

ARTICLE 2 GENERAL PROVISIONS

200 COMPLIANCE WITH REGULATIONS

- A. All uses and buildings or structures that are constructed, reconstructed, enlarged, located, or structurally altered shall comply with the requirements established in this Resolution for the district in which each use, building, or structure is located.
- B. No person shall install, erect, cause, or permit the installation of a permanent structure (such as a garage, building, swimming pool) on or across any easement of record which will prevent or interfere with the free right or opportunity to use or make accessible such easement for its proper use.
- C. No lot or land held under one ownership at the time of the effective date of this Resolution shall be reduced or subdivided in any manner below the minimum area and yard requirements established in this Resolution.
- D. No land use may change to another use without first meeting the zoning requirements for the new use.
- E. Any structure converted into a dwelling, or the conversion of a dwelling to increase the number of dwelling units or families is permitted only in accordance with the requirements established in this Resolution.

201 AGRICULTURE

There is no jurisdictional authority of the Township Zoning Commission, Township Board of Trustees, or Board of Zoning Appeals to regulate the use of any land on parcels five (5) acres or larger and *not* in a platted subdivision for:

- agricultural purposes
- the construction of accessory structures incidental to the agricultural use
- dairying, animal or poultry husbandry
- structures used primarily for vending and selling wine for viticulture.

A Zoning Certificate shall not be required for any building or structure used for agricultural purposes. Dwellings and other structures that are not herein defined as agricultural structures in an *A-3 or A-4* District are subject to all requirements contained in this Resolution.

A. LOTS 1 ACRE or less the following shall be prohibited:

Raising, breeding, dairying, or maintaining farm animals/livestock such as horses, pigs, cows, sheep, goats, chickens, or other similar livestock or fowl in any platted subdivision and pursuant to § 711.05, 711.09, 711.10, 711.13.1 of the ORC.

If dairying, animal or poultry husbandry existed prior to thirty-five (35%) percent of the lots in one subdivision being developed with at least one building, structure, or improvement, or a lot used for agricultural purposes that lawfully existed at the time of enactment of this Resolution, it shall be considered a nonconforming use of land, buildings, and/or structures pursuant to § 519.19 of the ORC. *See Article 26 Non-Conforming.*

B. LOTS 1.01 to 4.99 ACRES

A lot owner may use the land for agricultural purposes or keep farm animals/livestock and shall meet the following requirements:

1. One (1) horse, pony, or other similar farm animal/livestock permitted per one (1) acre.
2. Buildings or stables located a minimum fifty (50) feet from a dwelling and from any property line.
3. Farm animals/livestock pastured a minimum five (5) feet from a property line.

If dairying, animal, or poultry husbandry existed prior to thirty-five (35%) percent of the lots in one subdivision being developed with at least one building, structure, or improvement, or a lot used for agricultural purposes that lawfully existed at the time of enactment of this Resolution shall be considered a nonconforming use of land and buildings or structures pursuant to § 519.19 of the ORC. *See Article 26 Non-Conforming.*

202 PUBLIC UTILITIES

Pursuant to ORC § 519.21, this Resolution does not regulate the location, erection, construction, reconstruction, change, alteration, maintenance, removal, use or enlargement of any building or structures of any public utility or railroad, except telecommunication towers in Residential Districts, whether publicly or privately owned, or the use of land by any public utility or railroad for the operation of its business or the use of land for essential services.

203 ZONING CERTIFICATE REQUIRED

It shall be unlawful for an owner and/or an occupier to use or permit the use of any structure, building, or land, or part thereof, hereafter erected, constructed, reconstructed, enlarged or structurally altered within the boundaries of the Township wholly or in part unless and until a Zoning Certificate is issued by the Zoning Manager in accordance with Article 32 Section 3202.