated by water from a base flood, which is the flood that has a one percent or greater chance of being equaled or exceeded in any given year. For the purposes of these regulations, the 100-year floodplain shall be defined by FEMA and approved by the County of Summit Department of Building Standards.
142. **OPEN SPACE:** An area of land that is in its natural state, or is developed only for the raising of agricultural crops, or for public outdoor recreation.

143. **ORDINARY HIGH WATER MARK:** The point of the bank or shore to which the presence and action of surface water is so continuous as to leave a district marked by erosion, destruction or prevention of woody terrestrial vegetation, predominance of aquatic vegetation or other easily recognized characteristic. The ordinary high water mark defines the channel of a stream.
144. **OUTDOOR DISPLAY:** The placing of merchandise in an outdoor area that is open to the general public when the merchandise on display is removed from its shipping packaging and is representative of merchandise that is available for purchase inside the building and/or is available for purchase by the general public directly from the display area.
145. **OUTDOOR STORAGE:** The keeping, in an area outside of a building, of any goods, material, merchandise, or vehicles in the same place for more than 24 hours, which does not otherwise meet the definition of outdoor display.
146. **PARKING LOT:** An outdoor area comprised of off-street parking spaces. Also known as a parking area.
147. **PARKING SPACE:** An off-street area or berth for the temporary parking of a vehicle for a period longer than required to load or unload persons or goods.
148. **PERFORMANCE STANDARD:** A criterion established to control dust, smoke, fire and explosive hazards, lighting, glare and heat, noise, odor, toxic and noxious matter, vibrations and other conditions created by or inherent in uses of land or buildings.
149. **PLACE OF WORSHIP:** A building, structure, or other indoor or outdoor facility used for public worship. The word "place of worship" includes the words "church," "chapel," "synagogue" and "temple" and their uses and activities that are customarily related..
150. **PLAT:** A map of a lot, tract or subdivision on which the lines of each element are shown by accurate distances and bearings as prepared by a licensed surveyor.
 - a. **FINAL PLAT:** A final tracing of all or a phase of a subdivision and its complete survey information.
 - b. **PRELIMINARY PLAT:** A drawing of a major subdivision for the purpose of study and which, if approved, permits proceeding with the preparation of the final plat.
151. **PLAN, DEVELOPMENT:** Drawing(s) and map(s) illustrating the proposed design, layout, and other features for the development of one or more lots.
 - a. **PLAN, GENERAL DEVELOPMENT:** Drawings and maps including all the elements set forth in Section 720.4.

- b. PLAN, DEVELOPMENT FINAL: Drawings and maps including all the elements set forth in Section 720.5.
- 152. PLANNED RESIDENTIAL DEVELOPMENT (PRD): A planned, integrated development where minimum lot size and building types may be modified to achieve particular design objectives for the provision of open space and utilities while maintaining the other pertinent requirements of this Resolution and the site requirements of the Zoning Commission.
- 153. POLLUTION: Any contamination or alteration of the physical, chemical, or biological properties of any waters that will render the waters harmful or detrimental to: public health, safety or welfare; domestic, commercial, industrial, agricultural, recreational, or other legitimate beneficial uses; livestock, wildlife, including birds, fish or other aquatic life.
 - a. “POINT SOURCE” is pollution traceable to a discrete point or pipe.
 - b. “NON-POINT SOURCE” is pollution generated by various land use activities rather than from an identifiable or discrete source, and is conveyed to waterways through natural processes, such as rainfall, storm runoff, or ground water seepage rather than direct discharge.
- 154. PREMISES: A tract of land, consisting of one platted lot or irregular tract, provided such lots or tracts are under common ownership and contiguous.
- 155. PROJECT BOUNDARY: The boundary defining the tract(s) of land that is included in a proposed development to meet the minimum required project area for a planned residential development or multi-family development. The term “project boundary” shall also mean “development boundary”.
- 156. PUBLIC LANDS: Parks, playgrounds, trails, paths and other recreational areas and open spaces; scenic and historic sites, schools and other buildings and structures; and other places that are owned by a public entity such as the federal, state or local government, and where the public is directly or indirectly invited to visit or permitted to congregate.
- 157. PUBLIC SAFETY FACILITY: A governmentally owned and operated facility established to provide police or fire safety services to the surrounding area.
- 158. PUBLIC SERVICE/MAINTENANCE FACILITY: A governmentally owned and operated facility that provides for the upkeep and maintenance of the community such as but not limited to a service garage, maintenance building, and salt dome.
- 159. PUBLIC UTILITY: Any person, firm, corporation, governmental agency or Board fully authorized by the Public Utilities Commission of Ohio to furnish to the public, electricity, gas, steam, telephone, telegraphy, transportation, water, or any other similar utilities.

160. PUBLICLY OWNED: Owned and maintained at public expense.
161. QUARRY: Any use of land for the removal of any mineral or material, including open or strip mining and shaft mining.
162. QUEUING SPACE: An unenclosed area outside the public right-of-way that accommodates customers in vehicles being served or waiting to be served at a drive-thru facility, car wash, gasoline station, or other similar use. Also known as a stacking space.
163. RECREATION, INDOOR COMMERCIAL: An indoor facility for any number of uses such as game courts, exercise equipment, exercise and/or dance floor area, pools, locker rooms, spa, whirlpool or hot tub, and which may include an accessory retail shop for the sale of related equipment.
164. RECREATION, OUTDOOR COMMERCIAL: An outdoor area operated for profit and devoted to facilities and equipment for recreational uses, including swimming pools, tennis courts, batting cages, miniature golf courses and other similar uses, upon the payment of a fee or service charge, and which may include an accessory retail shop for the sale of related equipment.
165. RECREATIONAL FACILITIES: Facilities used primarily for participation by the public in athletic activities such as tennis, handball, racquetball, basketball, and other court games, jogging, track and field, baseball, football, soccer, and other field games, skating, swimming, or golf. Recreational facilities shall include country clubs and athletic clubs; it shall not include facilities accessory to a private residence used only by the owner and guests nor shall it include arenas or stadiums used primarily for spectators to watch athletic events.
166. RECREATIONAL VEHICLE: A vehicle not exceeding forty (40) feet in overall length, ten (10) feet in width, or twelve (12) feet in overall height, primarily designed as temporary living quarters for recreational camping or travel use having either its own motive power or designed to be mounted on or drawn by an automotive vehicle. A recreational vehicle includes a motor home, truck camper, travel trailer, camping trailer, and fifth wheel. This definition shall include a boat mounted on a trailer, together not exceeding forty (40) feet in body length, ten (10) feet in width, nor twelve (12) feet in overall height.
167. RESEARCH OR TESTING LABORATORIES: A building or group of buildings for scientific research, investigation, testing or experimentation, but not facilities for the manufacture or sale of products, except as incidental to the main purpose of the laboratory.
168. RESTAURANT - COUNTER SERVICE: A retail service establishment whose principal business is the sale of foods, frozen desserts, or beverages in ready-to-consume individual servings, for consumption either within the restaurant building or for carry-out, and where

customers are not served their food, frozen desserts, or beverages by a restaurant employee at the same table or counter where the items are consumed.

169. **RESTAURANT - TABLE SERVICE:** A retail service establishment wherein the entire business activity, or substantially all of the business activity, consists of the sale of food and service to patrons seated at tables for consumption within the building.
170. **RESTRICTED OPEN SPACE:** The portion of the open space within a planned residential development that is of sufficient size and shape to meet the minimum zoning requirements, and on which further development is restricted according to the provisions of Section 414.6.
171. **RETAIL ESTABLISHMENT:** An establishment engaged in the selling of goods or merchandise to the general public for personal or household consumption, which is open to the general public during regular business hours and which has display areas that are designed and laid out to attract the general public. In determining a use to be a retail use, the Zoning Commission may consider the proportion of display area vs. storage area and the proportion of the building facade devoted to display windows.
172. **RIPARIAN AREA:** A transitional area between flowing water and terrestrial ecosystems, which provides a continuous exchange of nutrients and woody debris between land and water. This area is at least periodically influenced by flooding. Riparian areas, if appropriately sized and managed, help to stabilize banks, limit erosion, reduce flood size flows and/or filter and settle out runoff pollutants, or perform other functions consistent with the purposes of these regulations.
173. **RIPARIAN SETBACK:** The area set back from each bank of a stream to protect the riparian area and stream from impacts of development, and streamside residents from impacts of flooding and land loss through erosion. Riparian Setbacks are those lands within the County of Summit that fall within the area defined by the criteria set forth in these regulations.
174. **RIGHT-OF-WAY:** A strip of land taken, dedicated, or otherwise recorded as an irrevocable right-of-passage for use as a public way. In addition to the roadway, it normally incorporates the curbs, lawn strips, sidewalks, water and sewer lines, lighting, and drainage facilities, and may include special features (required by the topography or treatment) such as grade separation, landscaped areas, viaducts, and bridges.
175. **RIGHT-OF-WAY, LINE:** A dividing line between a lot, tract, or parcel of land and a contiguous public street, and demarcating the public right-of-way. Where the lot, tract, or parcel of land has been conveyed to the center of the road, the road line then becomes the inside line of land reserved for road purposes. "Right-of-way line" also means "street line."
176. **ROADSIDE STANDS:** A removable structure used or intended to be used solely by the owner or tenant of a property on which it is located for the sale of seasonal agricultural

products produced on the premises. Such structure is to be removed and stored back of the building line on the property at the conclusion of the seasonal sales period.

177. **SCHOOL FACILITIES:** Publicly or privately owned facilities providing full-time day instruction and training at the elementary, junior high and high school levels in accordance with the requirements of Chapter 3313 of the Ohio Revised Code; or publicly or privately owned facilities providing kindergarten or nursery school training and care which are operated by a board of education or an established religious organization.
178. **SELF-SERVICE STORAGE FACILITY:** A storage facility comprised of individual storage units available for rent, restricted to personal, private access and designed to serve families and small businesses only.
179. **SETBACK:** The required minimum horizontal distance between a lot line and a structure as established by this Resolution.
180. **SETBACK LINE** (See also “Yard, Required”): A line established by this Resolution generally parallel with and measured from the lot line, defining the minimum distance a building, structure, parking area or outdoor storage area shall be located from said lot line, except as may be provided in this Resolution. The term "setback line" shall also include "required setback line."
181. **SIGN:** Any structure or natural object such as a tree, rock, bush, the ground itself or part thereof, or device attached thereto, or painted, or represented thereon which shall be used to attract attention to any object, product, place, activity, person, institution, organization or business, or which shall display or include any letter, word, banner, flag, pennant, insignia, device, representation used as, or which is in the nature of an announcement, direction, or advertisement. For the purpose of this Resolution, the word “sign” does not include the flag, pennant, badge, or insignia of any government, or governmental agency or of any charitable, religious, educational or similar organization. Definitions of specific sign terms are set forth in Section 510.
182. **SIGN, OUTDOOR ADVERTISING:** A fixed or portable appliance, structure or surface including the supporting structure made necessary thereby, which is or is to be erected upon the ground, and which is used, erected, intended and/or designed to be used for the public display of posters, painted displays, electrical displays, pictures or other pictorial or reading matter, for the benefit of a person, organization, business, or cause not residing or located on the lot or in the building or on a lot adjoining the lot or building where said appliance, structure, or surface is or is to be located. An outdoor advertising sign shall include: any card, cloth, paper, metal, painted glass, wood, plaster, stone or other sign of any kind or character whatsoever, placed for outdoor advertising purposes on the ground or on any tree, wall, bush, rock, post, fence, building, structure, or thing whatsoever. The term “placed” as used in the definition of “Outdoor Advertising Sign” and “Outdoor Advertising Structure” shall include: erecting, constructing, posting, painting, printing,

- tacking, nailing, gluing, sticking, carving, or otherwise fastening, affixing, or making visible in any manner whatsoever.
183. **SOIL AND WATER CONSERVATION DISTRICT (SWCD):** An entity organized under Chapter 1515 of the Ohio Revised Code referring to either the Soil and Water Conservation District Board or its designated employees, hereinafter referred to as the Summit SWCD.
184. **SOIL DISTURBING ACTIVITY:** Clearing, grading, excavating, filling or other alteration of the earth's surface where natural or human made ground cover is destroyed and which may result in, or contribute to, erosion and sediment pollution.
185. **STABLE, PRIVATE:** A stable owned by the occupants of the dwelling to which it is an accessory use.
186. **STATE:** State of Ohio.
187. **STORY, HEIGHT OF:** The vertical distance from the top surface of the floor to the surface of the next above. The height of the topmost story is the distance from the top surface of the floor to the top surface of the ceiling joists.
188. **STORMWATER POLLUTION PREVENTION PLAN (SWPPP):** The plan that describes all the elements of the stormwater strategy implemented during and after construction. The plan addresses erosion control and stormwater runoff quality.
189. **STORMWATER QUALITY TREATMENT:** The removal of pollutants from urban runoff and improvement of water quality, accomplished largely by deposition and utilizing the benefits of natural processes.
190. **STREAM:** A surface watercourse with a well-defined bed and bank, either natural or artificial, which confines and conducts continuous or periodical flowing water (ORC 6105.01) in such a way that terrestrial vegetation cannot establish roots within the channel.
191. **STREET, PRIVATE:** A thoroughfare which has not been dedicated or deeded to the public for public use and which affords principal access to abutting property.
192. **STREET, PUBLIC:** A public thoroughfare which has been dedicated or deeded to the public for public use and which affords principal access to abutting property.
193. **STRUCTURE:** Anything constructed or erected, the use of which requires permanent location on the ground or attached to something having a permanent location on the ground including advertising signs, billboards, pergolas, farmer's roadside stands, but not including fences or walls used as fences.
194. **STRUCTURAL ALTERATIONS:** Any change in the supporting members of a building such as bearing walls or partitions, columns, beams, or girders, or any increase in the area of cubical contents of the building.

195. **SWIMMING POOL:** An outdoor structure capable of containing in excess of two (2) feet of water at its deepest point and having more than 100 square feet of water surface.
- a. **SWIMMING POOL, COMMERCIAL:** A body of water in an artificial receptacle or other container whether located indoors or outdoors, used or intended to be used for public, semi-public, or private swimming by adults or children, or both adults and children. This applies whether or not any charge or fee is imposed upon adults or children, operated and maintained by any licensee, or concessionaire, exclusive of a family pool as defined herein and shall include all structures, appurtenances, equipment, appliances, and other facilities appurtenant to and intended for the operations and maintenances of a swimming pool. It also applies to all swimming pools operated and maintained in conjunction with or by clubs, motels, hotels, and community associations.
 - b. **SWIMMING POOL, FAMILY:** A swimming pool used or intended to be used solely by the owner or lessee thereof and his family, and by friends invited to use it without payment of any fee.
196. **TEMPORARY BUILDING OR STRUCTURE:** A structure intended for a limited duration in which the construction or erection of such building or structure requires no permanent foundation.
197. **USE:** The purpose for which a building or premises is or may be occupied. In the classification of uses, a “use” may be a use as commonly understood or the name of an occupation, business, activity or operation carried on, or intended to be carried on, in a building or on premises, or the name of a building, place or thing which name indicates the use or intended use.
- a. **USE, CONDITIONAL:** A use permitted in a district, other than a principal use permitted by right, which is allowed only under certain conditions as set forth in Section 390, and which requires a conditional zoning certificate and approval of the Board of Zoning Appeals in compliance with the regulations and procedures set forth in Section 630.
 - b. **USE, PERMITTED:** A use that is authorized by the Springfield Township Zoning Resolution as either a use permitted by right, a conditional use or an accessory use.
 - c. **USE PERMITTED BY RIGHT:** A permitted use that is approved administratively when it complies with the standards and requirements set forth in this Zoning Resolution, the approval of which does not require a public hearing.
 - d. **USE, PRINCIPAL:** The primary or main use or activity of a building or lot.
 - e. **USE, SIMILAR:** A use not specifically listed in any of the tables of permitted uses of any district, but which may be found similar by the Board of Zoning Appeals and added

to the table of permitted uses for a particular district, upon recommendation of the Zoning Commission.

198. **VARIANCE:** A grant by the Board of Zoning Appeals to a property owner authorizing the property owner to vary from the literal terms of the relevant regulations.
199. **WALKWAY:** A public way for pedestrian use only, which may or may not be located along the side of a road.
200. **WAREHOUSE(ING):** All structures which are primarily used for the storage of goods, wares, merchandise including but not limited to, warehouses, storehouses, freight depots, and mini storage facilities, as categorized using the current OBBC Use Group classifications of S1, S2, H1, H2, H3, or H4.
201. **WATERCOURSE:** A natural or artificial waterway, such as a stream or river, with a defined bed and channel and a definite direction of course that is contained within, flows through, or borders the community.
202. **WATERSHED:** An area of land that drains into a particular watercourse, usually divided by topography.
203. **WETLANDS:** Those areas of hydric soil that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support hydric vegetation typically adapted for marshes, bogs, wet meadows, and similar areas.
204. **WHOLESALE:** The selling of goods or merchandise to retailers or jobbers for resale to the ultimate customer.
205. **WILD ANIMALS:** Any wild, exotic, dangerous, or non-domestic animal including but not limited to mammals, fowl, fish, or reptiles.
206. **YARD:** An open space on the same lot with a principal building or structure extending between the lot line and the extreme front, rear or side wall of the main building or structure.
 - a. **YARD, CORNER SIDE:** On a corner lot, the yard between the principal building and the side lot line adjacent to the street and extending from the front yard to the rear lot line.
 - b. **YARD, FRONT:** The area extending across the full width of the lot between the front of the principal building or proposed principal building and the front lot line. A double frontage or through lots shall have a front yard on both streets. Where the public right-of-way line is not established, the right-of-way shall be assumed to be 25 feet on either side of the centerline of the road.

- c. YARD, REAR: The area extending across the full width of the lot between the rear of the principal building or the proposed principal building and the rear lot line. On corner lots, the rear lot line shall be considered as parallel to the street upon which the lot has its least dimension. On both corner lots and interior lots, the rear yard shall be in all cases at the opposite end of the lot from the front yard.
 - d. YARD, SIDE: The area between the main building and the side line of the lot extending from the front wall to the rear wall of the main building.
207. YARD, REQUIRED (See also Setback Line): The open space between a lot line and a setback line for a building, parking area or use that is the minimum area required to comply with the regulations of the district in which the lot is located, and within which no structure shall be located except as expressly permitted in this Resolution.
208. ZONE: See “District.”
209. ZONING ADMINISTRATOR: The individual designated to administer the Zoning Resolution of Springfield Township, Ohio. Duties of the Zoning Administrator may also be performed by a designated agent.
210. ZONING CERTIFICATE: A document issued by the Zoning Administrator authorizing the use of lots, structures, uses of land, and structures and the characteristics of the uses.