

ARTICLE III ESTABLISHMENT OF DISTRICTS

SECTION A. DISTRICTS ¹

The unincorporated area of Perrysburg Township, Wood county, Ohio is hereby dived into fifteen 915) districts with the following purposes:

1. **"A-1" Agricultural District:** The purpose of the A-1 District is to maintain the rural character of the land while promoting activities related to agricultural practices and encouraging agricultural land uses and relatively low density, single-family residential dwellings with either on-lot well or septic systems or off-lot public water and sewer.
2. **"S-1" Special District:** The purpose of the S-1 district is to maintain relatively large tracts of land open for recreational purposes to be used primarily by the residents of Perrysburg Township.
3. **"R-1" Rural Residential District (low density):** The purpose of the R-1 district is to maintain the rural character of the land by promoting low density residential growth with access to central water or sewer facilities when the division of land is classified as a major subdivision (five or more lots being platted). The R-1 district is encouraged in areas when surrounding uses are similar in nature, such as agricultural and low density residential.
4. **"R-2" Suburban Residential District (low density):** The purpose of the R-2 district is to promote single-family residential uses at a higher density than that permitted in the R-1 district. Residential lots in the R-2 district shall have access to central water and sewer facilities.
5. **"R-3" Suburban Residential District (medium density):** The purpose of the R-3 district is to promote medium density development which is at a greater intensity than that permitted in the R-2 district. Residential lots found in the R-3 district shall have access to central water and sewer facilities.
6. **"R-4" Suburban Residential District (medium density):** The purpose of the R-4 district is to promote a variety of housing opportunities at a higher density than that permitted in the R-3 district, and shall have access to central water and sewer facilities. The R-4 district should also be in close proximity to community facilities needed by the surrounding residents.
7. **"R-4A" Suburban Residential (high density):** The purpose of the R4-A district is to promote a variety of housing opportunities (single-family, multiple dwellings, permanently-sited manufactured housing, and specialized housing types of assisted living) at a higher density than is permitted in the R-4 district. This district shall be serviced by central water and sewer facilities and found in areas which are typically located in close proximity to community facilities which are needed on a regular basis.

¹ HISTORY: Amended Effective February 18, 2005

SECTION A. DISTRICTS (Contd.)

8. **"R-5" Multiple Family Residential District (high density):** The purpose of the R-5 district is to promote a variety of housing opportunities at a greater density than that is permitted in the R4-A district. This district should also encourage developments that specialize in a variety of housing types which cater to assisted living. The R-5 district shall have access to central water and sewer facilities and be in close proximity to community amenities which service the regular needs of the community.
9. **"R-6" Manufactured Home Park:** The purpose of the R-6 district is to accommodate any type of manufactured home, mobile home, or industrialized unit, and conform to State standards as set forth in ORC Sections 3701-27. Refer to Article XV (Definitions) for definitions of these uses and Article VII, Section M (Manufactured Home Park Requirements).
10. **"PUD-R" Planned Unit Development – Residential:** See Article VI, Section B.1.a.
11. **"C-1" Neighborhood Business District:** The purpose of the Neighborhood Business District is to accommodate the needs of the surrounding residential community by providing goods and services generally described as convenience goods and services. The district is intended for smaller scale uses from retail commercial, personal services, business services, professional, and administrative offices. The goods and services categorized in this district shall be oriented to the daily or weekly needs of the community and are not to include activities categorized by major purchase items, or goods and services which are oriented to a city-wide or highway-attracted clientele. For illustration purposes, the Neighborhood Business District includes: drugstores, beauty salons, barber shops, carry-outs, dry cleaning and laundry pick-up facilities, engineering and law firms, and hardware and grocery stores. All buildings located with the C-1 District shall not exceed ten thousand (10,000) square feet of gross floor area per business. Such uses are permitted to be either free-standing or part of a retail center. Other similar businesses of an equally-restricted and local nature may be permitted, subject to the approval of a conditional use request by the Board of Zoning Appeals as per Article XII, Section C.2.c. Outdoor lighting shall be shielded and not visible from adjacent neighboring properties and uses shall produce minimal noise disturbance to adjacent properties.
12. **"C-2" Community Business District:** The purpose of the Community Business District is to provide for the development of retail and service establishments which, in addition to catering to the community residents' and workers' daily needs for convenience goods and services, also includes establishments offering comparative-type shopping facilities. For illustration purposes, the Community Business District includes the following: supermarkets and stores for the sale of drugs, hardware, appliances, furniture, apparel, footwear, business and personal services, professional services, restaurants, offices, motels, vehicular service stations, drive-in establishments, auto and farm implement sales and services, building trades and services, commercial recreation and other similar or related activities. Additional uses may be permitted in the Community Business District subject to the approval of a conditional use request by the Board of Zoning Appeals as per Article XII, Section C.2.c. This district allows general business or commercial activities in areas of high accessibility serving the general public. Uses within the Community Retail District will have common ingress and egress points, uniform signage, and shared parking. Outdoor lighting shall be shielded and not visible from adjacent neighboring properties and shall not cause a direct nuisance to the general public.

SECTION A. DISTRICTS (Contd.)

13. **"C-3" Highway Business District:** The purpose of the Highway Commercial District is to accommodate wholesale and service uses at a greater intensity than that which is permitted in the Neighborhood and the Commercial Business Districts. The intent of the Highway Commercial district is not only to service the needs of the immediate community, but also to attract residents from surrounding areas, and to have immediate access to major thoroughfares at their principal intersections. For illustration purposes, Highway Business District uses include motels, gas stations, restaurants, drive-in establishments, auto and farm implement sales and services, building trades and services, commercial recreation, and similar commercial activities. Outdoor lighting shall be shielded and not visible from adjacent neighboring properties and land uses shall not cause a direct nuisance to the general public.
14. **"O-Z" State Route 20/23 Overlay District:** The purpose of the Route 20/23 Overlay District is to promote quality development, stable property values, orderly development, and efficient and safe movement of traffic, including the implementation of access management strategies, throughout the Route 20/23 Overlay District. Route 20/23 is a major and significant corridor in Perrysburg Township that helps to define local community identity and serves as a major thoroughfare in Northwest Ohio. An overlay district will impose additional and unique development standards and requirements to coordinate land development with other jurisdictions and levels of government. See Article VII, Section Z (State Route 20/23 Overlay District Supplemental Regulations).
 - a. The boundaries of the Route 20/23 Overlay District are shown on the Official Zoning Map. These boundaries include the area within parallel lines running one thousand feet (1,000 ft.) on both sides of the Route 20/23 right-of-way limits, or the entire depth of those parcels that have frontage on Route 20/23, whichever is the greater distance. This overlay zone extends from a point where the centerline of the Route 20/23 right-of-way intersects with the centerline of the railroad tracks east of Lime City Road to the centerline of 1-75 (exclusive of land within a municipality).
 - b. A separately adopted corridor plan may be prepared by Perrysburg Township (individually, or in cooperation with other units of government) to provide additional guidance for public and private decision-making. Elements potentially included in such a plan include a build-out scenario, possible intersection configurations, signalization alternatives, potential access road alignments, traffic control measures, future land use concepts, coordinated signage alternatives and landscaping designs. Implementation of this corridor plan shall be achieved through the enforcement of the Site Plan review process.
15. **"PUD-C" Planned Unit Development – Commercial:** See Article VI, Section B.1.b.
16. **"I-1" Planned Industrial District:** The purpose of the Planned Industrial District is to accommodate employment uses including administrative and research facilities, offices, limited manufacturing, and support services. The planned industrial district is intended to satisfy the following objectives:
 - a. Encourage large-scale campus-style developments which include attractive street scape and functional pedestrian spaces,

SECTION A. DISTRICTS (Contd.)

- b. Provide employment areas which are compatible with adjacent and surrounding residential land uses,
- c. Promote an efficient circulation system, including the separation of pedestrian from vehicle traffic.

The Planned Industrial District shall provide for the development of facilities in a unified, platted subdivision which is specifically designed to stimulate growth of industrial uses. The district should also include a limited amount of outdoor storage which should be screened properly to improve the aesthetics of the area, and lighting shall be shielded and not visible to adjacent neighboring properties.

- 17. **"I-2" General Industrial:** The purpose of the General Industrial District is to accommodate intense industries involving the manufacturing, warehousing, assembly, and storage of products whose nature or operation produces minimal noise, odor, dust, and smoke. The district provides for the development of industrial uses on independent sites which require large tracts separated from greater densities of residential growth. The uses involve the production, assembly, and processing of large products, as well as those which may generate special impacts on surrounding properties. This district is categorized by uses and/or storage, material transfer, and large scale machinery and structures. Outdoor lighting shall be shielded and cause minimal nuisances to adjacent properties.
- 18. **"PUD-I" Planned Unit Development – Industrial:** See Article VI, Section B.1.c.
- 19. **"PUD-M" Planned Unit Development – Mixed:** See Article VI, Section B.1.d.

SECTION B. ZONING DISTRICT MAP

- 1. The boundaries of the district are shown upon the map which is made a part of the Resolution, which map is designated as the "Zoning District Map." The district map and all of the notations, references, and other information shown thereon are part of this Resolution and have the same force and effect as if the district map and all the notations, references, and other information shown thereon were all fully set forth or described herein; the original of which district map is properly attested and is on file with the Fiscal Officer.²
- 2. No amendment to this Resolution which involves a matter portrayed on the Zoning District Map shall become effective until after such change and entry has been made on said map.
- 3. No change of any nature shall be made to the Zoning District Map or matter shown thereon except in conformity with the procedures set forth in this Resolution.
- 4. Regardless of the existence of purported copies of the Zoning District Map which may, from time to time, be made or published, the Zoning District Map, which shall be located in the office of the Fiscal Officer, shall be the final authority as to the current zoning status of Township land and water areas, buildings, and other structures.

² HISTORY: Amended Effective February 17, 2011

SECTION B. ZONING DISTRICT MAP (CONTD.)

5. In the event that the Zoning District Map becomes damaged, destroyed, or lost, the Township Trustees may, by Resolution, adopt a new Zoning District Map which shall supersede the prior Zoning District Map. The new Zoning District Map may correct drafting or other errors or omissions in the prior Zoning District Map, but no such corrections shall have the effect of amending the original resolution or subsequent amendments thereof.

SECTION C. INTERPRETATION OF DISTRICT BOUNDARIES

1. The district boundary lines on said map are intended to follow either streets or alleys or lot lines; and where the districts designated on the map are bounded approximately by such street, alley, or lot lines, the street or alley or lot shall be construed to be the boundary of the district, unless such boundary is otherwise indicated on the map. In the case of unsubdivided property, the district boundary line shall be determined by the use of the scale appearing on the Zoning District Map or by dimensions.
2. Where the boundary of a district follows a railroad line, such boundary shall be deemed to be located midway between the main tracks of said railroad line.
3. Whenever any street, alley, or other public way is vacated by official action of the Board of Trustees of Perrysburg Township, the zoning district adjoining each side of such street, alley, or public way shall be automatically extended to the center of such vacation and all area included in the vacation shall then henceforth be subject to all appropriate regulations of the extended districts.
4. Except in the cases of parks, cemeteries, and navigable waters, the boundary shall be deemed to coincide with the boundary line of the park, cemetery, or the channel of the navigable water.

SECTION D. COMPLIANCE WITH REGULATIONS

1. The regulations set by this Resolution within each district shall be minimum regulations and shall apply uniformly to each class or kind of structure or land, and particularly, except as hereinafter provided:
2. It is unlawful for any building, structure, or land hereafter be used or occupied, and any building or structure or part thereof hereafter be erected, constructed, reconstructed, moved, or structurally altered unless in conformity with all of the regulations herein specified for the district in which it is located, unless permitted in another section of this resolution.³
3. No building or other structure shall hereafter be erected or altered:
 - a. To exceed the height;
 - b. To accommodate or house a greater number of families;

³ HISTORY: Amended Effective January 16, 2013

SECTION D. COMPLIANCE WITH REGULATIONS (Contd.)

- c. To occupy a greater percentage of lot area;
 - d. To have narrower or smaller rear yards, front yards, side yards, or open spaces than herein required; or in any other manner contrary to the provisions of this Resolution.
4. No part of a yard, open space, or off-street parking or loading space required in connection with any building for the purpose of complying with this resolution shall be included as part of a yard, open space, or off-street parking or loading space similarly required for any other building.
5. No yard or lot existing at the time of passage of this resolution shall be reduced in dimension or area below the minimum requirements set forth herein. Yards or lots created after the effective date of this resolution shall meet at least the minimum requirements established by this resolution.