

SECTION 470
Conditional Use Regulations
(Amended September 22, 2007)

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470.1 PURPOSE.

Conditional uses are a classification of uses that are determined to generally be compatible within the district in which they are listed as a conditional use provided specific conditions are satisfied and monitored. Such monitoring is necessary because the external impacts of a particular use are either sufficiently varied or indeterminable in advance, making it possible that, without the Board of Zoning Appeals' review, a particular use could be inappropriate in certain locations within the district.

These regulations are intended to ensure that conditional uses are reviewed in a reasonable and equitable manner, while safeguarding the property rights of all individuals and the public health, safety, morals and general welfare of the community. Toward these ends, it is recognized that this Zoning Resolution should provide for a more detailed evaluation of each use listed as a conditional use in a specific district with respect to such considerations as location, design, size, method(s) of operation, intensity of use, requirements for public facilities and traffic generation. In considering a proposed conditional use, the Board of Zoning Appeals may assign reasonable requirements to ensure that the proposed development is appropriate in the location in which it is proposed. Accordingly, conditional use applications shall conform to the procedures and requirements of Section 730.

470.2 GENERAL CRITERIA FOR ALL CONDITIONAL USES.

A conditional use, and uses accessory to such conditional use, shall be permitted in a district only when specified as a conditional use in such district, and only if such use conforms to the following general criteria, which are in addition to specific conditions, standards and regulations set forth in Sections 470.3 through 470.7. The Board of Zoning Appeals shall review the particular facts and circumstances of each proposed use in terms of the following criteria and shall find adequate evidence that:

- A. The establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, morals and general welfare of the community.
- B. In areas where a cohesive pattern of development exists, the conditional use will be designed, constructed, operated and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity, and that such use will not essentially change the character of the same area.
- C. The conditional use will not be hazardous or disturbing to the existing and future use and enjoyment of properties in the immediate vicinity, nor substantially diminish or impair property values within the neighborhood.
- D. The hours of operation of the proposed conditional use are similar to other uses permitted in the district.
- E. The establishment of the conditional use in the proposed location will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.
- F. Adequate measures have been or will be taken to provide ingress and egress designed to minimize traffic congestion on the surrounding public streets.
- G. The establishment of the conditional use should not be detrimental to the economic welfare of the community by creating excessive additional requirements at public cost for public facilities such as police, fire and schools.
- H. There is minimal potential for future hardship on the conditional use that could result from the proposed use being surrounded by uses permitted by right that may be incompatible.

470.3 SPECIFIC CONDITIONS FOR CONDITIONAL USES.

In addition to the general criteria established in Section 470.2, the following specific conditions shall apply:

- A. Supplementary Conditions and Safeguards. Nothing in these regulations shall prohibit the Board of Zoning Appeals from prescribing supplementary conditions and safeguards in addition to these requirements in order to ensure compliance with the criteria set forth in Section 470.2.
- B. Conformance with District Regulations. A conditional use shall conform to the regulations of the district in which it is located and to other substantive requirements of this Zoning Resolution, as well as satisfy the conditions, standards and requirements of Section 470. Whenever there is a difference between the provisions of the conditional use regulations and the district regulations, the provisions of Section 470 shall prevail, unless clearly indicated differently in the regulations.

C. Overall Development Standards.

1. The Board of Zoning Appeals may limit the hours of operation to ensure that a conditional use is compatible with the surrounding uses.
2. No lighting shall constitute a nuisance and in no way shall impair safe movement of traffic on any street or highway. All outside lighting shall be shielded from adjacent properties in compliance with the requirements set forth in Section 530.12.
3. Floodlights, loudspeakers or similar structures shall not be erected or used in any manner that will cause hazards or annoyance to the public generally or to the occupants of adjacent property.
4. Landscaping and buffering shall be provided in compliance with Section 530.
5. The proposed use shall not generate excessive noise, odor, dust, or smoke beyond the premises. In order to minimize these problems, the Board of Zoning Appeals may require all applicable surface areas to be paved, and impose additional noise reduction measures, including mounding, landscaping and sound barriers, to ensure that the level of noise is less than or the same as the prevailing noise levels of permitted uses in the district in which the conditional use is proposed.
6. All trash receptacles shall be adequately screened in compliance with the regulations set forth in Section 530.
7. The conditional use will be designed and constructed so that all access drives, access points to public streets, driveways, parking and service areas shall be in compliance with the regulations set forth in Section 520.
8. In any residential district, the percentage of a lot covered by buildings shall not exceed 30% of the total area of the lot.
9. Public or semipublic buildings permitted as a conditional use in a district may be permitted to be erected to a height not to exceed 60 feet, provided the building is set back from each lot line at least one additional foot for each foot of additional building height above the height limit otherwise provided for in the district in which the building is located.

470.4 MINIMUM LOT AND YARD REGULATIONS FOR CONDITIONAL USES IN RESIDENTIAL DISTRICTS.

Table 470.4 sets forth regulations governing minimum lot area, minimum lot width, and minimum setback requirements for conditional uses in residential districts. Supplemental requirements pertaining to such uses are set forth in Section 470.7, and the specific subsections are referenced in Table 470.4.

Table 470.4
Minimum Lot Regulations For Conditional Uses In Residential Districts

Conditional Use	Conditional use in District	Minimum Lot Regulations ^(a)		Minimum Building Setbacks ^(a)		Minimum Parking Setbacks ^(a)		Also See Section:
		Area	Width	Front	Side/Rear	Front	Side/Rear	
A. Bed and breakfast establishments	R-2, R-3	(b)	(b)	(b)	(b)	NP	10 ft	470.7C
B. Campground, public or private	O-C	15 ac	500 ft	150 ft	150 ft	NP	150 ft	470.7E
C. Cemeteries	R-1, R-2, R-3	20 ac	300 ft	100 ft	100 ft	NP	25 ft	470.7F
D. Churches and places of worship	O-C, R-1, R-2, R-3	2 ac	200 ft	60 ft	50 ft	60 ft	25 ft	470.7A
E. Day care facility, child or adult	O-C, R-1, R-2, R-3	2 ac	200 ft	60 ft	50 ft	60 ft	25 ft	470.7I
F. Education facilities, public & private primary and secondary	R-1, R-2, R-3	2 ac	200 ft	60 ft	50 ft	60 ft	25 ft	470.7A
G. Group homes for handicapped persons	R-2, R-3	(c)	(c)	(c)	(c)	NP	(c)	470.7L
H. Hospital, medical clinics, urgent care facility, ambulance and emergency medical services, nursing homes	R-2, R-3	5 ac	300 ft	100 ft	100 ft	60 ft	30 ft	470.7M
I. Parks, playgrounds, golf courses, recreational facilities (non-commercial)	O-C, R-1, R-2, R-3	(b)	(b)	60 ft	50 ft	NP	25 ft	470.7E
J. Private aircraft landing area	O-C	20 ac	300 ft	200 ft	200 ft	100 ft	100 ft	470.7R
K. Public safety facility, local	O-C, R-1, R-2, R-3	2 ac	200 ft	60 ft	50 ft	60 ft	25 ft	470.7S

Notes:

- (a) Unless a greater requirement is set forth in the district regulations.
- (b) Same as requirement set forth in the district regulations.
- (c) Shall comply with requirements for two-family dwellings set forth in the district regulations.

ac = acre ft = feet NP = not permitted

470.5 MINIMUM LOT AND YARD REGULATIONS FOR CONDITIONAL USES IN COMMERCIAL DISTRICTS.

Table 470.5 sets forth regulations governing minimum lot area and minimum lot width requirements for conditional uses in a commercial district. Supplemental requirements pertaining to such uses are set forth in Section 470.7, and the specific subsections are referenced in Table 470.5.

Table 470.5
Minimum Lot Regulations for Conditional Uses in Commercial Districts.

Conditional Use	Conditional Use in District	Minimum Lot Regulations ^(a)		Also See Section:
		Area	Width	
A. Assembly hall or membership club	C-2	1 acre	150 ft	470.7A
B. Car wash establishments	C-3, C-4	(b)	(b)	470.7D
C. Churches and places of worship	C-1, C-2	1 acre	150 ft	470.7A
D. College or university	C-3, C-4	5 acres	300 ft	470.7A
E. Commercial parking facility	C-1, C-2, C-3, C-4	1 acre	150 ft	470.7G
F. Commercial recreation, outdoor	C-3	5 acres	300 ft	470.7E
G. Dance floor entertainment in association with a permitted use	C-3, C-4	(b)	(b)	470.7H
H. Day care facility, adult or child	C-1, C-2	(b)	(b)	470.7I
I. Drive-thru facility associated with a permitted use	C-3	(b)	(b)	470.7J
J. Education facilities, public & private primary and secondary	C-2, C-3, C-4	1 acre	150 ft	470.7A
K. Garage, Vehicle Repair	C-3	(b)	(b)	470.7B
L. Gasoline station	C-3	(b)	(b)	470.7K&W
M. Greenhouse, garden supply & equipment sales, retail plant sales	C-3	5 acres	300 ft	--
N. Hospital, medical clinics, urgent care facility, ambulance and emergency medical services, nursing homes	C-3, C-4	5 acres	300 ft	470.7M
O. Libraries, museums	C-1, C-2	(b)	(b)	470.7A
P. Monument sales & display	C-3	(b)	(b)	--
Q. Motor vehicle/farm implement sales & service	C-3, C-4	2 acres	200 ft	470.7Q
R. Printing, newspaper & telegraphic services	C-3, C-4	(b)	(b)	470.7O
Notes:				
^(a) Unless a greater requirement is set forth in the district regulations.				
^(b) Same as requirement set forth in the district regulations.				
ft = feet				

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Conditional Use	Conditional Use in District	Minimum Lot Regulations ^(a)		Also See Section:
		Area	Width	
S. Public safety facility, local	C-1, C-2	(b)	(b)	470.7S
T. Restaurants	C-1	(b)	(b)	470.7T
U. Storage of goods and merchandise outdoors	C-3, C-4	2 acres	200 ft	470.7W
V. Tool & small equipment rental and service	C-3	2 acres	200 ft	470.7O
W. Truck service/rest stop facilities	C-4	2 acres	200 ft	470.7X
X. Work shops for plumbing, HVAC, carpentry, metal, etc.	C-3	(b)	(b)	470.7O
<p>Notes:</p> <p>^(a) Unless a greater requirement is set forth in the district regulations.</p> <p>^(b) Same as requirement set forth in the district regulations.</p> <p>ft = feet</p>				

470.6 MINIMUM LOT AND YARD REGULATIONS FOR CONDITIONAL USES IN OFFICE AND INDUSTRIAL DISTRICTS.

Table 470.6 sets forth regulations governing minimum lot area and minimum lot width requirements for conditional uses in office and industrial districts. Supplemental requirements pertaining to such uses are set forth in Section 470.7, and the specific subsections are referenced in Table 470.6.

Table 470.6
Minimum Lot Regulations for Conditional uses in Office And Industrial Districts.

Conditional Use	Conditional Use in District	Minimum Lot Regulations ^(a)		Also See Section:
		Area	Width	
A. Equipment and machinery repair	I-1	(b)	(b)	470.7O
B. Foundry	I-1	3 acres	300 ft	470.7O
C. Day care facility, adult or child	OR	(b)	(b)	470.7I
C. Laundry, cleaning, dyeing plant	I-1	(b)	(b)	470.7O
D. Machine shops for welding, metal; workshops for plumbing, HVAC and carpentry, etc.	I-1	(b)	(b)	470.7O
E. Manufacturing, heavy	I-2	5 acres	300 ft	470.7P
F. Public service/maintenance facility	OR, I-1, I-2	(b)	(b)	470.7S
G. Sales offices & showrooms	O-R	(b)	(b)	--
H. Self-service storage facility	I-1, I-2	3 acres	300 ft	470.7U&W
I. Soil removal or mineral extraction	I-1, I-2	20 acres	300 ft	470.7V
J. Storage of goods and materials outdoors	I-1	(b)	(b)	470.7W
K. Truck/transfer terminal	I-1, I-2	5 acres	300 ft	470.7X
L. Warehouse, wholesale	I-2	(b)	(b)	470.7X
M. Healthcare facility	OR	(b)	(b)	470.7M
N. Single family dwelling	OR	1 acre	150 ft.	470.7Y
Notes:				
^(a) Unless a greater requirement is set forth in the district regulations.				
^(b) Same as requirement set forth in the district regulations.				
ft = feet				

470.7 SUPPLEMENTAL REGULATIONS FOR CERTAIN USES.

The following are specific conditions, standards and regulations for certain conditional uses and are in addition to the criteria and standards set forth in Sections 470.2 to 470.6.

A. Assembly hall, church/place of worship; library; museum; education facilities, public & private primary and secondary; college or university.

1. Such uses should be located on an arterial or collector street or have direct access to an arterial or collector street to minimize impacts on local streets and residential neighborhoods.
2. In any district, the Board of Zoning Appeals may require all outdoor children's activity areas to be enclosed by a fence or wall having a height of at least five (5) feet but not exceeding six (6) feet. An entry gate shall be securely fastened.
3. All activities, programs and other events shall be directly related to the conditional use permit so granted, and shall be adequately and properly supervised so as to prevent any hazard and to assure against any disturbance or nuisance to surrounding properties, residents or to the community in general.
4. Associated uses such as a convent, faculty residence, cafeteria, dormitory, field house, or infirmary shall be located on the same lot as the principal use and comply with the building setback requirements set forth in this Section.
5. The development plan shall indicate the building's emergency entrances or exits.
6. In order to minimize any effects of the use, the Board of Zoning Appeals may require additional noise reduction measures to assure that the level of noise is no more than the prevailing noise levels of permitted uses in the District in which the use is located.

B. Garage vehicle repair (major repair).

1. All work shall be performed entirely within an enclosed building; and all storage of supplies, parts and merchandise shall be within an enclosed building except as provided elsewhere herein.
2. The parking of employee vehicles and vehicles waiting to be serviced or returned to customers following service shall be parked in areas indicated for such parking on the approved development plan. Outdoor storage of vehicles shall not exceed 48 hours.
3. The building setback for such establishment shall be located a minimum of 150 ft. from an O-C or any Residential District and the minimum parking setback shall be 50 ft.

C. Bed and breakfast establishments.

1. If the use occupies an existing structure that is or was previously occupied for residential purposes, the operator of the bed and breakfast may reside on the premises.

2. A maximum of six (6) guestrooms shall be permitted and shall be located within the building.
3. Guests shall be permitted to reside at the facility for not longer than two continuous weeks.
4. The conversion of an existing residential structure to a bed and breakfast facility shall be done in full compliance with applicable building, fire and health codes and regulations.

D. Car wash establishments.

1. The building shall be located on the lot so as to utilize the maximum amount of lot area for the purpose of containing the waiting line of cars prior to the time the cars or other vehicles are actually serviced.
2. All car wash establishments shall be equipped with blow dryers to prevent excess water from pooling in the right-of-way; this provision applies only to “drive-out” facilities and does not apply to “self-service” facilities.
3. A car wash establishment may be combined with a gasoline station provided that the minimum lot area for the combined uses shall be two (2) acres.

E. Campground, public or private; commercial recreation, outdoor; parks, playgrounds, golf courses, recreational facilities (non-commercial).

1. In a residential district, only incidental retail uses such as a snack bar, shall be permitted as an accessory use to a public or private recreation facility. Such facility shall be provided for the convenience of customers attending the public or private recreation facility and no sign advertising the retail use shall be permitted.
2. The proposed use shall not generate excessive noise, odor, dust or smoke beyond the premises. In order to minimize any effects of the above, the Board of Zoning Appeals may require all applicable surface areas to be paved, and impose additional noise reduction measures, including mounding, landscaping and sound barriers, to ensure that the level of noise is less than or the same as the prevailing noise levels of permitted uses in the District.
3. The Board of Zoning Appeals may require active outdoor recreation areas to be enclosed by a fence having a minimum height of five (5) feet.
4. No new rifle ranges, skeet shooting ranges, pistol ranges, and other activities involving the use of firearms including high-powered air rifles shall be permitted.
5. Delivery trucks shall not be used as refreshment stands, souvenir stands and/or concession stands.
6. All activities, programs and other events shall be directly related to the conditional use permit so granted, and shall be adequately and properly supervised so as to prevent any

hazard and to assure against any disturbance or nuisance to surrounding properties, residents or to the community in general.

7. An adequate number of public restrooms for both men and women shall be provided and maintained.
8. Vehicular approaches to the property shall be designed so as not to create an interference with traffic on surrounding public streets or roads.
9. Swimming pools shall comply with the following additional requirements:
 - a. Pools shall be adequately enclosed to prohibit unauthorized access to the facility.
 - b. Pools and their enclosures shall comply with the building setback requirements set forth in Table 470.4.
 - c. The enclosure required in Section 470.7E.9.a. Shall be kept locked when the pool is not in use.
 - d. The Board of Zoning Appeals may limit the maximum lot coverage of related buildings and lounging/deck areas.
10. Golf courses, including tees, fairways, greens and golf driving ranges shall be designed and landscaped in such a manner as to reasonably prevent a misfired ball from landing out of the golf course.
11. Campsites and related uses in a campground shall comply with the building setback set forth in Table 470.4.
12. All campgrounds and active outdoor recreation areas shall provide a 50-foot wide landscaped buffer. The buffer shall be provided along the entire length of a campground's lot line of that abuts a lot in a residential district, and along the length of the active outdoor recreation area that abuts a lot in a residential district.

F. Cemetery.

1. Except for office uses incidental to cemetery operation, no business or commercial uses of any kind shall be permitted on the cemetery site.
2. Interior drives having a minimum width of 20 feet shall be installed as development progresses and as indicated in the final plans by the Board of Zoning Appeals.
3. Sufficient pull-off areas for vehicles shall be provided throughout the cemetery so as not to hinder traffic flow.
4. No gravesite or mausoleum shall be located within 100 feet of a public street right-of-way or residential property line.
5. All maintenance equipment and materials shall be stored in a completely enclosed building.

6. Landscaping shall be provided throughout the cemetery.

G. Commercial parking facility.

1. Parking shall be limited to non-commercial vehicles.
2. Vehicular approaches to the property shall be designed so as not to create an interference with traffic on surrounding public streets or roads.

H. Dance floor entertainment in association with a permitted use.

1. The proposed use shall not generate excessive noise beyond the premises.
2. In order to minimize any effects of the above, the Board of Zoning Appeals may require additional noise reduction measures to assure that the level of noise is no more than the prevailing noise levels of permitted uses in the District.
3. Buildings in which dance floor/entertainment is provided shall be located a minimum of 100 feet from a residential district.
4. The Board of Zoning Appeals may limit the hours of operation to ensure that the proposed use is compatible with the surrounding uses.

I. Day care center, child or adult.

1. For the protection of children and adults enrolled in the day care center, a fence or wall having a height of at least five (5) feet shall enclose all outdoor activity areas. An entry gate shall be securely fastened.
2. A drop-off/pick-up location that will not impede traffic on or off the site shall be provided to ensure the safety of the children and adults.
3. In an O-C, R-1, R-2 or R-3 District, such use shall only be permitted in a church, other place of worship or a school facility.
4. The location and design of the center shall provide for the protection of the children and adults from the traffic, noise, and other hazards of the area and/or the arterial street location.
5. A day care center for children shall comply with the following:
 - a. An outdoor play area equal in area to the ground floor area of the day care facility is required. The required outdoor activity area shall not be located closer than 20 feet to any residential property.
 - b. Play structures and other similar apparatus shall not be located closer than 40 feet to any residential property.
6. The center and its staff shall be in full compliance with all applicable Federal, State and local laws and regulations, including facility licensure to begin and continue operation. Evidence of such compliance shall be furnished with the application. Failure to maintain

such license, certification or other approval requirements shall constitute a violation of this Zoning Resolution.

J. Drive-thru facility associated with a permitted use.

1. The building setback shall be located a minimum of 100 ft. from an O-C or any Residential District and the minimum parking setback shall be 50 ft.
2. Such facilities shall be located on an arterial street in an area least disruptive to pedestrian and vehicular traffic, and in compliance with the queuing space requirements set forth in Section 520.7.
3. Any proposed loudspeaker system shall be approved as part of the development plan.
4. All access drives shall be located as far as practicable from an existing intersection in order to minimize congestion and constricted turning movements, but must be located at least 100 feet from an intersection.

K. Gasoline station.

1. The building setback shall be located a minimum of 100 ft. from a residential district and the minimum parking setback shall be 50 ft.
2. When located on a corner lot, such uses shall have the minimum required frontage on each of the two intersecting streets.
3. Fuel pumps may be erected in a front yard provided the fuel pump complies with the minimum building setback.
4. Driveways to provide access to a gasoline pump, platforms and curbs shall be designed in accordance with regulations adopted by the Ohio Department of Transportation.
5. A canopy may be constructed over the pump island, provided the canopy complies with the off-street parking setback and shall not exceed 16 feet in height.
6. No inoperative or unlicensed motor vehicles shall be permitted to remain on the property for more than 48 hours.
7. All activities provided at gasoline stations, except those required to be performed at a fuel pump, air dispenser, or self-serve automobile vacuum, shall be carried on entirely inside a building.
8. On a corner lot, the location of access drives to the street shall be placed as far from the intersection as possible and shall be limited to no more than one access drive per fronting street.
9. A gasoline station may be combined with any other permitted use provided the parking space requirements for both uses are met.

10. All outside storage or display of seasonal items shall conform to Section 470.7.w.

L. Group home for handicapped persons.

1. Prior to a handicapped person commencing residence in the home, either the applicant or the placement agency shall certify that the resident is handicapped as defined in 42 U.S.C. §3602(h) and that the resident can function adequately in a community residential setting.
2. The applicant shall comply with the applicable parking regulations of this Zoning Resolution for the type of residential structure used by the residential home and shall make adequate provision for on-site parking of vehicles used by visitors and the home supervisors.
3. In considering whether to grant the conditional use permit, the Board of Zoning Appeals shall take into consideration the proximity and location of other such homes for handicapped persons within the neighborhood so as not to change the character of the area, create undue congestion in the public ways, or otherwise adversely impact upon a given area with such use, but in no event shall a group home be closer than 1,000 feet from where a family home or group home for handicapped persons is located.
4. The architectural design and site layout of a group home and the height of any walls, screens, or fences connected with any said group home shall be compatible with adjoining land uses and the residential character of the neighborhood.
5. The facility and its staff shall be in full compliance with all applicable Federal, State and local laws and regulations, including facility licensure to begin and continue operation. Evidence of such compliance shall be furnished with the application. Failure to maintain such license, certification or other approval requirements shall constitute a violation of this Zoning Resolution.

M. Hospital, medical clinics, urgent care facility, ambulance and emergency medical services.

1. Such use shall be located on an arterial or collector street in locations that are least disruptive to pedestrian and vehicular traffic.
2. Ambulances and other vehicles used in the operation of the principal use shall be stored in an enclosed building.

N. Laboratories, research and testing facility.

1. The building setback for such establishment shall be located a minimum of 150 ft from the O-C District and any Residential District and the minimum parking setback shall be 50 ft.
2. Uses that employ hazardous materials as defined and classified in the H-1, H-2, H-3 and H-4 Use Groups in Chapter 3 of the Ohio Basic Building Code shall be specifically prohibited.

O. Laundry, cleaning, dyeing plant; Foundry; Printing, newspaper & telegraphic services; Machine shop for welding, metal; Machinery, equipment repair; Tool and small equipment rental and service; Work shops for plumbing, HVAC, carpentry, metal, etc.

1. The building setback for such establishment shall be located a minimum of 100 ft. from an O-C or any Residential District and the minimum parking setback shall be 50 ft.
2. All work shall be performed entirely within an enclosed building; storage of all supplies, parts and merchandise shall be within an enclosed building except as provided elsewhere herein.
3. Equipment storage areas shall be screened from view and designed to minimize interference with the safe and convenient movement of automobile and pedestrian traffic on, and adjacent to, the site.
4. All fences and walls shall be constructed of uniform materials and approved by the Board of Zoning Appeals.

P. Manufacturing, heavy.

1. The building setback for such establishment shall be located a minimum of 200 ft. from an O-C or any Residential District and the minimum parking setback shall be 100 ft.
2. There shall be no emissions of odors, dust, smoke, gas or fumes from the premises on which the proposed use is to be located.
3. There shall be no vibrations or noise created by the proposed use transmitted to adjacent properties.
4. Storage of raw materials, partially finished, or unfinished products shall be entirely within the permitted structure.
5. The proposed use shall not generate or cause a substantial increase of truck traffic.

Q. Motor vehicle/farm implement sales & service.

1. The minimum building area shall be 10,000 square feet and there shall be sufficient building area to include space for offices, display of at least three motor vehicles, inspection, servicing and repair of at least three motor vehicles and sufficient parts and storage.
2. A minimum of 50 percent of the paved area shall be devoted to the parking and display of new motor vehicles.
3. Service garage, leasing department and other activities customarily incidental to a full service franchised automobile/truck dealer shall be permitted as accessory to the sale of autos/trucks provided these activities are conducted in a wholly enclosed building.

4. Only repair of automobiles/trucks customarily associated with automobile/truck sales shall be permitted and shall be conducted inside a suitable building.
5. Loud speakers, horns, buzzers, or similar devices shall not be permitted.
6. No inoperative motor vehicle shall be permitted to remain outdoors on the property for more than 48 hours.
7. No scrap metal, scrap or salvaged parts, junk vehicles or used oil, antifreeze, transmission or other such fluids shall be stored outside above ground on the site unless completely screened from view.
8. The building setback for such establishment shall be located a minimum of 100 ft. from an O-C or any Residential District and the minimum parking setback shall be 50 ft.

R. Private aircraft landing area.

1. The aircraft landing area shall be constructed no closer than 300 feet to the lot line.
2. The aircraft landing area shall be for personal use only, and no commercial business shall be conducted on the site in association with the aircraft landing area.
3. Only lighting typically associated with residential and agricultural uses shall be permitted on the premises.
4. The use of aircraft at the landing area shall comply with all applicable federal and state regulations.
5. The use of the aircraft landing area shall be restricted to no more than five (5) landings in any 24-hour period.

S. Public safety facility, local; Public service/maintenance facility.

1. Facilities shall be limited to structures that are essential for the distribution of services to the local area.
2. Outdoor storage of fleet vehicles used in the operation of the facility may be permitted provided such storage areas are located in the rear yard in compliance with the building setback requirements and are screened in accordance with Section 530.
3. The areas devoted to the outdoor storage of fleet vehicles shall be enclosed with a fence six (6) feet in height. Such fence shall be screened according to the requirements of Section 530.5.
4. The building setback for such establishment shall be located a minimum of 100 ft. from an O-C or any Residential District and the minimum parking setback shall be 50 ft.

T. Restaurants

1. All access drives shall be located as far as practicable from an existing intersection in order to maximize traffic safety and minimize congestion and constricted turning movements.
2. The applicant shall demonstrate to the satisfaction of the Board of Zoning Appeals that the development will have minimal impact on traffic in adjacent residential areas.

U. Self-service storage facility.

1. The leases for all self-storage units shall include clauses prohibiting the following:
 - a. The storage of flammable liquids or radioactive, highly combustible, explosive or hazardous materials.
 - b. The use of property for uses other than storage.
2. The Township Fire Department shall be provided with 24-hour access to the grounds. A lockbox shall be provided for its use.
3. The maximum size of individual storage compartments shall be 500 square feet.
4. All outside storage shall comply with Section 470.7W.

V. Soil removal or mineral extraction.

1. All land disturbance activities shall also comply with requirements set forth in Section 550.
2. A distance of no less than 250 feet shall be maintained at all times from the nearest edge of the excavation area or quarry to any residence existing at the start of operations. All other aspects of operations related to soil removal or mineral extraction shall maintain a minimum setback of 150 feet from the O-C District or any Residential District.
3. Truck routes shall be established for movement into and out of the development in such a way that it will minimize the wear on public streets and prevent hazards and damage to other properties in the community. The Board of Zoning Appeals may obtain advice from the Township Police Chief and Road Superintendent, prescribe the truck route and require that a maintenance bond be posted.
4. Truck parking areas, maneuvering lanes, and access ways to public streets shall be designed to cause no interference with the safe and convenient movement of automobile and pedestrian traffic on, and adjacent to, the site and shall be built or treated to prevent the creation of dust and drainage problems.
5. Processing equipment shall be located at the site in such a way that will minimize adverse noise impact on surrounding dwellings.

6. Existing natural or manmade barriers at the site shall be provided as protection and screening against noise, dust and visual protection for all operations as determined by the Board of Zoning Appeals.
7. Stakes of one (1) color shall be set and maintained along the perimeter of the area designated for mineral extraction at one hundred (100) foot intervals or less.
8. All facilities, structures, and activities shall meet all county and/or state of Ohio health, building, electrical, and other applicable codes. In cases of overlapping codes and/or jurisdictions, the more restrictive shall apply.
9. The entire periphery of the lot being excavated shall be enclosed by a fence having a minimum height of seven (7) feet. Fences shall be adequate to prevent trespass and shall be placed no closer than 50 feet from the top or bottom of any slope. No sand or gravel shall be removed or stored, or overburden stored within 100 feet of any lot line not owned or controlled by the operator of said business.
10. All areas within the development shall be rehabilitated progressively as work is completed or abandoned to a condition of being entirely lacking in hazards, inconspicuous and reasonably natural. All slopes and banks shall be reasonably graded and treated to prevent erosion or any other potential deterioration. No land affected by a soil removal or mineral extraction activity shall, after being reclaimed in the prescribed manner, have upon it any stagnant water.
11. Gravel and sand pits and quarries shall be supervised by a watchman.
12. All work performed in connection with such operations shall be conducted between the hours of 7:30 a.m. and 5 p.m. and no operations shall be conducted on Sundays or legal holidays.
13. The owner or operator of a soil removal or mineral extraction activity shall post with the Clerk a certificate of an Owners Protective Liability Insurance Policy with an accredited insurance company in the amount of \$2,000,000, which policy shall protect the Township and its inhabitants and the general public from any and all damages or assorted claims at law or in equity arising from the operation of said business, said certificate to be approved by the appropriate legal authority.
14. The applicant shall submit information describing the geological characteristics prepared by a professional engineer or professional geologist, and shall indicate proposed methods for monitoring ground water quality.
15. All such operations sites shall provide sanitary facilities for employees.
16. Once operations are complete or abandoned, all wells and shafts shall be capped and properly maintained.

W. Storage of goods, merchandise, materials outdoors.

1. Outdoor storage of materials shall include the storage of goods, materials or products associated with the principal use. The storage of radioactive, toxic or otherwise hazardous materials shall not be permitted.
2. Areas devoted to outdoor storage shall be located in the side and rear yard only and shall comply with the building setbacks set forth in the district regulations for the district in which the lot is located.
3. All outdoor storage areas shall be contiguous to the principal building.
4. No outdoor storage area shall be permitted to occupy or interfere with traffic circulation, required parking areas, public sidewalks or pedestrian access.
5. In commercial districts, the area of the lot devoted to outdoor storage of goods and merchandise shall not exceed 25 percent of the ground floor area of the principal building.
6. Areas devoted to outdoor storage shall be paved with asphalt or concrete and free of dust.
7. No signs shall be permitted in conjunction with outdoor storage areas except those otherwise in compliance with the sign regulations in Section 510.
8. Screening.
 - a. All aspects of outdoor operations including outdoor storage of goods and materials shall be enclosed with a solid wall or fence, including solid gates. The wall or fence shall have a height tall enough to conceal all materials therein from the view of any observer standing at the grade level at an abutting residential district line or a public street. However, in no case shall the height of the fence or wall be less than six (6) feet.
 - b. All outdoor storage areas shall be effectively screened from all adjacent residential districts, public parking areas and public streets according to the screening requirements set forth in Section 530.5. The Board of Zoning Appeals may increase the minimum height of required screening when it is determined that additional height is needed to effectively conceal all materials from view of any observer standing at grade level of an abutting residential district line or public street.
9. All materials shall be stored in such a fashion as to be accessible to fire-fighting equipment at all times.
10. A junkyard shall not be permitted.

X. Truck service/rest stop facilities; Truck or transfer terminals; warehouse and wholesale establishment.

1. Such uses shall be located on an arterial street.
2. The building setback for such establishment shall be located a minimum of 100 ft. from an O-C or any Residential District and the minimum parking setback shall be 50 ft.
3. Vehicular approaches to the property shall be designed so as not to create an interference with traffic on surrounding public streets or roads.
4. The number, location, and width of entrances to and exits from the site shall be determined by the Board of Zoning Appeals. The Board of Zoning Appeals may obtain expert opinion on the specific site proposal. The cost of securing such expert assistance shall be borne by the applicant.
5. An access management plan shall be submitted and shall address the need for turning lanes into the site from the public streets and shall identify the on-site truck circulation routes.

Y. Single Family Dwelling

1. Minimum requirements for area and setbacks must comply with R-1 District regulations as described in Section 410.
2. Project area must be adjacent to an existing residential use or residentially zones district.

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