

ARTICLE XV DEFINITIONS

For the purpose of this Resolution, the following words and terms shall be defined as follows:

Abutting - Having property or district lines in common; for example, two (2) lots are abutting if they have property lines in common, or which are on either side of an alley.¹

Access - A way of approaching or entering a property. Access also includes ingress (the right to enter) and egress (the right to leave).²

Accessory Structure - A detached subordinate building, structure, or combination of structures, the use of which is clearly incidental to and customarily found in connection with that of the main building or to the main use of this land and which is located on the same lot with the main building or use. (See Article VII, Section B)³

Accessory Use - A use which (1) is subordinate to and serves the principal building or use; (2) is subordinate in area, extent, and purpose to the principal building or use served; and (3) contributes to the comfort, convenience, or necessity of occupants of the principal building or use served. (See Article VII, Section B)⁴

Acreage, Gross - The total area within the property lines of a parcel of land.⁵

Acreage, Net - The total area within the property lines of a parcel of land after excluding existing dedicated rights-of-way, existing public use area dedications, existing flood control and drainage easements, and any other existing easement constituting a substantial impairment of the fee.⁶

Addition - Any construction which increases the size of a structure such as a porch, attached garage, carport, or a new room or wing. An addition is a form of alteration.⁷

Adult Care Facility - A residence, facility, institution, hotel, or congregate housing project licensed by the Department of Health under ORC 3722, which provides accommodations and supervision to three (3) to sixteen(16) unrelated adults, at least three of whom are provided personal care services as defined herein. An Adult Care Facility does not include: a hospice care facility licensed under ORC 3712.04; a nursing home or home for the aging; a community alternative home; an alcohol and drug addiction program; a habilitation center certified under ORC 5123.041; a licensed residential facility for the mentally ill; a licensed methadone treatment facility; a MR/DD residential facility regulated/licensed by the Department of Mental Retardation and Developmental Disabilities; a facility that provides personal care services to fewer than three residents or that provides, for any number of residents, only housing, housekeeping, laundry, meal preparation, social or recreational activities, maintenance, security, transportation, and similar services that are not personal care services or skilled nursing care; any facility that receives funding for operating costs from the Department of Development to provide emergency shelter housing or transitional housing for the homeless; or a terminal care facility for the homeless that has entered into agreement with a hospice care program; a facility approved by the Veterans administration.⁸

¹ HISTORY: Amended Effective February 17, 2011

² HISTORY: Amended Effective February 17, 2011

³ HISTORY: Amended Effective February 18, 2005

⁴ HISTORY: Amended Effective February 18, 2005

⁵ HISTORY: Amended Effective February 18, 2005

⁶ HISTORY: Amended Effective February 18, 2005

⁷ HISTORY: Amended Effective February 17, 2011

⁸ HISTORY: Amended Effective February 18, 2005

Agriculture - As used in Section 519.02 to 519.25 of the Revised Code, "agriculture" includes farming; ranching; aquiculture; 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, excepting provisions established under 519.21(B) of the Revised Code. Agriculture shall not include kennels.

Agriculture Implement Sales and Rental — The sale or rental of new or used agricultural implements and equipment to be displayed for sale on the premises.

Agriculture Product Sales - The sale of goods produced or services provided by person(s) engaged in agriculture except when more than fifty percent (50%) of the goods are grown on the premises.

Airport or Aircraft Landing Field - Any land area, runway, or other facility designed, used, or intended to be used either publicly or by any person or persons for the landing and taking off of aircraft, including all necessary taxiways, aircraft storage and tie down areas, hangars, and other necessary buildings and open spaces.

Alcohol and Drug Addiction Facility — A residential facility operated by an alcohol and drug addiction services board established under ORC 340.02.1 that provides intervention alcohol and drug addiction services for individuals that become physically or psychologically dependent on a drug of abuse, as defined in ORC 3719.01.1, or endangers the health, safety, or welfare of himself or others due to use of alcohol or drug of abuse.⁹

Alley - An unnamed public or private right-of-way less than thirty (30) feet wide which is primarily designed to serve as secondary access to the rear or side of those properties whose principal frontage is on some other street.

Alteration, Structural - Any change which would tend to prolong the life of the supporting members of a building or structure, such as bearing walls, columns, beams, or girders.

Anemometer - An instrument that measures the force and direction of the wind.¹⁰

Anemometer Tower - A structure, including all accessory facilities, temporarily erected, on which an anemometer is mounded for the purpose of documenting whether a site has wind resources sufficient for the operation of wind generation.¹¹

Animal Care Facilities - Structures, buildings, or enclosures used for grooming, medical treatment, care and temporary housing of animals receiving treatment, with temporary housing being limited to 48 hours. Uses include but not limited to pet grooming, veterinary clinics, and animal hospitals.

Apartment Building - See *Dwelling, Multiple Family*.

⁹ HISTORY: Amended Effective February 18, 2005

¹⁰ HISTORY: Amended Effective February 17, 2011

¹¹ HISTORY: Amended Effective February 17, 2011

Appeal - A request for a review of the interpretation of the Board of Zoning Appeals of any provision of the Zoning Code or a request for a variance.¹²

Applicant - The land owner or his authorized representative, who requests a zoning permit as authorized by this Resolution.

Application - Written request for a change in zoning classification or use authorization as provided for under this Resolution.

Arcade - A building, or part of a building containing four or more video, pinball, or similar player- operated amusement devices for commercial use.¹³

Assisted Living - See Also: *Institutional Health Care Facilities; Dwelling, Special Care.*

Auction House - A structure or enclosure where goods of livestock not limited to but including artwork, antiques, secondhand goods, furniture, perishable goods and livestock are sold by auction.^{14, 15}

Automobile - See *Motor Vehicle.*

Average Finished Grade Level - The average of the grade of the ground at all corners of a building or other structure.

Awning - Any fabric, plastic or other temporary, portable, or retractable protective covering that extends from the exterior wall of a building for the purpose of shielding a doorway or window from the elements and is supported by or attached to a frame extending from the face of the building.

Bakery - A store engaged in the sale at retail of bread, cake, cookies, and other similar products including the baking of such items on the premises.¹⁶

Bank - Commercial banks, savings and loan associations, and other similar financial institutions, but not including pawn shops.¹⁷

Bar and Tavern - An establishment serving alcoholic beverages for consumption on the premises in which more than fifty (50) percent of revenue of such business is from the sale of such beverages. Food may also be available for consumption on the premises.¹⁸

Base Unit - A structure or weatherproof cabinet used to house radio frequency transmitter, receivers, power amplifiers, power amplifiers, signal processing hardware and related equipment.¹⁹

Basement - A story partly or wholly underground. For purposes of height measurement, a basement shall be counted as a story where more than one-half (1/2) of its height is above the average level of the adjoining ground.

¹² HISTORY: Amended Effective February 17, 2011

¹³ HISTORY: Amended Effective February 17, 2011

¹⁴ HISTORY: Amended Effective February 18, 2005

¹⁵ HISTORY: Amended Effective February 17, 2011

¹⁶ HISTORY: Amended Effective February 17, 2011

¹⁷ HISTORY: Amended Effective February 17, 2011

¹⁸ HISTORY: Amended Effective February 17, 2011

¹⁹ HISTORY: Amended Effective February 17, 2011

Bed and Breakfast - An owner-occupied, single-family residential dwelling in which rooms are rented to paying guests on an overnight basis and breakfast only is provided. The entire service is to be included in one (1) stated price.

Block - A parcel of land usually bounded on all sides by streets or other transportation routes such as railroad lines, or by physical barriers such as water bodies or public open space, and not traversed by a through street, and which is, further, divided into lots for building purposes.²⁰

Board - Shall mean the Board of Zoning Appeals.

Board of Township Trustees - The Board of Township Trustees of Perrysburg Township, Wood County, Ohio.

Boarding House - A building or portion thereof, other than a hotel, where meals or lodging and meals for three (3) or more persons are provided for compensation.

Boat Storage - See *Marine Storage*.

Borrow Pit - An area where soil, sand, gravel, or rock is extracted and removed for use as fills, grades, or embankments on property of a different ownership or noncontiguous property of the same ownership.²¹

Boundary Line - A line delineated that establishes the limits of an area.²²

Buffer Lot - A lot on a plat across the end of a street proposed to be extended by future platting, or a lot along the length of a street where only part of the width has been dedicated, retained by the owner but conditionally dedicated on the plat for street purposes when the street is extended or widened.²³

Building - Any structure having a roof supported by columns or walls and intended for the shelter, housing, or enclosure of any individual, animal, process, equipment, goods, or materials of any kind.

Building Area - The space remaining on a lot after the minimum open-space requirements (coverage, yards, setbacks) have been met.

Building Coverage - The amount of land covered or permitted to be covered by a building measured on a horizontal plane at mean grade level and excluding uncovered porches, terraces, and steps.

Building Frontage - The linear width of a building facing the right-of-way or the linear length of the right-of-way facing the building, whichever is smaller.

Building, Front Line Of - The line of that face of the building nearest the front line of the lot. This face includes sun parlors and covered porches, whether enclosed or unenclosed, but does not include steps. See also: Yard, Front.

²⁰ HISTORY: Amended Effective February 17, 2011

²¹ HISTORY: Amended Effective February 18, 2005

²² HISTORY: Amended Effective February 17, 2011

²³ HISTORY: Amended Effective February 17, 2011

Building Height - The vertical distance measured from the average finished grade at the building walls to the highest point of the coping of a flat roof, or the deck line of a mansard roof, or the mean height between eaves and ridge for gable, hip and gambrel roofs.²⁴

Building Line - A setback line for a main building on a platted lot. *See Also: Set-Back Line.*

Building, Main - A building in which is contained the principal use of the lot.

Buildings, Principal - A building in which the primary use of the lot on which the building is located is conducted.

Business - Commercial uses offering products and/or services to the public, and which have characteristics that preclude classification as a home occupation.²⁵

Business In-the-Home - A business activity which is conducted in or from the residential premises by the occupant of the residence which does not involve any extension or modification which alters its outward appearance as a dwelling unit. *See Also: Home Occupation.*

Business Services - Any activity conducted for gain which renders services primarily to other commercial or industrial enterprises, or which services and repairs appliances and machines used in homes or business.

Business Sign - A sign which directs attention to the business or profession conducted or to the principal products sold upon the premises.

Canopy - Any roof-like projection or shelter, generally supported at all corners or extremities by poles, posts or direct attachment to a building, and constructed of some durable material such as canvas, metal, glass, plastic, or similar material. A canopy typically has little vertical or wall space on it and is only as thick as necessary to create a functional roof.

Car Wash - A facility designated to provide interior vacuuming and exterior washing services, both automatic and self-service, to passenger motor vehicles, light trucks, and vans.

Cellar - A story having more than one-half its height below grade and used for storage, garages, for use of occupants of the building, or other utilities common for the rest of the building. A cellar used for the above purpose shall not be counted as a story for occupancy purposes. A basement, which is a story having more than one-half its height above grade, shall be counted as a story.²⁶

Cemetery/Memorial Gardens - Land used or intended to be used for the burial of the human or animal dead and dedicated for cemetery purposes, including crematories, mausoleums, and mortuaries, if operated in connection with and within the boundaries of such cemetery. The use shall comply with the Ohio Revised Code regulations.

Central Sewer - A central sewage treatment facility for a single development, community, or region with an accompanying collection network.

Central Water - A central water treatment facility in which water for a single development, community, or region is physically and chemically treated for human consumption.

²⁴ HISTORY: Amended Effective February 18, 2005

²⁵ HISTORY: Amended Effective February 17, 2011

²⁶ HISTORY: Amended Effective February 17, 2011

Certificate of Zoning Compliance - See *"Zoning Compliance, Certificate of"*

Child - A person under eighteen years of age or person under the age of twenty-one years who is a full-time student, and who was placed in a group home by the Juvenile Court prior to becoming eighteen years of age.²⁷

Child Day Care - A child day care center or child day care home, defined herein, licensed by the Department of Job and Family Services pursuant to ORC 5104 in which persons other than the parents or guardians, custodians, or relatives by blood, marriage, or adoption of the children involved administer to the non-educational needs of infants, toddlers, preschool children, and school children outside of school hours for any part of the twenty-four-hour day in a place or residence other than a child's own home.²⁸

Child Day Care Center - Pursuant to ORC 5104, any place where child day care, defined herein, is provided for thirteen (13) or more children at one time, or any place that is not the permanent residence of the licensee or administrator in which child day care is provided for seven (7) to twelve (12) children.²⁹

Child Day Care Home, Type A - Pursuant to ORC 5104, a permanent residence of the administrator in which private or publically-funded child day care, defined herein, is provided for seven (7) to twelve (12) children at one time, or a permanent residence of the provider in which child day care is provided for four (4) to twelve (12) children at one time if four (4) or more are under two (2) years of age.³⁰

Child Day Care Home, Type B - Pursuant to ORC 5104, a permanent residence of the provider in which child day care is provided for one (1) to six (6) children at one time and in which not more than three (3) children are under two (2) years old at one time. In counting children for the purposes of this section, no children of the day care provider shall be counted.³¹

Clear Fall Zone - An area surrounding the wind turbine unit into which the turbine and/or turbine components might fall due to inclement weather, poor maintenance, faulty construction methods, or any other condition causing turbine failure that shall remain unobstructed and confined within the property lines of the primary parcel where the turbine is located at, the purpose being that if the turbine should fall or otherwise become damaged, the falling structure will be confined to the primary parcel and will not fall onto dwellings, accessory buildings, and will not intrude onto a neighboring property.³²

Clinic/Medical - An establishment where human patients who are not lodged overnight are admitted for examination and treatment by a group of physicians practicing medicine together, or professionals licensed to practice the healing arts.

Close Relative – Individual that are immediate relatives to the owner which includes parents, parents' in-law, children and siblings.³³

²⁷ HISTORY: Amended Effective February 18, 2005

²⁸ HISTORY: Amended Effective February 18, 2005

²⁹ HISTORY: Amended Effective February 18, 2005

³⁰ HISTORY: Amended Effective February 18, 2005

³¹ HISTORY: Amended Effective February 18, 2005

³² HISTORY: Amended Effective February 17, 2011

³³ HISTORY: Amended Effective January 16, 2013

Club - A building or portion thereof, or premises owned or operated by a corporation, association, person or persons, for a social, educational, or recreational purpose, but not primarily for profit or to render a service which is customarily carried on as a business, primarily for the exclusive use of its members or their guests.

Cluster Residential PUD - A form of development that permits a reduction in lot area and bulk requirements, provided there is no increase in the number of lots permitted under a conventional subdivision or increase in the overall density of development, and the remaining land area is devoted to open space, active recreation, preservation of environmentally sensitive areas, or agriculture.

Commercial - A commercial use related to the use of property in connection with the purchase, sale, barter, display, or exchange of goods, wares, merchandise, or personal services or the maintenance of offices or recreational or amusement enterprises.³⁴

Commercial Vehicle - Any vehicle with a carrying capacity of over six thousand (6,000) pounds and used or designed to be used for business or commercial purposes. *See also, Truck or Motor Vehicle.*

Commission - The Zoning Commission of Perrysburg Township.

Common Open Space - A parcel of land or an area of water, or a combination of both land and water within a site designated as a planned unit development (PUD) and designated and intended for the use and enjoyment of the residents of the planned unit development. Common open space does not include streets, alleys, parks, off-street parking, or loading areas, public open space or other facilities dedicated by the developer for public use.³⁵

Community Alternative Home - A residence or facility licensed pursuant to ORC 3724.02 that provides accommodations, personal assistance, and supervision for three to five unrelated individuals who have Acquired Immunodeficiency Syndrome (AIDS) or a condition related to AIDS. A community alternative home does not include nursing homes, rest homes, or hospice care facilities.³⁶

Community Center - A building or other place in which members of the community may gather for social, education, or recreational purposes.³⁷

Conditional Use (Special Exception) - A use which is subject to conditional approval by the Board of Zoning Appeals. A conditional use may be granted by the Board only when there is a specific provision for such special exception made in this resolution. A conditional use is not considered to be a nonconforming use.

Condominium Property - A single dwelling unit in a multi-unit dwelling or structure which is separately owned and which may be combined with an individual interest in the common areas and facilities of the property. *See Ohio Revised Code, Chapter 5311.*

Congregate Housing - A residential facility for four or more elderly persons (age 62 or older) within which are provided living and sleeping facilities, meal preparation, laundry facilities, and room cleaning. Such facilities may also provide other services such as transportation for routine social and medical appointments and counseling.

³⁴ HISTORY: Amended Effective February 17, 2011

³⁵ HISTORY: Amended Effective February 17, 2011

³⁶ HISTORY: Amended Effective February 18, 2005

³⁷ HISTORY: Amended Effective February 17, 2011

Convenience Store - A small store near a residential area that stocks food, snacks, and general goods and is open long hours.³⁸

County Home — A county facility operated under ORC 5155 which serves primarily as a nursing home for indigent, elderly residents.³⁹

Court - An open unoccupied space, other than a yard, on the same lot with a building or group of buildings, which is bounded on two or more sides by such building or buildings.

Court, Inner - A court other than an outer court. The length of an inner court is the minimum horizontal dimension measured parallel to its longest side. The width of an inner court is the minimum horizontal dimension measured at right angles to its length.

Court, Outer - A court which opens onto a required yard or street or alley. The width of an outer court is the minimum horizontal dimension measured in the same general direction as the yard, street, or alley upon which the court opens. The depth of an outer court is the minimum horizontal dimension measured at right angles to its width.

Covenant - A private legal restriction on the use of land, contained in the deed to the property or otherwise formally recorded.

Cowling - A streamline removable material that covers the wind turbine's nacelle.⁴⁰

Cul-de-sac - A short street having one end open to traffic and being terminated by a vehicle turn-around.

Cyber Café – See Internet Café.⁴¹

Deck - A structure, without a roof, directly adjacent to or attached to a principal building, which has an elevation of more than 6 inches from the finished grade. A deck may be constructed of any materials. In the instance where a deck is attached to a principal building all setback requirements of the particular district shall be satisfied.⁴²

Decorative / Garden Pond – A small body of water usually artificially formed surrounded by a garden with a maximum surface area of 60 square feet and a maximum depth of 30 inches.⁴³

Density - A unit of measurement representing the number of dwelling units per acre of land.

Density, Gross - the number of dwelling units per acre of total land to be developed, including right-of-ways.

Density, Net - The number of dwelling units per acre, excluding right-of-ways.

³⁸ HISTORY: Amended Effective February 17, 2011

³⁹ HISTORY: Amended Effective February 18, 2005

⁴⁰ HISTORY: Amended Effective February 17, 2011

⁴¹ HISTORY: Amended Effective February 17, 2011

⁴² HISTORY: Amended Effective February 17, 2011

⁴³ HISTORY: Amended Effective January 16, 2013

Developmentally Disabled - A person who has a disability that originated before the attainment of age eighteen and can be expected to continue indefinitely, that constitutes a handicap to the person's ability to function normally in society, and that is attributable to mental retardation, cerebral palsy, epilepsy, autism or any other condition found to be closely related to mental retardation because such condition results in similar impairment of general intellectual functioning or adaptive behavior or requires similar treatment and services.⁴⁴

Dish Antenna (Earth Station) - An accessory structure combination of: an antenna or dish antenna designed to receive communication or other signals from orbiting satellites; a low level noise amplifier (LNA) located at the focal point of the receiving antenna which magnifies and transfers the signal; and a coaxial cable which carries the signal into the interior of the building.

Disposal – The discharge, deposit, injection, dumping, spilling, leaking, emitting, or placing of any waste into or on any land or ground or surface water or into the air.⁴⁵

District - An area or section of the Township within which the zoning regulations governing the use of buildings and premises, the height of buildings, the size of yards, the requirements for off-street parking and the intensity of use are uniform. Agriculture Districts include all "A" Districts; Special Districts include all "S" Districts; Residence Districts include all "R" Districts; Commercial Districts include all "C" Districts; and Industrial Districts include all "I" Districts.

District Home - A facility operated under ORC 5155 by the joint boards of county commissioners of two or more counties which serves primarily as a nursing home for indigent, elderly residents.⁴⁶

Drawing - A dimensioned presentation of a proposed development of a specified parcel of land that reflects thereon the location of buildings, easements, parking arrangements, public access, street pattern, and other similar features. When the term "drawings" is used in a particular chapter as a requirement for an application or submission, it will contain all the information required therein. A drawing on a sign is a reference to a pictorial presentation, graphic, or other symbol painted or otherwise represented in a sign that used to direct attention to or advertise information, a land use, or use of a structure.⁴⁷

Drive-in Commercial Uses - Any retail commercial use catering primarily to vehicular trade such as drive-in restaurants, drive-thru convenience stores, drive-in theater, car wash facilities and similar uses; excluding semi-truck, trailer, and tank trailer washes.

Drive-up/Drive-through - Establishment or facilities where goods or services are provided from windows or in drive-thru areas to customers in their cars or to the cars, and where the cars are temporarily stopped or standing and which commonly does or could involve a lineup of cars waiting in line for such goods or services. Current examples of drive-up developments include but are not limited to car washes, drive-up windows at banks and at fast food restaurants.

Dry Detention Pond - See "*Pond, Dry Detention*".

Dump - See waste Disposal Facility⁴⁸

Dwelling - Any building or portion thereof which is designed for or used for residential purposes.

⁴⁴ HISTORY: Amended Effective February 18, 2005

⁴⁵ HISTORY: Amended Effective February 17, 2011

⁴⁶ HISTORY: Amended Effective February 18, 2005

⁴⁷ HISTORY: Amended Effective February 17, 2011

⁴⁸ HISTORY: Amended Effective February 17, 2011

Dwelling, Condominium, Single-Family - A building or portion thereof designed and used for residential purposes; in which a single family has legal ownership of the dwelling unit within said building, and each family either individually, jointly, or through a common association is responsible for the maintenance of the total lot.

Dwelling, Migrant Worker - A residence occupied by seasonal agricultural workers during the harvesting of crops and produce for profit, but not for year-round occupancy.

Dwelling, Multiple Family - A building or portion thereof designed for occupancy by three or more families living independently in which they may or may not share common entrances and/or other spaces. individual dwelling units may be condominiums.

Dwelling, Single-Family - A permanent structure entirely detached, independent from any other principal structure, placed on a permanent foundation, having one or more rooms, with provisions for living, sanitary, and sleeping facilities specifically designed and arranged exclusively for the use of one or more individuals of the same family. These dwellings include site-built homes, industrialized homes, and permanently sited manufactured homes which satisfy State requirements. Barns, sheds, or other structures designed for uses other than single family shall not be included in this definition.

Dwelling, Special Care - A dwelling occupied by a single family plus not more than three (3) special care inhabitants. The special care inhabitants must require special care or attention from the dwelling owner or family, but such special care is not to include medical or therapeutic activities provided in the dwelling. The primary elements of a traditional family relationship must exist among all of the inhabitants of the special care dwelling (i.e., there must exist that type of relationship which emphasizes the collective body of persons under one head and one domestic government having natural or moral duties to support and care for each other). The relationship between the special care inhabitants and the family offering the care must be nonprofit (i.e., the compensation received must be designed to reimburse the reasonable cost of providing said care). The family or dwelling owner must provide either a permanent living arrangement for those permanently in need of care or a feeling of permanence of living arrangements for those who are in a period of transition between their institutionalization and their complete reintegration into society. Said dwelling unit, if required by the State or County, shall meet all the licensing requirements.

Dwelling, Two-Family - A residential building consisting of two dwelling units, each of which adjoins the other either horizontally or vertically and is arranged, intended, or designed for one family per unit. Each dwelling unit shall have its own separate, private means of ingress and egress. The term 'two-family dwelling' shall not include a mobile home.

Dwelling Unit - A room or group of rooms which is designed for residential occupancy having cooking facilities for a single family and occupied by a single family unit. There may be one (1) or more "dwelling units" within a single building.

Easement - A grant by the property owner for the use of a part of the property by the public, a corporation, or persons for specific purposes. No projections of a structure will be allowed in the easement area.⁴⁹

Edge of a Pond, Lake, or Borrow Pit - See "Pond, Edge"

⁴⁹ HISTORY: Amended Effective February 17, 2011

Educational Institution - Any public or private primary, intermediate or secondary school which may provide living quarters for students or teachers; any public or private junior college, college, university, or vocational or business school including instructional and recreational uses with or without living quarters, dining rooms, restaurants, heating plants, and other incidental facilities for students, teachers, and employees.⁵⁰

Elderly Household - Not more than three (3) persons, related or unrelated, at least one of whom is elderly, who occupy a single dwelling unit.

Elderly Person - Any person who is 62 years of age or older.

Engineer - A registered engineer authorized to practice civil engineering as defined by ORC Chapter 4733.⁵¹

Entertainment Facilities - Facilities open to the public, established and operated for profit, such as theaters, carnivals, nightclubs, cocktail lounges, amusement parks, miniature golf courses, stadiums, golf driving ranges, skateboard rinks, ice or roller skating rinks, race tracks, bowling alleys, racquet ball clubs, internet café and similar enterprises.⁵²

Essential Services - The erection, construction, alteration, or maintenance by public utilities or municipal or other governmental agencies of underground or overhead gas, electrical, steam or water transmission or distribution systems, collection, communication, supply or disposal systems including poles, wires, mains, drains, sewers, pipes, conduits, cables, fire alarm boxes, police call boxes, traffic signals, hydrants, and other similar equipment and accessories in connection therewith, which are reasonably necessary for the furnishing of adequate service by such public utilities or municipal or other governmental agencies or for the public health or safety or general welfare, but not including buildings.

Exotic Animal - A wild or exotic animal means those mammals, reptiles, or fowl which are not ordinary household or domesticated pets, or animals native to the farm, and which are ordinarily and customarily confined to zoos or similar animal farms or which are found in a natural and wild habitat.

Extraction Industry - The removal of soil, sand, gravel, or minerals from land or water for purposes of resale or use in the commercial operation of a business or the production of a good or service.

Extended-Stay Hotel/Motel - A lodging establishment open to the public designated for longer-term occupancy containing six or more guest room units, each unit having separate rooms or defined areas for sleeping, food preparation, and relaxation activities, and which establishment does not customarily provide other on-premises personal services such as room service, laundry, dry-cleaning, and similar services, and which does not provide a full service restaurant open to the public.⁵³

Family - One or more persons related by blood, marriage, or adoption, including special care inhabitants, only when related, living together in one dwelling unit, including domestic servants, gratuitous guests, plus no more than three (3) additional persons not related by blood, marriage, or adoption.

⁵⁰ HISTORY: Amended Effective February 17, 2011

⁵¹ HISTORY: Amended Effective February 17, 2011

⁵² HISTORY: Amended Effective February 17, 2011

⁵³ HISTORY: Amended Effective February 17, 2011

Farm Recreation Enterprise (Profit or Non-Profit) - Farms adapted for use as vacation farms, picnicking and sports areas, fishing waters, camping, scenery, and nature recreation areas; hunting areas, hunting preserves, and watershed projects.

Fence - Any artificially constructed barrier of any material or combination of materials erected to separate, enclose, restrict, screen, or demarcate a boundary.⁵⁴

Flea Market - An occasional or periodic market held in an open area or structure where goods and articles are offered for sale to the general public by individual sellers from tables or space typically leased or rented to vendors, including homemade, homegrown, handcrafted, old obsolete, or antique, and may include the selling of new or used goods at retail by businesses or individuals who are generally engaged in retail trade. Rummage sales and garage sales are not considered to be flea markets.⁵⁵

Flood plain - That portion of land adjacent to a river, creek or ditch which is covered with water when the river, creek or ditch overflows its banks at flood stage, or is estimated to become subject to flooding.⁵⁶

Floor Area - The sum of the gross horizontal areas of the several floors of the building, measured from the exterior faces of exterior walls or from the centerline of walls separating two (2) buildings. "Floor Area" shall not include: basement space, elevator and stair bulkheads, attic space, patio terraces, breezeways, open porches, or uncovered steps.⁵⁷

Food Processing - The preparation or processing of food products exclusive of those involving odorous processes. Examples of activities included are bakeries and dairies.

Forestry - The growing and care of trees for commercial purposes, including the cutting and marketing of timber.

Foundation - Permanent - A permanent masonry, concrete, or locally approved footer or foundation, to which a site built on or a manufactured home may be affixed.

Foster Home - A private residence certified by the Ohio Department of Job and Family Services pursuant to ORC 5103.03 *et seq.* in which no more than five (5) children are received apart from their parents, guardian, or legal custodian, by an individual reimbursed for providing the children care, supervision, or training twenty-four hours a day. More than five (5) children may occupy a group foster home only when necessary to accommodate a sibling group or the remaining members of a sibling group.⁵⁸

Freeway or Controlled Access Highway - means a highway in respect to which the owners of abutting lands have no right or easement of access to or from their abutting lands, or in respect to which such owners have only a limited or restricted right or easement of access and which is declared to be a freeway as provided by the highway authority.

Frontage - All the property on one side of a street between two intersecting streets (crossing or terminating), measured along the line of the street. If dead end, then all of the property abutting on one side between an intersecting street and the dead end of the street. *See also, Lot-Width.*

⁵⁴ HISTORY: Amended Effective February 17, 2011

⁵⁵ HISTORY: Amended Effective February 18, 2005

⁵⁶ HISTORY: Amended Effective February 17, 2011

⁵⁷ HISTORY: Amended Effective January 16, 2013

⁵⁸ HISTORY: Amended Effective February 18, 2005

Garage, Private - An accessory structure designed or used for the storage of motor vehicles owned and used by the occupants of the building to which it is accessory. Not more than one of the vehicles may be a commercial vehicle, which vehicle shall not exceed a one (1) ton capacity.

Garage, Repair - See "*Motor Vehicle Repair, Light or General*"⁵⁹

Garage, Storage - A building or portion thereof designed or used exclusively for commercial storage of driven vehicles, and at which motor fuels and oils are not sold, and motor-driven vehicles are not equipped, repaired, hired, or sold.

Garden Apartments - A residential structure having a height limit of two and one-half (2 - 1/2) stories and containing three (3) or more attached rooms or suites of rooms, each room or suite having its own cooking facilities and being used as a dwelling for one (1) family. Also see "*Dwelling, Multiple Family*".⁶⁰

Gas Station / Service Station - See "*Motor Vehicle Service Station*".

General Contractor - A company or individual whose primary occupation is to supply materials or do certain work in the building trades. Offices, storage of materials, and heavy and highway equipment may be utilized in the conduct of the trade and shall be considered an integral part of the business.

Greenhouse - A building or structure enclosed with glass or other glazing used for the cultivation and production of plants.

Gross Acreage - See "Acreage, Gross."

Gross Density - See "Density, Gross."

Group Home - A generic term relating to one main building, or portion thereof, on one lot limited to the types and kinds of group homes described herein which are licensed for the residential care of the elderly, abused, neglected, dependent or unruly children, foster children, juvenile offenders, the developmentally disabled, the mentally ill, the mentally retarded, or the physically handicapped. Group homes which may not be established in the Township are specified in supplemental regulations herein.⁶¹

Group Residential Facility — A publicly or privately operated home or facility licensed by the Department of Mental Health pursuant to ORC 5119.22 that provides one of the following:

1. Room and board, personal care services, and mental services to one or more persons with mental illness or persons with severe mental disabilities, who are referred by or are receiving mental health services from a mental health agency, hospital, or practitioner;
2. Room and board and personal care services to one or two persons with mental illness or persons with severe mental disabilities, who are referred by or are receiving mental health services from a mental health agency, hospital, or practitioner;
3. Room and board to five or more persons with mental illnesses or persons with severe mental disabilities, who are referred by or are receiving mental health services from a mental agency, hospital, or practitioner.

⁵⁹ HISTORY: Amended Effective February 17, 2011

⁶⁰ HISTORY: Amended Effective February 17, 2011

⁶¹ HISTORY: Amended Effective February 18, 2005

The following are not Group Residential Facilities: the residence of a relative or guardian of a mentally ill individual, a hospital subject to licensure under section 5119.20 of the Revised Code, a Group MR/DD residential facility as defined herein and in section 5123.19 of the Revised Code, a facility providing care for a child in the custody of a public children services agency or a private agency certified under section 5103.03 of the Revised Code, a Group foster care facility defined herein and subject to section 5103.03 of the Revised Code, a Group Adult Care Facility subject to licensure under Chapter 3722. of the Revised Code, and a Nursing Home, Residential Care Facility, or Home for the Aging subject to licensure under section 3721.02 of the Revised Code.⁶²

Hearing, Public - A formal meeting held pursuant to public notice by a Commission or Board established by this Zoning Resolution, which is intended to inform and obtain public comments prior to any action by the Commission or Board.⁶³

Halfway House - A state-owned facility managed directly by, or by contract with, the Department of Rehabilitation and Correction and is used for housing offenders who are under the community supervision of the department of rehabilitation and correction or whom a court places in a halfway house pursuant to ORC 2929.16.⁶⁴

Health Care Clinics - A health care facility which provides for diagnosis and treatment services on an emergency or outpatient basis with no provisions for residential care.

Health Spa - A place or building where active exercise and related activities are performed utilizing weight control or muscle building equipment or apparatus for the purpose of physical fitness. Also, a place or building containing private treatment rooms that employ professional, licensed therapists whose services include massage and body or facial treatments. Massage treatments may include body packs and wraps, exfoliation, cellulite and heat treatments, electrolysis, body toning, waxing, aroma-therapy, cleansing facials, medical facials, non-surgical face lifts, electrical toning, and electrolysis. Hydro-therapy and steam and sauna facilities, nutrition and weight management, spa cuisine, and exercise facilities and instruction may be provided in addition to the massage and therapeutic treatment services. Full service hair salons, make-up consultation and application and manicure and pedicure services may be provided as additional services.⁶⁵

Height Maximum - A horizontal plane above the parallel to the average finished grade of the entire zoning lot at the height shown in the district regulations. No part of any structure shall project through such plane except as permitted by the district regulations.⁶⁶

High Water Level - The estimated high water level as determined by the appropriate public agency from calculations based on established rainfall frequency provided by the County and/or Township Engineer.⁶⁷

Highway, Major - A street or road used primarily as a traffic artery for transportation between destination points, such as population centers and/or areas of commercial/industrial concentration. Major highways in Perrysburg Township are: 1-75; 1-475; 1-80/1-90 (Ohio Turnpike); U.S. 20, U.S. 23; U.S. 25; S.R. 199; S.R. 65 and SR-795; Tracy, Oregon, Glenwood, Lime City, Thompson, Buck, Roachton, and Five Point Roads.

⁶² HISTORY: Amended Effective February 18, 2005

⁶³ HISTORY: Amended Effective February 17, 2011

⁶⁴ HISTORY: Amended Effective February 18, 2005

⁶⁵ HISTORY: Amended Effective February 18, 2005

⁶⁶ HISTORY: Amended Effective February 17, 2011

⁶⁷ HISTORY: Amended Effective February 17, 2011

Home Composting - The composting of feedstocks generated and originating on a single property containing an occupied dwelling, where all composting occurs on the property and has an aggregate volume of 10 cubic yards or less. Permissible feedstocks for home composting are: leaves, grass clippings, brush, garden waste, pruning from trees or shrubs, vegetative waste, wood chips or sawdust and food waste generated in the preparation of food for family consumption. Feedstocks for home composting may not originate at another location and be brought onto the property where the home composting is occurring.⁶⁸

Home Occupation - An occupation or activity carried on by a member of the immediate family residing in the home, provided there is no commodity other than that produced upon the premises sold from the home, not more than one person is employed other than members of the immediate family residing in the home, and no mechanical equipment is used except of a type that is similar in character to that normally used for purely domestic or household purposes. The home occupation is clearly incidental and secondary to the use of the dwelling for dwelling purposes. No offensive noise, vibration, smoke, dust, odors, heat or glare shall be produced. Home occupation shall include the use of the home by a physician, surgeon, dentist, lawyer, clergyman, or other professional person for consultation or emergency treatment but not for the general practice of his profession. See also; *Business Services - In the Home Business*.⁶⁹

Hospice Care - A facility operated by a hospice care program licensed under ORC 3712.04 that is used exclusively for care of hospice patients. A hospice care program is a coordinated program of home, outpatient, and inpatient care and services that is operated by a person or public agency and that provides the following care and services to hospice patients, including services as indicated below to hospice patients' families, through a medically directed interdisciplinary team, under interdisciplinary plans of care established pursuant to section 3712.06 of the Revised Code, in order to meet the physical, psychological, social, spiritual, and other special needs that are experienced during the final stages of illness, dying, and bereavement:

1. Nursing care by or under the supervision of a registered nurse;
2. Physical, occupational, or speech or language therapy, unless waived by the department of health pursuant to rules adopted under division (A) of section 3712.03 of the Revised Code;
3. Medical social services by a social worker under the direction of a physician;
4. Services of a home health aide;
5. Medical supplies, including drugs and biologicals, and the use of medical appliances;
6. Physician's services;
7. Short-term inpatient care, including both palliative and respite care and procedures;
8. Counseling for hospice patients and hospice patients' families;
9. Services of volunteers under the direction of the provider of the hospice care program;

⁶⁸ HISTORY: Amended Effective February 17, 2011

⁶⁹ HISTORY: Amended Effective February 17, 2011

10. Bereavement services for hospice patients' families.⁷⁰

Hospital - A health care facility which provides for diagnostic, medical, surgical, or psychiatric treatment and care. It may include but not be limited to related facilities for educational and training facilities for health professionals.

Hotel or Inn - A building in which lodging or boarding and lodging are provided and offered to the public for compensation, and in which ingress and egress to and from all rooms is made through an inside lobby or office normally supervised by a person in charge at all hours. As such, it is open to the public as distinguished from a boarding house or an apartment, which are herein defined.⁷¹

Housing for the Elderly/Senior Apartments - A building or group of buildings containing dwellings where the occupancy of the dwelling(s) is restricted to persons 62 years of age or older, or couples where either the husband or wife is 62 years of age or older. This does not include a development that contains convalescent or nursing facilities.

Indoor Commercial Recreational Facilities - Commercial recreational facilities located completely within a enclosed building; to include bowling alleys, indoor driving and batting ranges, amusement arcades, indoor miniature golf, basketball and tennis courts, pool halls, and similar facilities.

Industrialized Unit - A building unit or assembly of closed construction fabricated in an off-site facility, that is substantially self-sufficient as a unit or as part of a greater structure, and that requires transportation to the site intended use. "Industrialized unit" includes units installed on the site as independent units, as part of a group of units or incorporated with standard construction needs to form a completed structural entity. "Industrialized unit" does not include a manufactured or mobile home as defined herein. See *ORG 3781.10H*.

Institution - Buildings or land occupied by a nonprofit corporation or a nonprofit establishment for public use.

Institutional Health Care Facilities - A public or nonprofit institution which provides for residential health care and maintenance for mental health or developmentally disabled persons.

Institutional Home - A place for the care of babies, children, pensioners or the elderly, except those for correctional or mental cases.

Internet Café – An entertainment facility where one can use a computer with internet access, mostly for a fee paid usually per the minute, hour, day or month. The facility may serve as a regular café with food and drinks being served. Uses include:

1. Access to worldwide web.
2. Access to webmail and instant messaging.
3. Local Area Network (LAN) and Wireless Local Area Network (WLAN) gaming center and multiplayer gaming.

⁷⁰ HISTORY: Amended Effective February 18, 2005

⁷¹ HISTORY: Amended Effective February 17, 2011

Prohibitive Uses Include:

1. Internet gambling and sweepstakes games.
2. Internet sexually –oriented business.⁷²

Junk Yard/Recycling Center - An open area where waste, scrap metal, paper, rags, or similar materials are bought, sold, exchanged, stored, packed, or handled, including wrecking yards, but excluding uses taking place entirely within an enclosed building. *See also: Motor Vehicle Salvage Yard.*

Juvenile - An unmarried person under the age of eighteen.

Juveniles, Harmful to - Any sexually-oriented material or performance is harmful to juveniles, if it is offensive to prevailing standards in the adult community with respect to what is suitable for juveniles, and if any of the following apply:

1. It tends to appeal to the prurient interest of juveniles;
2. It contains a display, description, or representation of specified sexual anatomical areas or specified sexual activities;
3. It makes repeated use of foul language; and
4. It contains a display, description, or representation in lurid detail of the violent physical torture, dismemberment, destruction, or death of a human being.

Juvenile Offender - For the purposes of this Zoning Resolution, a delinquent child pursuant to ORC 2152.02(F), which includes:

1. Any child, except a juvenile traffic offender, who violates any law of this state or the United States, or any ordinance or resolution of a political subdivision of the state, that would be an offense if committed by an adult;
2. Any child who violates any lawful order of the court made under ORC 2151 or ORC 2152 other than an order issued under: ORC 2151.87 for the possession, use, purchase, or receipt of cigarettes or other tobacco products; ORC 2152.
3. Any child who violates ORC 2923.21.1(A) for the underage purchase of a firearm or handgun;
4. Any child who decreed to be a habitual truant as defined in ORC 2151.011 and who previously has been adjudicated an unruly child for being a habitual truant;
5. Any child decreed to be a chronic truant as defined in ORC 2152.02(D).⁷³

Kennel - Any lot or premises on which four (4) or more dogs, more than six (6) months of age are kept.⁷⁴

⁷² HISTORY: Amended Effective February 17, 2011

⁷³ HISTORY: Amended Effective February 18, 2005

⁷⁴ HISTORY: Amended Effective January 16, 2013

Kiosk - A freestanding structure upon which temporary information and/or posters, notice, and announcements are posed, or a freestanding structure with one or more open sides from which commercial activities are conducted.⁷⁵

Landscaped Area - A portion of land area which has been changed, rearranged, or to which plant materials or scenery has been added to produce an aesthetic effect appropriate for a residential area.⁷⁶

Laundromat - A business that provides home-type washing, drying, and/or ironing machines for hire to be used by customers on the premises or operated for the benefit of retail customers who bring in and call for laundry.⁷⁷

Licensee - A public agency or nonprofit institution that receives a Conditional Zoning Certificate from the Township to operate a group home.⁷⁸

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 or materials, and which space abuts upon a street or other appropriate means of access.

Lot - A parcel of land occupied or intended for occupancy by a use permitted in this Resolution, including one (1) main building, together with its accessory structures, the open spaces and parking spaces required by this Resolution, and having its principal frontage upon a street or upon an officially approved place. *See also, Yard.*

Lot Area - The total horizontal area within the lot lines of a lot.

Lot, Corner - Any lot at the junction of and abutting on two (2) or more intersecting streets.

Lot, Coverage - the ratio of enclosed ground floor area of all buildings on a lot to the horizontally projected area of the lot, expressed as a percentage.

Lot, Depth - the horizontal distance between the front and rear lot lines, measured along the median between the two side lot lines.

Lot, Interior - Any lot other than a corner lot.

Lot Line, Front - For an interior lot, a "front lot line" is a street Line. On a corner lot, the street line having the least dimension shall be considered the "front lot line."

Lot Line, Rear - Any lot line, other than a street line, which is parallel to the front lot line or within forty-five degrees (45) of being parallel to the front lot line.

Lot Line, Side - A "side lot line" is any lot line which is not a front lot line or a rear lot line.

Lot of Record - A lot which has been recorded in the office of the County Recorder of Wood County, Ohio.

⁷⁵ HISTORY: Amended Effective February 17, 2011

⁷⁶ HISTORY: Amended Effective February 17, 2011

⁷⁷ HISTORY: Amended Effective February 17, 2011

⁷⁸ HISTORY: Amended Effective February 18, 2005

Lot Width - The horizontal distance between the side lines of a lot measured at right angles to its depth along a straight line parallel to the front lot line at the minimum required building line setback. The width of lots fronting on a cul-de-sac shall be the chord distance between side lot lines for the curve coinciding with the required depth of the front yard. Any discrepancy subject to interpretation by the Zoning Inspector is appealable to the Board of Zoning Appeals.

Manufactured Home - A building unit or assembly of closed construction fabricated in an off-site facility, that conforms with the Federal construction and safety standards established by the Secretary of Housing and Urban Development pursuant to the "Manufactured Housing Construction and Safety Standards Act of 1974," and that has a label or tag permanently affixed to it certifying compliance with all applicable Federal construction and safety standards. *See also: Foundation - Permanent; Manufactured Home - Permanently Sited.*

Manufactured Home Pad - That portion of a manufactured home site that is designed, constructed, and improved in such a manner as to provide a base upon which a manufactured home shall rest, and which also serves as a base upon which blocks or other materials are placed to assist in leveling the floor of the manufactured home and provide a temporary type of foundation.

Manufactured Home Park - One (1) or more contiguous parcels of land under a single management which have been designed and developed in such a manner as to provide individual manufactured home sites for one (1) or more manufactured homes. The term manufactured home park shall mean the same as a trailer park, trailer court, or trailer camp; however, only mobile homes or trailers with the HUD certification shall be located therein.

Manufactured Home - Permanently Sited - A manufactured home that meets all of the following criteria:

- a. the structure is affixed to a permanent foundation and is connected to appropriate facilities;
- b. the structure, excluding any addition, has a width of at least 22 feet at one point, a length of at least 22 feet at one point, and a total living area of at least 900 square feet, excluding garages, porches, or attachments;
- c. the structure has a minimum 3:12 residential roof pitch, conventional residential siding, and a six inch minimum eave overhang, including appropriate guttering;
- d. the structure was manufactured after January 1, 1995;
- e. the structure is not located in a manufactured home park.

Manufactured Home Site - An area of land within a manufactured home subdivision or manufactured home park that is designed and developed in such a manner as to provide a location for one (1) manufactured home.

Manufactured Home Subdivision - A subdivision designed and/or intended for the sale of lots for manufactured home sites. A manufactured home subdivision will be subject to the same land development and site improvement standards that apply to conventional subdivisions under the Subdivision Rules and Regulations of Wood County, except as provided under Article VII, Section M (Manufactured Home Parks), herein.

Manufacturing - Any production or industrial process, including food processing, which combines one or more raw, extracted, or unprocessed materials or components into a product or which changes the nature of the materials entering the process.⁷⁹

Manufacturing, Light - The manufacture, predominantly from previously prepared materials, of finished products or parts, including processing, fabrication, assembly, treatment, and packaging of such products, and incidental storage, sales, and distribution of such products, provided all manufacturing activities are contained entirely within a building and no process resulting from the manufacturing activity will produce noise, noxious emissions, air pollution, fire hazard, glare, or vibration that are not confined entirely within the building and will not disturb or endanger neighboring properties. Examples include but are not limited to the production of clothes and other textiles, leather, paper, wood furniture (where wood is milled off-site), plastic, metal products, pharmaceuticals, hardware, toys, mechanical components, electric or electronic components, small vehicle assembly, and computer software; and small- or medium-scale packaging facilities for bottling beverages, canning, and wrapping foods, and boxing electronic components.⁸⁰

Manufacturing, Heavy - The manufacturing of products where the activities or processes necessitate the storage of large volumes of highly flammable, toxic matter, or explosive materials needed for the manufacturing process and has the potential to produce noise, noxious emissions, air pollution, fire hazard, glare, or vibration beyond its property line. This category shall also include any establishment or facility using large unscreened outdoor structures such as conveyor belt systems, cooling towers, cranes, storage silos, or similar equipment that cannot be integrated into the building design, or engaging in large-scale outdoor storage. Examples include but are not limited to the production of the following: large-scale food and beverage operations; lumber, milling, and planing facilities; manufacturing of agricultural, construction, or mining machinery, motor vehicle manufacturing, or ship or boat construction; aggregate, concrete, stonework, and asphalt plants; foundries, forge shops, open air welding, and other intensive metal fabrication facilities; chemical blending, mixing, or production, and plastic processing and production.⁸¹

Marine Sales and Service - The sale and service of water craft and marine equipment.

Marine Storage - The storage of boats, similar water craft, and marine equipment.

Marquee - Any permanent roof-like structure projecting beyond a building entrance, generally designed and constructed over an entrance, as to a theater, to provide protection from the weather. A marquee is not a canopy.

Massage Therapy Facility - An establishment where, for any form of consideration, massage, alcohol rub, fomentation, electric or magnetic treatment, or similar treatment or manipulation of the human body is administered, unless such treatment or manipulation is administered by a medical practitioner, chiropractor, acupuncturist, physical therapist, or similar professional person licensed by the state. This definition does not include an athletic club, health club, school, gymnasium, reducing salon, spa, or similar establishment where massage or similar manipulation of the human body is offered as an incidental or accessory service.⁸²

⁷⁹ HISTORY: Amended Effective February 18, 2005

⁸⁰ HISTORY: Amended Effective February 18, 2005

⁸¹ HISTORY: Amended Effective February 18, 2005

⁸² HISTORY: Amended Effective February 18, 2005

Mentally Ill - All persons who have a substantial disorder or thought, or mood, perception, orientation or memory that grossly impairs judgment, behavior, capacity to recognize reality, or the ability to meet the ordinary demands of life; provided however, that persons who represent a substantial risk of physical harm to themselves or to others or have been discharged from any facility after being found incompetent to stand trial or found not guilty by reason of insanity after trial shall not be permitted to reside in a group home in the Township.⁸³

Mentally Retarded Person - A person whose intellectual and social capacity is below normal for his/her chronological age to such an extent that he/she lacks sufficient control, judgment and discretion to manage himself/herself and his/her affairs, and who by reason of that deficiency requires supervision, guidance or control for his/her own welfare or for the welfare of others in the community.⁸⁴

Mineral Extraction and Storage - Any mining, quarrying, or storage of coal, limestone, clay, or other mineral resources except sand and gravel.

Mobile Home - A building unit or assembly of closed construction that is fabricated in an off-site facility, is more than 35 body feet in length, or when erected on site, is 320 or more square feet, that is built on a permanent chassis and is transportable in one or more sections and does not qualify under this Resolution's definition of a "manufactured home" or "industrialized unit." A transportable structure suitable for year-round single-family occupancy and having water, electrical, sewage connections similar to those of conventional dwellings. This definition applies only to units constructed prior to June 15, 1976.

Motel - A building or group of buildings which provide rental or temporary sleeping accommodations for motor vehicle transients.

Motor Vehicle - A self-propelled device used for the transportation of people or goods over land surfaces and licensed as a motor vehicle.

Motor Vehicle Sales - The use of any building, land area, or other premise for the display and sale of new or used automobiles generally, but may include light trucks or vans, trailers, or recreation vehicles and any vehicle preparation or repair work conducted as an accessory use.

Motor Vehicle Repair - Light - Any building, premises, and land in which or upon which a business involving the repair or replacement of automotive components for maintenance purposes, such as tires, mufflers, glass, brakes, batteries, etc. This does not include any item described by the definition of Motor Vehicle Repair General.⁸⁵

Motor Vehicle Repair - General - Any building, premises, and land in which or upon which a business, service, or industry involving the maintenance, servicing, or industry involving the maintenance, servicing, repair, or painting which includes engine rebuilding, rebuilding or reconditioning of motor vehicles, collision service such as body, frame or fender straightening and repair, undercoating or stream cleaning of vehicles is conducted or rendered.⁸⁶

Motor Vehicle Service Station - Fuel - Structures and premises where fuel, oil, air, and motor vehicle accessories may be supplied and dispensed at retail.⁸⁷

⁸³ HISTORY: Amended Effective February 18, 2005

⁸⁴ HISTORY: Amended Effective February 18, 2005

⁸⁵ HISTORY: Amended Effective February 17, 2011

⁸⁶ HISTORY: Amended Effective February 17, 2011

⁸⁷ HISTORY: Amended Effective February 17, 2011

Motor Vehicle Service Station - Fuel and Convenience Store - Structures and premises where fuel, oil, air, and motor vehicle accessories may be supplied and dispensed at retail, and which, in the same principal structure, also offers retail sales of food, beverages, and other grocery items for consumption on or off premises.⁸⁸

Motor Vehicle Service Station Fuel and Service - Any building, land area, or other premises, or portion thereof, used for the retail dispensing or sales of vehicular fuels; servicing and repair of motor vehicles; and including, as an accessory use, the sale and installation of lubricants, tires, batteries, and similar vehicle accessories.

Motor Vehicle Service Station - Fuel, Service and Convenience Store - Structures and premises where fuel, oil, air, and motor vehicle accessories may be supplied and dispensed at retail, and which, in the same principal structure, also offers retail sales of food, beverages, and other grocery items for consumption on or off premises and in the same principal structure offers servicing and repairs of motor vehicles.⁸⁹

Motor Vehicle Salvage Yard - Any place where two (2) or more motor vehicles not in running condition, or parts thereof, are stored in the open, in a fenced area, or in a partially enclosed building, and are not being restored to operation, or any land used for wrecking, storing and/or salvage of such motor vehicles or farm machinery, or parts thereof, stored in the open and not being restored to operating conditions. *See also: Junk Yard*

Motor Vehicle Wash - A facility for the washing of motor vehicles. A motor vehicle wash may be automatic and/or self operated and can consist of a single unit type which has a single bay or group of single bays with each bay to accommodate one vehicle only; or a tunnel unit type which allows washing of multiple vehicle in a tandem arrangement while moving through the facility.⁹⁰

Motor Vehicle Wrecking - The dismantling or wrecking of used motor vehicles or trailers, or the storage, sale, or dumping of dismantled, partially dismantled, obsolete, or wrecked vehicles or their parts.

MR/DD Residential Facility — A residential home or facility inspected and licensed by the Department of Mental Retardation and Developmental Disabilities pursuant to ORC 5123.19 that provides room and board, personal care, habilitation services, and supervision in a family setting by a person not a relative or legal guardian for mentally retarded or developmentally disabled persons. An MR/DD Residential Facility may also include a respite care home certified under section 5126.05 of the Revised Code, a county home or district home operated pursuant to Chapter 5155. of the Revised Code, or a dwelling in which the only mentally retarded or developmentally disabled residents are in an independent living arrangement or are being provided supported living.⁹¹

Nacelle - A separate streamline material enclosure that covers the essential mechanical components of the wind turbine.⁹²

⁸⁸ HISTORY: Amended Effective February 17, 2011

⁸⁹ HISTORY: Amended Effective February 17, 2011

⁹⁰ HISTORY: Amended Effective February 17, 2011

⁹¹ HISTORY: Amended Effective February 18, 2005

⁹² HISTORY: Amended Effective February 17, 2011

Natural and Environmental Feature - An existing component of the landscape maintained as a part of the natural environment and having ecological value in contributing beneficially to air quality, erosion control, groundwater recharge, noise abatement, visual amenities, the natural diversity of plant and animal species, human recreation, reduction of climatic stress, and energy costs.⁹³

Net Acreage - See "Acreage, Net."

Net Density - See "Density, Net."

Nightclub - A commercial establishment that may dispense alcoholic beverages for consumption on the premises and in which dancing and live or recorded musical entertainment is provided. Nightclubs also include establishments that dispense alcoholic beverages for consumption on the premises and offer entertainment by magicians, comedians, actors or similar performers.⁹⁴

Nonconforming Use - Any use, whether of a building, other structure, or land which does not conform to the use regulations in Article IV, Section A (Land Use Matrix) of this Resolution for the District in which such "nonconforming use" is located, either at the effective date of this Resolution or as a result of subsequent amendments which may be incorporated into this Resolution. See *also*: Article II, Section B. (*Nonconforming Uses*).

Non-residential District – The term nonresidential district shall refer collectively to the districts listed in Article III, Section A. 2 and 11 through 19, as well as the "A-1" District that is classified as a non-residential use.⁹⁵

Nursery, Plant Materials - Land, building, structure, or combination thereof for the storage, cultivation, transplanting of live trees, shrubs, or plants offered for retail sale on the premises or wholesale including products used for gardening or landscaping.

Nursery School - A school designed to provide daytime care or instruction for five (5) or more children and operated on a regular basis. See *also*: *Day Care Facilities*.

Nursing Home - A home or facility maintained for the purpose of providing skilled nursing care and medical supervision of persons requiring extended special care at a lower level than that available in a hospital and licensed under section 3721.02 or 3721.09 of the Revised Code, including any part of a home for the aging licensed as a nursing home; or a facility or part of a facility, other than a hospital, that is certified as a skilled nursing facility under Title XVIII of the "Social Security Act," 49 Stat. 620 (1935), 42 U.S.C.A. 301, as amended; or a nursing facility as defined in ORC Section 5111.20(M), other than a portion of a hospital certified as a nursing facility.⁹⁶

Obscene - Any sexually-oriented material, performance, or activity, when considered as a whole and judged with reference to ordinary adults, is "obscene" if it contains a series of displays or descriptions of specified sexual anatomical areas or specified sexual activities, the cumulative effect of which is a dominant tendency to appeal to prurient or scatological interest, when the appeal to such an interest is primarily for its own sake, or in a way that inspires disgust or revulsion in persons with ordinary sensibilities, or for commercial exploitation, rather than primarily for a genuine scientific, educational, sociological, moral, or artistic purpose. Obscene sexually-oriented material, performance, or activity shall include any of the following activities as

⁹³ HISTORY: Amended Effective February 18, 2005

⁹⁴ HISTORY: Amended Effective February 17, 2011

⁹⁵ HISTORY: Amended Effective January 16, 2013

⁹⁶ HISTORY: Amended Effective February 18, 2005

part or in connection with any of the uses of an establishment set forth in this Zoning Code:

- a. The display of human genitals in a discernibly turgid state of sexual stimulation or arousal;
- b. Fondling, rubbing, penetration, or other erotic touching or display of human genitals, open female labia, pubic region, buttock, anus, or female breasts;
- c. Actual or depicted sexual activity, including human masturbation, the penetration of any orifice with a male penis or inanimate object, sexual intercourse, sodomy, cunnilingus, fellatio, bestiality, or sadomasochistic activities or other extreme or bizarre violence, cruelty, or brutality used to arouse lust;
- d. Excretory functions, actual or simulated, including urination, defecation, male ejaculation, or the aftermath of male ejaculation.⁹⁷

Off-Site - Outside the limits of the area encompassed by the tract area or the parcel of record in which the activity is conducted.

Off-Street Parking Space - An off-street surfaced space available for the parking of one (1) motor vehicle and having an area of not less than one hundred eighty (180) square feet, exclusive of passageways, driveways and other maneuvering area appurtenant thereto and giving access thereto. Such space shall have direct access to a street or alley.

On-Site - Within the limits of the area encompassed by the tract area or parcel of record on which the activity is conducted.

Open Space - An area that is intended to provide light and air. Open space may include, but is not limited to farmland, meadows, wooded areas, and waterbodies.⁹⁸

Open Space, Common - Land within or related to a development, not individually owned or dedicated for public use, that is designed and intended for the common use or enjoyment of the residents and their guests of the development and may include such complementary structures and improvements as are necessary and appropriate.

Open Space, Required - Open space within a development that is of sufficient size and shape to meet the minimum zoning requirements and that is restricted from further development.⁹⁹

Outdoor Storage - The storage of goods and materials outside of any structure, but not including storage of a temporary or emergency nature.¹⁰⁰

Owner - Any person, agent, firm, corporation, or partnership that alone, jointly or severally with others: (1) has legal or equitable title to any premises, dwelling or dwelling unit, with or without accompanying actual possession thereof; or (2) has charge, care, or control of any premises, dwelling or dwelling unit, as agent of the owner or as executor, administrator, trustee, or guardian of the estate of the beneficial owner. The party or parties shown to be the owner of a particular property on the record of deeds maintained by the Wood County Recorder shall be presumed to be the person in control of the subject property.

⁹⁷ HISTORY: Amended Effective February 18, 2005

⁹⁸ HISTORY: Amended Effective February 18, 2005

⁹⁹ HISTORY: Amended Effective February 18, 2005

¹⁰⁰ HISTORY: Amended Effective February 17, 2011

Parcel - A lot, or contiguous group of lots in single ownership or under single control, and usually considered a unit of land for purposes of development or as shown on the tax duplicate.¹⁰¹

Park (Open Space) - An area substantially open to the sky which may be on the same lot with a building. The area may include, along with natural environmental features, water areas, playgrounds, swimming pools, tennis courts or any other recreational facilities, both active or passive, that the Zoning Commission deems appropriate.

Parking Area, Private - An open area, other than a street or alley, used for the parking of the motor vehicles of occupants of a dwelling.

Parking Area, Public or Customer - An open area, other than a private parking area, street or alley, used for the parking of motor vehicles and available for public or quasi-public use.

Parking Facility - Any building or lot which: is used for the storage of motor vehicles, recreational vehicles, boats, utility or vacation trailers; is not accessory to any other use on the same or any other lot; and contains space rented to the general public by the hour, day, week, month, or year. A "Commercial Parking Facility" may include the accessory sale of fuel and motor oil, wholly within a building located thereon. A "Commercial Parking Facility" shall not include: any establishment used for the repair of vehicles or trailers excepting minor repairs which are solely incidental to the storage; nor any establishment used exclusively for the storage of commercial or public utility motor vehicles or for the dead storage of motor vehicles.

Parking Space, Motor Vehicle - Space within a building or a private or public parking area for the parking of one (1) motor vehicle.

Patio - A paved areas that adjoins a residential or commercial structure, the height of which is less than six inches (6 in.) Above the average level of the adjoining ground.^{102, 103}

Performance Bond or Surety Bond - An agreement by a subdivider or developer with the Township for the amount of the estimated construction cost guaranteeing the completion of physical improvements according to plans and specifications within the time prescribed by the subdivider's agreement.

Personal Care Services - Personal care services means services including, but not limited to, the following:

1. Assisting residents with activities of daily living;
2. Assisting residents with self-administration of medication, in accordance with rules adopted under section 3721.04 of the Revised Code;
3. Preparing special diets, other than complex therapeutic diets, for residents pursuant to the instructions of a physician or a licensed dietitian, in accordance with rules adopted under section 3721.04 of the Revised Code.¹⁰⁴

¹⁰¹ HISTORY: Amended Effective February 17, 2011

¹⁰² HISTORY: Amended Effective February 17, 2011

¹⁰³ HISTORY: Amended Effective January 16, 2013

¹⁰⁴ HISTORY: Amended Effective February 18, 2005

Personal Services - Any enterprise conducted for gain which primarily offers services to the general public, such as shoe repair, watch repairing, barber shop, beauty parlors, personal storage facilities, and similar activities.

Personal Wireless Services - Commercial mobile services, unlicensed wireless services, and common carrier wireless exchange access services as defined by federal law at 47 U.S.C. 1332(c)(7).¹⁰⁵

Place - An officially approved private thoroughfare other than a street or alley permanently reserved as the principal means of access to abutting property.

Place of Worship or Church - A building or other location where a group of people gather to perform acts of religious praise.¹⁰⁶

Planned Unit Development - An area of land in which a variety of housing types and subordinate commercial and industrial facilities are accommodated in a preplanned environment under more flexible standards, such as lot sizes and setbacks, than those restrictions that would normally apply under these regulations. *See Article VI (Planned Unit Development District).*

Plant Cultivation - The cultivation of crops, fruit trees, nursery stock, truck garden products, and similar plant materials outside of structures such as green houses, but not including such plant cultivation as is conducted on residential properties for the primary benefit of the resident family.

Plat - A map or drawing of a tract or parcel of land.

Platted lots - A designated parcel of land in a recorded subdivision intended as a unit for transfer of ownership or to be occupied by a building and its accessory structures or uses and having its principal frontage upon a public street.

Pond - Any man-made or naturally occurring water area that is used for recreation, storm water drainage by retention or detention, or potable water supply,

Pond, Dry Detention - A shallow swale or basin normally of not more than two to three feet depth constructed to retard flood runoff and minimize the effect of sudden floods where water is temporarily stored and released through a gravity outlet structure at a rate that will not exceed the carrying capacity of the channel downstream. The basin shall be planted with native grasses and may be used for open space or recreation in periods of dry weather.¹⁰⁷

Pond, Edge - The edge of a pond, lake, or borrow pit is the point where the grade approaching the pond changes either higher or lower than the original elevation for the area before pond construction began. If no grade change occurs, then the edge of the water when the pond is filled to normal capacity shall determine the edge of the pond.¹⁰⁸

Pond, Retention - A pond constructed to retard flood runoff and minimize the effect of sudden floods where water is permanently held to a fixed minimum and maximum water elevation between runoff events and which may be used to recharge the underground water supply, to trap sediment and debris, or for aesthetic purposes.¹⁰⁹

¹⁰⁵ HISTORY: Amended Effective February 17, 2011

¹⁰⁶ HISTORY: Amended Effective February 17, 2011

¹⁰⁷ HISTORY: Amended Effective February 18, 2005

¹⁰⁸ HISTORY: Amended Effective February 18, 2005

¹⁰⁹ HISTORY: Amended Effective February 18, 2005

Porch - A covered or uncovered floor, deck, or platform at the entrance to a structure, the height of which is six inches (6in.) or more above the average level of the adjoining ground.¹¹⁰

Printing and Publishing - Any establishment which prints, copies, or duplicates printed matter and/or produces or releases for publication any printed matter. The size of such an establishment shall not create undue vehicular congestion, excessive noise, or objectionable problems to the surrounding neighborhood.

Private Club - An association organized and operated not for profit for persons who are bona fide members paying annual dues, which owns, hires or leases premises, the use of which premises is restricted to such members and their guests. The affairs and management of such associations are conducted by a board of directors, executive committee, or similar body chosen by the members at their annual meetings.¹¹¹

Private School - Private pre-primary, primary, grade, high, or preparatory school or academy (see School).¹¹²

Private Wind Turbine Generation - Wind Turbine Generation used primarily to generate electricity or produce mechanical energy for use on the property where located and generate 25kw or less of electricity. Sale of electric power via net metering is allowed.¹¹³

Professional Activities - Professional or government offices or clinics maintained for the conduct of business in any of the following related specialized fields: accounting, architecture, law, dentistry, medical, engineering, interior design, optical, planning, psychology, real estate, therapists, and travel agencies.

Projections - Parts of structures such as architectural features which are exempted, to a specified amount, from the yard requirements of the Zoning Code. Thus bay windows, vestibules, eaves, uncovered porches, and the like may be permitted to project into required yard.¹¹⁴

Property Use – The activity and/or function carried out on the property or in a building located there on the property.¹¹⁵

Public Display - The act of exposing, placing, posting, exhibiting, or in any fashion displaying in any location, whether public or private, an item in such a manner that it may be readily seen and its content or character distinguished by normal unaided vision viewing it from a street, highway, or public sidewalk, or from the property of others, or from any portion of the premises where items and material other than sexually-oriented materials are on display to the public.

Public or Semi-Public Area - Any area where the public is directly or indirectly invited to visit or permitted to congregate. This may include public ways, public uses, parks, playgrounds, trails, paths, and other recreational areas and open spaces; scenic and historic sites; schools and other structures; and private meeting areas which function as public areas, such as shopping malls, shopping areas, or private plazas with benches.¹¹⁶

¹¹⁰ HISTORY: Amended Effective February 17, 2011

¹¹¹ HISTORY: Amended Effective February 17, 2011

¹¹² HISTORY: Amended Effective February 17, 2011

¹¹³ HISTORY: Amended Effective February 17, 2011

¹¹⁴ HISTORY: Amended Effective February 17, 2011

¹¹⁵ HISTORY: Amended Effective January 16, 2013

¹¹⁶ HISTORY: Amended Effective February 17, 2011

Public Safety Communication System - A communication system owned or operated by a governmental entity such as a law enforcement agency, public works department, municipal transit authority or medical facility.¹¹⁷

Public Service Facilities - The erection, construction, alteration, operation, or maintenance of a utility or service by a public utility, by a railroad, whether publicly or privately owned, or by a municipal or other governmental agency, including electrical, gas, rail transport, communication, public water, and sewerage services.

Public Uses - Public parks, schools, and administrative, cultural, and service buildings, police and fire stations, not including public land or buildings devoted solely to the storage and maintenance of equipment and material.

Public Utility of Commercial Wind Turbine Generation - Wind turbine generation used primarily to generate wholesale electricity or produce wholesale mechanical energy to supply electricity to consumers within the Township.¹¹⁸

PUD - See "*Planned Unit Development*."

Quasi-Public Use - Institutional, academic, governmental, and community service uses, either owned publicly or operated by non-profit organizations, including private hospitals and cemeteries.¹¹⁹

Recreation, Active - Leisure time activities, usually of a formal nature and often performed with others, requiring equipment, and taking place at prescribed places, sites, or fields.

Recreation, Passive - Activities that involve relatively inactive or less energetic activities such as walking, sitting, picnicking, card games, chess, checkers, and other similar table games

Recreational Equipment - Boats, floats, rafts, trailers normally used to transport same on the highway, and etc.¹²⁰

Recreational Facilities, Commercial - Recreational facilities open to the public, established and operated for a profit such as golf courses, riding stables, swimming pools, tennis courts, boat docks and fishing piers, boat launches, maintenance, repair and fueling facilities; concessions for the sale of food, non-alcoholic beverages, boating and fishing supplies and accessories, and similar enterprises. See also: *Farm Recreation Enterprise*.¹²¹

Recreational Facilities, Noncommercial - Private and semipublic recreational facilities which are not operated for commercial gain, including private country clubs, riding clubs, golf courses, game preserves, ski slopes, hunting and trapping, and other private noncommercial recreation areas and facilities or recreation centers including private community swimming pools. Noncommercial recreational facilities may be leased to outside groups and organizations, provided the fee for such purposes is limited to incidental maintenance and custodial expenses.

¹¹⁷ HISTORY: Amended Effective February 17, 2011

¹¹⁸ HISTORY: Amended Effective February 17, 2011

¹¹⁹ HISTORY: Amended Effective February 18, 2005

¹²⁰ HISTORY: Amended Effective January 16, 2013

¹²¹ HISTORY: Amended Effective February 18, 2005

Recreational Vehicle - A vehicle designed to be used primarily for recreational purposes, including temporary sleeping quarters or cooking facilities, or a unit designed to be attached to a vehicle and used for such purposes, including self-propelled motor homes, pick-up campers, travel trailers and tent trailers, provided any such vehicle or unit which is forty (40) feet or more in overall length shall be considered a mobile home and shall be subject to all regulations of this Zoning Resolution applicable to mobile homes. *See Also Travel Trailer*

Recycling Center - *See also: Junk Yard.*

Religious Place of Worship - An exercise of religion, whether or not compelled by, or central to, a system of religious belief, and that extends to the use, building, or conversion of real property for religious exercise. To fit within the definition of a religious place of worship, the activities or the use to which the property is put must be reasonably closely related, in substance and in space, to the public worship purpose for which the religious place of worship is instituted.¹²²

Reproduction Value – The value involved with identically replacing a nonconforming building or structure.¹²³

Research Facilities - An establishment where research, development, and tests related to such fields as chemical, pharmaceutical, medical, electrical, transportation, and engineering are undertaken. All research, testing and developing shall be carried on within entirely enclosed buildings and no noise, smoke, glare, vibration, or odor shall be detected outside said building.

Residence - A structure or part of a structure containing dwelling units or rooming units, including single-family or two-family houses, multiple dwellings, boarding or rooming houses, or apartments. Residences do not include: such transient hotels, motels, tourist cabins, or trailer courts, dormitories, fraternity or sorority houses, in a mixed-use structure, that part of the structure used for any nonresidential uses, except accessory to residential uses; recreational vehicles.¹²⁴

Residential District – Collectively, the districts listed in Article III, Section A. 3 through 10, as well as the “A-1” District that is classified as a residential use.¹²⁵

Residential Floor Area - The interior floor area of a dwelling including stairways, halls, and closets, but not including basements, porches, garages, breezeways, or carports.

Respite Care Home - Short-term, temporary care provided to a mentally retarded or developmentally disabled person in a facility licensed under section 5123.19 of the Revised Code or certified as an intermediate care facility for the mentally retarded under Title XIX of the "Social Security Act," 49 Stat. 620 (1935), 42 U.S.C. 301, as amended, or certified as a respite care home under section 5126.05 of the Revised Code to sustain the family structure, to enable individuals to return to their families from an institution under the jurisdiction of the department of mental retardation and developmental disabilities or to enable individuals found to be subject to institutionalization by court order under ORC 5123.76 to remain with their families.¹²⁶

Residential Use – Land or parcel which has a dwelling erected upon it for human habitation and related accessory uses.¹²⁷

¹²² HISTORY: Amended Effective February 18, 2005

¹²³ HISTORY: Amended Effective January 16, 2013

¹²⁴ HISTORY: Amended Effective February 17, 2011

¹²⁵ HISTORY: Amended Effective January 16, 2013

¹²⁶ HISTORY: Amended Effective February 18, 2005

¹²⁷ HISTORY: Amended Effective January 16, 2013

Residential Use in Agricultural District – Land or parcel which has a dwelling erected upon it for only human habitation and related accessory uses.¹²⁸

Restaurant - A private or public eating establishment which provides for the preparation and serving of food to be consumed on the premises. Establishments which are a sideline (i.e., less than ten percent (10%) of their business is generated from such sideline) provide food on a "to go" basis shall be included under this definition.

Restaurants, with Drive-In or Drive-Through Facilities - A retail establishment that delivers prepared food and/or beverages to customers in motor vehicles or at a drive-through window; regardless of whether or not it also serves prepared food and/or beverages to customers who are not in a motor vehicle; for consumption either on or off the premises.¹²⁹

Retail Sales - A commercial enterprise that provides goods and/or services directly to the consumer, where such goods are available for immediate purchase and removal from the premises by the purchaser.

Retail Services - Establishments providing services or entertainment, as opposed to products, to the general public for personal or household use, including eating and/or drinking places, hotel and motels, finance, real estate and insurance offices, personal service, motion pictures, amusement and recreational services, health, education, social services, museums, and galleries.

Retail Store - A store selling commodities not processed on the premises directly to the public.

Retention Pond - See "*Pond, Retention.*"

Right-of-way - A strip of land acquired by reservation, dedication, forced dedication, prescription, or condemnation and intended to be occupied by a road, crosswalk, railroad, electric transmission lines, oil or gas pipeline, waterline, sanitary storm sewer, and other similar uses; (2) generally, the right of one to pass over the property of another.

Roadside Stand - A temporary structure designed or used for the display or sale of agricultural and related products.¹³⁰

Roof Line - The highest point on any building where an exterior wall encloses usable floor space - The roof line shall include the top of any parapet wall, providing said parapet wall: extends along one or more building elevations at the same elevation; improves the architectural appearance of a building; or a portion of the parapet wall that shields rooftop mechanical equipment.

Roof, Mansard - A sloping roof where the angle of the roof is no more than thirty degrees from the vertical. Signs on these roofs shall be considered waif signs. See also "*Sloping Roof.*"

Roof, Sloping - A roof that slopes up to sixty degrees from the horizontal. For greater slopes, see "*Mansard Roof.*"

Sadomasochistic Practices - Flagellation or torture by or upon a person clothed or naked, or the condition of being fettered, bound, or otherwise physically restrained on the part of one clothed or naked.

¹²⁸ HISTORY: Amended Effective January 16, 2013

¹²⁹ HISTORY: Amended Effective February 17, 2011

¹³⁰ HISTORY: Amended Effective February 17, 2011

Sand and Gravel Extraction - The excavation, storage, separation, clearing, and marketing of sand and gravel.

Satellite Dish Antenna - A device (normally a dish or disk shape) used as an antenna for reception of signals via satellites. For determining the location on property, the dishes shall be considered as an accessory use.

School - Any public or private primary, intermediate or secondary educational provider including instructional and recreational uses, which does not provide living quarters for students or teachers excluding trade, business, and vocational schools. (See Private School)¹³¹

School Bus Storage Facility - Land, buildings, and structures devoted primarily to the maintenance, storage, and fueling of school busses, their equipment, and material.

Schools for Commercial, Trade, or Business - A school established to provide for the teaching of industrial, clerical, managerial, or artistic skills and which typically does not offer a complete educational curriculum. Examples include a secretarial school or college, a business school or college, schools for teaching instrumental music, dancing, barbering, or hairdressing, or for teaching industrial skills in which machinery is employed as a means of instruction.¹³²

Screening - Solid walls, fences, and/or dense living evergreen vegetation for the purpose of effectively concealing from view structures, vehicles, equipment, apparatus, etc.

Self-Service Storage Facility - A structure containing separate, individual, and private storage spaces of varying sizes leased or rented on individual leases for varying periods of time. *Also referred to as mini-warehouses.*

Self-Storage Service - A building or complex providing individual rental warehouse units for the private storage of personal property. The total lot area shall comprise no more than ten (10) acres nor fewer than two (2) acres and must be enclosed by a approved security fence. The individual rental units may not exceed three hundred (300) square feet in area.

Semi-Public Uses - Religious places of worship, Sunday schools, parochial schools, colleges, hospitals, and other institutions of an educational, religious, charitable, or philanthropic nature.

Set-Back Line - Established by zoning, platting, or other legal means on a lot which is a specified distance from and parallel to the lot line to restrict the encroachment of buildings on the lot line. *See also, Building Line.*

Sewage Disposal System - Combined - An approved sewage disposal system which provides for the combined collection and disposal of sewage from a group of residential, commercial, or industrial buildings.

Sewage Disposal System - On-Site - A septic tank installation on an individual lot which utilizes an anaerobic bacteriological process for the elimination of solid wastes and provides for the proper and safe disposal of the effluent, subject to the approval of health and sanitation officials having jurisdiction.

¹³¹ HISTORY: Amended Effective February 17, 2011

¹³² HISTORY: Amended Effective February 18, 2005

Sexually-Oriented Business - An establishment where a substantial portion of the use is distinguished or characterized by its emphasis on sexually-oriented materials. Permitted sexually-oriented businesses include, but are not limited to the following uses: sexually-oriented cabarets/movie houses, sexually-oriented media stores, sexually-oriented motels, and sexually-oriented shops, more specifically defined hereunder by this regulation. Specifically prohibited sexually-oriented businesses include: sexually-oriented encounter centers; sexually-oriented escort agencies; sexually-oriented nude modeling studios; sexually-oriented spas; and sexually-oriented viewing booths, more specifically defined hereunder by this Zoning Resolution.

Sexually-Oriented Cabaret/Movie House - An auditorium, bar, concert hall, movie house, nightclub, restaurant, indoor or outdoor theater, or similar sexually-oriented business establishment which, for any form of consideration, features sexually-oriented materials to patrons in a seating area exceeding 150 square feet as a substantial portion of its entertainment or presentation time. Entertainment or presentations may include on-site live performances, such as exhibitions, dance routines, gyrational choreography, strippers (male or female), female impersonators, lingerie modeling, or lingerie dancers; or other adult media, including films, motion pictures, computer files or software, laser discs, video cassettes, DVD's, slides, and similar photographic reproductions or media.

Sexually-Oriented Encounter Center - An establishment that for any form of consideration, offers activities or physical contact between male and female persons and/or persons of the same sex in a private or semi-private area and where one or more of the persons displays or exhibits specified sexual anatomical areas or performs specified sexual activities, including wrestling or tumbling, lap dancing, or body painting.

Sexually-Oriented Escort Agency - An establishment which for a fee, tip, or other consideration advertises to furnish, offers to furnish, or furnishes as its primary business a companion, guide, or date for a service which includes specified sexual activities or the exposure of specified sexual anatomical areas. This service also includes the private modeling of lingerie or private striptease performances.

Sexually-Oriented Materials - Media, matter, visual representations, performances, or services distinguished or characterized by the emphasis on specified sexual anatomical areas or specified sexual activities or which are otherwise harmful to juveniles or obscene. Such materials may include any one or more of the following: books, magazines, newspapers, periodicals, pamphlets, posters, prints, pictures, photographs, slides, transparencies, figures, images, descriptions, motion picture films, previews, trailers, video cassettes, compact discs, laser discs, DVDs, computer files or software, phonographic records, tapes, or other printed matter, visual representations, tangible devices or paraphernalia designed for use in connection with specified sexual activities, plays, shows, skits, dances, exhibitions, or any service capable of arousing prurient or scatological interests through sight, sound or touch,

Sexually-Oriented Media Store - A business establishment which offers media-based sexually-oriented materials for retail sale or rental for any form of consideration as a substantial portion of its stock in trade, including books, magazines, periodicals, or other printed matter, visual representations, instruments, devices or paraphernalia.

Sexually-Oriented Motel - A hotel, motel, or similar commercial establishment that offers, as a substantial portion of its business, accommodation to the public for any form of consideration of closed-circuit television transmissions, films, motion pictures, laser discs, videocassettes, DVDs, slides, or other photographic reproductions that are characterized by the depiction or description of sexually-oriented materials; and which:

- a. Has a sign visible from the public right of way that advertises the availability of sexually-oriented materials along with room rentals; or
- b. Offers a sleeping room for rent for a period of time that is less than ten (10) hours or allows a tenant or occupant of a sleeping room to sub-rent the room for a period of time that is less than ten (10) hours.

Sexually-Oriented Nude Model Studio — An establishment where a person who exhibits specified sexual anatomical areas is to be observed, sketched, drawn, painted, sculptured, photographed, or similarly depicted by other persons who pay money or any form of consideration. A Nude Model Studio shall not include a proprietary school licensed by the State of Ohio or a College, Junior College, or University supported entirely or in part by public taxation, a private college or university that maintains and operates educational programs in which credits are transferable to a College, Junior College, or University supported entirely or partly by taxation, or in a structure, provided such institution meets all of the following criteria:

- a. There is no sign visible from the exterior of the structure and no other advertising that indicates a person exhibiting specified sexual anatomical areas is available for viewing; and
- b. In order to participate in a class a student must enroll at least three days in advance of the class; and
- c. No more than one person exhibiting specified sexual anatomical areas is on the premises at any one time.

Sexually-Oriented Shop - An establishment offering for retail sale or rent Leather goods marketed or presented in a context to suggest their use for sadomasochistic practices, and/or sexually-oriented toys or novelties, and where retail sale or rent of these goods individually or in combination or in combination with lingerie or media-based sexually-oriented material constitute a substantial portion as a substantial portion of its business.

Sexually-Oriented Spa - An establishment not operated by medical professionals or certified massage therapists which for a fee, tip, or other consideration advertises to furnish, offers to furnish, or furnishes as its primary business a massage, bath, sauna, exercise equipment, shower, or hot tub service, and which includes sexually-oriented material or engages or offers to engage patrons in specified sexual activities, or activities commonly associated with a sexually-oriented encounter center.

Sexually-Oriented Viewing Booth - Any booth, cubicle, stall, or compartment less than or equal to 150 square feet in area that is primarily designed, constructed, or used to hold or seat patrons therein, who are charged a fee or some other form of consideration for viewing sexually-oriented materials, such as publications, viewing by any photographic, electronic, magnetic, digital, or other means or media (including, but not limited to, film, video or magnetic tape, laser disc, cd-rom, books, magazines, or periodicals), or live entertainment.

Shelter for the Homeless - A facility that provides accommodations to homeless individuals.¹³³

Shelter for Victims of Domestic Violence — A facility that provides temporary residential service or facilities to family or household members who are victims of domestic violence pursuant to ORC 3113.33 *et seq.* and which meets each of the following requirements:

¹³³ HISTORY: Amended Effective February 18, 2005

1. Incorporated in this state as a nonprofit corporation;
2. Trustees represent the racial, ethnic, and socioeconomic diversity of the community to be served and include at least one person who is or has been a victim of domestic violence;
3. Receive a portion of funding distributed pursuant to section 3113.35 or section 3113.37 of the Revised Code;
4. Provide residential service or facilities for children when accompanied by a parent, guardian, or custodian who is a victim of domestic violence and who is receiving temporary residential service at the shelter;
5. Require persons employed by or volunteering services to the shelter to maintain the confidentiality of any information that would identify individuals served by the shelter;
6. Does not discriminate in its admissions or provision of services on the basis of race, religion, color, age, marital status, national origin, or ancestry.¹³⁴

Shooting Range - A designated area for the discharge of small caliber handguns and rifles with oversight by trained and certified personnel. The shooting range shall be designated as a commercial establishment or club.¹³⁵

Shopping Center - A group of commercial establishments on the same lot designed, developed, and managed as a unit, with off-street parking provided on the same property, usually configured as a straight-line strip with no enclosed walkway or mall area, although a canopy may connect the storefronts.¹³⁶

Shopping Mall - A shopping center where stores front on both sides of a pedestrian way that may be enclosed or open. *See also, Shopping Center.*¹³⁷

Sidewalk - That portion of the road right-of-way outside the roadway, which is improved for the use of pedestrian traffic.¹³⁸

Sign - Any illuminated or non-illuminated banner, billboard, display, device, drawing, emblem, etching, figure, flag, identification, landscaping, message, mural, painting, placard, poster, description, illustration, painting, pennant, placard, statue, symbol, or any other contrivance designed, intended, or used to advertise or to convey information outside of a building in the nature of directing attention to a product, service, activity, person, place, institution, business, or solicitation which is visible from any public place or is located on private property and exposed to public view from outside the property where it is located. For the purpose of removal, a sign shall also include all sign support structures.

Sign, Advertising - A sign which directs attention to a business, commodity, service, or entertainment conducted, sold, or offered elsewhere than upon the premises.

¹³⁴ HISTORY: Amended Effective February 18, 2005

¹³⁵ HISTORY: Amended Effective January 16, 2013

¹³⁶ HISTORY: Amended Effective February 18, 2005

¹³⁷ HISTORY: Amended Effective February 18, 2005

¹³⁸ HISTORY: Amended Effective February 17, 2011

Sign, Animated Sign - Any sign or part of a sign that changes physical position or light intensity by any movement or rotation or that gives the visual impression of such movement or rotation. For purposes of this Article, this term does not refer to flashing signs, message center signs, or multi-prism indexing signs, all of which are separately defined.

Sign Area - See Article X, Section D (Computations).

Sign, Area Identification - A decorative sign, free-standing or affixed to a wall or fence, which identifies a neighborhood, a residential subdivision, a multiple residential complex, or a commercial or industrial complex and is located at the intersection of streets of the subdivision with major streets of the Township.

Sign, Awning - A sign attached to or incorporated into an awning. See also, "*Canopy Sign*" and "*Marquee Sign*."

Sign, Banner - Any temporary sign made of paper, lightweight fabric or similar material that is permanently mounted to a pole, window, building, or a permanent frame at one or more edges. National flags, state or municipal flags, or the official flag of any institution or business shall not be considered banners.

Sign, Billboard - See "*Off-premises Sign*."

Sign, Building Marker - Any sign indicating the name of a building and date and incidental information about its construction, which sign is cut into a masonry surface or made of bronze or other permanent material.

Sign, Building Sign - Any sign attached to any part of a building, as contrasted to a freestanding sign.

Sign, Canopy - Any sign that is part of or attached to or constructed in or on a canopy. See also, "*Awning Sign*" and "*Marquee Sign*."

Sign, Changeable or Changeable Copy - A sign or portion thereof that is capable of changing the position or format of word messages or other displays on the sign face and that can also change the visible display of words, numbers, symbols and graphics by the use of individual letters or characters changed by a person, movable discs, movable panels, light apertures, or other methods. A sign on which the message changes more than eight times a day shall be considered a "Message Center" or "Animated Sign."¹³⁹

Sign, Construction Sign - A temporary sign posted on the premises on which construction is taking place during the period of such construction. A construction sign may indicate the names of the owners, sponsors, architects, landscape architects, engineers, financial supporters, contractors, suppliers, and/or similar individuals or firms having a role or interest with respect to the structure or project.

Sign, Copy - The wording on a sign surface, either in permanent, temporary, or removable letter form.

Sign, Directional - Any sign which serves solely to designate the location or direction of any place or area. Directional signs include: signs identifying rest rooms, public telephones, or walkways; and signs providing direction such as parking lot "entrance," "no parking," "loading only," and "exit" signs and those of a similar nature.

¹³⁹ HISTORY: Amended Effective January 16, 2013

Sign Embellishment - Something that adorns a sign or structural trim on a sign which includes:

- a. Letters, figures, characters, or representations in cutouts or irregular forms or similar ornaments attached to or superimposed upon a sign.
- b. A purely decorative embellishment on a free-standing sign.
- c. The molding, battens, capping, nailing strips, latticing, and platforms which are attached to a sign structure.

Sign, Erected - means attached, altered, built, constructed, reconstructed, enlarged or moved, and includes the painting of wall signs, but does not include copy changes on any sign.

Sign, Exempt - A sign free of obligation from conformance to normal permit requirements.

Sign, Flag - A piece of cloth or other flexible material, varying in size, shape, color, and design, which is usually attached at one edge to a staff or cord and which may be imprinted with an advertising message or design or be of bright colors to attract attention.

Sign, Flashing - Any sign which contains an intermittent or flashing light source, or which creates an illusion of intermittent or flashing light by means of animation, or which contains an externally-mounted intermittent light source. Automatic changing signs such as public service time, temperature, and date signs or electronically controlled message centers are classified as "message center signs," not "flashing signs."

Sign, Freestanding - A sign supported by frame, brace, pole, or pylon structures or supports that are placed on, or anchored in, the ground and are not attached to any building . This includes pole, pylon, low-profile, and monument signs.

Sign, Freeway Oriented - Any sign identifying businesses serving a regional customer area or businesses offering food, lodging, goods or other services essential to the normal operation of motor vehicles, where the sign is designed to be seen and comprehended without visual aid by a person traveling the posted speed limit on an adjacent or nearby freeway.

Sign, Future Development - A temporary sign indicating the future construction or development of a building or area. A future development sign shall not be considered the same as a construction sign.

Sign, Ground Level - means street grade.

Sign, Height - See Article X, Section D (Computations).

Sign, Holiday - A sign of a primarily decorative nature with no commercial message, clearly incidental and customary and commonly associated with any national, local, or religious, holiday, provided that such sign shall be displayed for a period of not more than forty-five (45) consecutive days nor more than sixty (60) days in one year.

Sign, Identification - A sign which is limited to providing a word, name, number, address, telephone number, price, logo, trademark, picture, symbol, or any combination identifying the nature of a building, institution, or person and/or the activity carried on in the building or institution, or the occupancy of the person.

Sign, Illuminated - A sign lighted by or exposed to artificial lighting either by lights on the sign face, through transparent or translucent material from a light source within the sign, or directed toward the sign by means of floodlights, gooseneck reflectors, or externally mounted fluorescent light.

Sign, Incidental - A sign, generally informational, that has a purpose secondary to the use of the zone lot on which it is located, such as "credit cards accepted," official notices required by law, trade affiliations, and other similar directives. No sign with a commercial message legible from a position off the zone lot on which the sign is located shall be considered incidental.

Sign, Individual Letter - Any sign made of one or more self-contained letters or symbols that are individually mounted on a foundation, on the face of a building, on top of a parapet, on the roof line of a building or on top of or below a marquee.

Sign, Institutional Bulletin Board - A sign which primarily displays the name of an organization and/or upcoming events of that organization.

Sign Face - The entire area or display surface of a sign on which copy could be placed or is used for the message. *[See Article X, Section D (Computations) for computation of sign area.]*

Signed, LED – Sign that illuminated by a semiconductor diode that emits light when a voltage is applied to it.¹⁴⁰

Sign, Low Profile - A free-standing sign erected near ground level and limited to identifying the name of the building or institution on the premises.

Sign, Maintenance - means to permit a sign, structure, or any part of either to continue or to repair or refurbish a sign, structure, or any part of either.

Sign, Marquee - Any sign attached to, in any manner, or made a part of a marquee. *See also, "Awning Sign" and "Canopy Sign."*

Sign, Message Center - A sign, or portion of a sign, which displays as a public service the time, temperature, date, public service messages, or controlled reader boards, and where different copy changes are shown on the same lamp or disc bank on which the message changes, mechanically or electronically, more than eight (8) times per day but no more often than one time every five (5) seconds. If any portion of a sign changes more often than one time every five (5) seconds, it shall be considered an "animated sign;" however, any portion of a sign containing a clock or thermometer that changes more often than one time every five (5) seconds shall not be considered an "animated sign." *See also, "Flashing" Sign and "Multi-prism Indexing" Sign.*

Sign, Monument - A low-profile, free-standing sign with a solid base on the ground approximately the same dimension as the height of the sign.

Sign, Multi-prism Indexing - A sign made with a series of polygonal sections that turn and stop, or index, to show several pictures or messages in the same area.

Sign Menu Board – A sign on which a food menu is written and can be changeable.¹⁴¹

¹⁴⁰ HISTORY: Amended Effective January 16, 2013

¹⁴¹ HISTORY: Amended Effective January 16, 2013

Sign, Nameplate - A non-electric sign identifying only the name and occupation or profession of the occupant of the premises on which the sign is located. If any premises includes more than one occupant, "nameplate" refers to all names and occupations or professions as well as the name of the building and directional information.

Sign, Nonconforming - Any advertising structure or sign which was erected and maintained prior to such time as it came within the purview of this Article, and any amendments thereto, and which fails to conform to all applicable regulations and restrictions of this Article, or a nonconforming sign for which a special permit has been issued.

Sign, Off-Premises - A third-party sign which does not constitute advertisement for the primary function of the premises on which the sign is located. It is a sign that advertises goods, products, services, or facilities not necessarily sold on the premises on which the sign is installed or which directs persons to a different location from where the sign is installed. Listed below are three main types:

1. Poster panels or bulletins normally mounted on a building wall, roof, or freestanding structure with advertising copy in the form of pasted paper;
2. Multi-prism indexing signs that are the same as those described above and that alternate advertising messages on the one displayed area; and
3. Painted bulletins, where the advertiser's message is painted directly on the background of a wall-mounted, roof, or free-standing display area.

Sign, On-Premises - Any sign identifying or advertising a business, person, activity, goods, products or services located on the premises where the sign is installed and maintained.

Sign, Painted Wall - A sign painted directly on the exterior wall of a building.

Sign, Pennant - Any lightweight plastic, fabric, or other material, whether or not containing a message of any kind, suspended from a rope, wire, or string, usually in a series, designed to move in the wind.

Sign Plan, Comprehensive - A sign permit application procedure to reward property owners of contiguous properties, shopping centers, or other multi-tenant properties, who plan together to prepare and follow coordinated sign plans in order to prevent uncoordinated sign clutter.

Sign Plan, Master - A sign permit application procedure which requires planning and coordination of signs on a property through submission of a master record of permitted and actual signage on a property. A Master Sign Plan readily provides those who administer the signage resolution with information about what signs already exist on a site when they are considering a permit application for a new permitted sign on the site, and it eliminates the need to recompute permitted sign area and numbers for a property every time a sign administration or enforcement question arises.

Sign, Pole - A freestanding sign supported by one or more pole structures that are anchored in the ground and that are independent from any building or other structure.

Sign, Portable - Any sign not permanently attached to the ground or a permanent structure, or a sign designed to be transported, including, but not limited to, signs designed to be transported by means of wheels; signs converted to A- or T-frames; menu and sandwich board signs; balloons used as signs; umbrellas used for advertising; and signs attached to or painted on vehicles parked and visible from the public right-of-way, unless such vehicle is used in the normal day-to-day operations of the business.

Sign, Projecting - Any sign, other than a "Wall Sign," which is affixed to a building or wall in such a manner that its leading edge projects more than one foot from a building or wall face.

Sign, Public Service Information - Any sign intended primarily to promote items of general interest to the community, such as time, temperature, and date, atmospheric conditions, news, or traffic control, etc.

Sign, Pylon - See *"Freestanding Sign."*

Sign, Real Estate - Any sign pertaining to the sale, lease, or rental of land or buildings.

Sign, Roof - Any sign erected upon, against, or directly above a roof or on top of or above the parapet of a building.

Sign, Rotating - A sign or portion of a sign which moves in a revolving or similar manner, but does not include "Multi-prism Indexing Signs" or "Changeable Copy Signs."

Sign Sticker - A sticker affixed either to the face or the channel of a sign visible from the street denoting the name of the manufacturer or designated servicing company for purpose of identification by Township officials or others.

Sign Structure - Any structure which supports, has supported, or is capable of supporting a sign, including decorative cover.

Sign, Suspended - Any sign that is suspended from the underside of a horizontal plane surface and supported by such surface. See also, *"Projecting Sign," "Swinging Sign," "Under-canopy Sign,"* or *"Under-marquee Sign."*

Sign, Swinging - A hinged sign installed in an arm or spar, which sign is not, in addition, permanently fastened to an adjacent wall or upright pole.

Sign, Temporary - A sign intended to be displayed for a short period of time (e.g., typically thirty (30) days not more than two times per year) and which is not permanently affixed, including all devices such as banners, pennants, flags (not intended to include flags of any nation, political subdivision, or corporation), searchlights, twirling, or sandwich-type signs, sidewalk or curb signs, and balloons or other air or gas filled figures.

Sign, Temporary Window - Any temporary sign, flag or banner that is constructed, hung, placed, painted, or otherwise affixed on the interior of a window for a short period of time (e.g., typically 30 days not more than two times per year) that draws attention to or identifies a business, product or service available on the premises, such as occasional sales, promotions, or a change in the status of the business. Temporary window signs shall not have permanent fasteners, frames, braces, or electrical connections which require permits for placement, and must not have the functional effect of a permanent sign (e.g., a series of temporary window signs that in effect serve as "Changeable Copy" signs.)

Sign, Under Canopy - A sign suspended below the ceiling or roof of a canopy.

Sign, Under Marquee - A sign suspended below the ceiling or roof of a marquee.

Sign, Unlawful - A sign that is not in conformity with this Article, or which the Zoning Inspector may declare to be unlawful if it becomes dangerous to public safety by reason of dilapidation or abandonment, or a nonconforming sign for which a permit required under a different Article was not obtained.

Sign, Wall - Any sign attached parallel to and within one foot of, painted on the wall surface of, or erected and confined within the limits of an outside wall of any building or structure which is supported by such wall or building, and which displays only one sign surface. (Compare to "Projecting Sign.")

Sign, Window - Any sign, pictures, symbol, or combination thereof, designed to communicate information about an activity, business, commodity, event, sale, or service that is placed inside a window or upon the window panes or glass and is visible from the exterior of the window. This term shall not include merchandise located in a window display.

Single-family dwelling - See *Dwelling, Single-Family*.

Site Plan - A scaled drawing of a proposed project showing, among others, the location of property lines, building locations, drives, walkways, lighting, parking areas, fencing and screening, setbacks, and signs as required by this Resolution. See *Article VIII (Site Plan Review) and Article VI (Planned Unit Development)*.

Site Plan, Comprehensive - Building design and signs integrated into one architectural plan, the comprehensive plan being complete in all other building, structural, and electrical requirements.

Skilled Nursing Care Services - Procedures that require technical skills and knowledge beyond those the untrained person possesses and that are commonly employed in providing for the physical, mental, and emotional needs of the ill or otherwise incapacitated. "Skilled nursing care" includes, but is not limited to, the following:

1. Irrigations, catheterizations, application of dressings, and supervision of special diets;
2. Objective observation of changes in the patient's condition as a means of analyzing and determining the nursing care required and the need for further medical diagnosis and treatment;
3. Special procedures contributing to rehabilitation;
4. Administration of medication by any method ordered by a physician, such as hypodermically, rectally, or orally, including observation of the patient after receipt of the medication;
5. Carrying out other treatments prescribed by the physician that involve a similar level of complexity and skill in administration.¹⁴²

Sludge - A solid or near solid by-product of sewage treatment or industrial waste treatment.

¹⁴² HISTORY: Amended Effective February 18, 2005

Social Activities - The use of land and buildings for clubs, fraternal organizations, veterans' organizations, and similar social purposes.

Solar Panel - A panel containing solar cells or absorbing plates that convert the Sun's radiation into energy for use in providing electricity and heating to building and structures.¹⁴³

Solid Waste Transfer Facility/ Transfer Facility – Shall have the same definition as set forth in Ohio Revised Code 3734.01 (U).¹⁴⁴

Special Care Inhabitant - A person eligible to be an inhabitant of a special care dwelling, including foster children, and the following when not related by blood, marriage, or adoption to the special care dwelling owner or lessee: the physically handicapped (i.e., those with a full or partial loss of ambulatory functions, or loss of sight, hearing, or are considered as having epilepsy); the mentally ill, where they are in a period of transition between their institutionalization and integration into society; or the mentally retarded, where the competent state, county, or city screening authority and clinical staff clearly indicate, in respect to the mentally ill or retarded persons, that there is no undue burden or risk to the safety of the community. *See also, Institutional Health Care/Home and Group Home.*

Specified Sexual Activities - Includes the display or depiction of casual touching of human genitals, pubic region, buttocks, or female breasts and simulated human masturbation, cunnilingus, fellatio, sexual intercourse, or sodomy, where the genitals cannot be seen.¹⁴⁵

Specified Sexual Anatomical Areas — Include less than completely and opaquely covered human genitals, pubic region, vulva, buttocks, anus, anal cleft, testicles, or the lower portion of the female breast below a horizontal line across the top of the areola at its highest point, but not including any portion of the cleavage of the human female breast exhibited by a dress, blouse, skirt, leotard, bathing suit, or other wearing apparel provided the areola or nipple is not exposed in whole or in part.

Storage Garage - *See Garage, Storage.*

Storm Water Drainage - The removal of surface water from lands by drains, grading, or other means. Drainage includes the control of runoff to minimize erosion and sedimentation during and after development and includes the means necessary for water supply preservation or prevention or alleviation of flooding.

Story - That portion of a building included between the surface of any floor and the surface of the next floor above it, or, if there is no floor above it, then the space between such floor and ceiling next above it.

Street - A public thoroughfare including road, highway, drive, lane, avenue, place, boulevard, and any other thoroughfare that affords that principal means of access to abutting properties, in which the right-of-way is thirty (30) feet or more in width. *See also, Thoroughfare.*

Street Line, Right-of-Way Line - A dividing line between a lot, tract, or parcel of land and contiguous street.

¹⁴³ HISTORY: Amended Effective February 17, 2011

¹⁴⁴ HISTORY: Amended Effective February 17, 2011

¹⁴⁵ HISTORY: Amended Effective February 18, 2005

Street Width - The horizontal distance between the side lines of a street, measured at right angles to the side lines.

Structure - Anything constructed or erected that requires location on the ground, or attached to something having a fixed location on the ground. Among other things, structures shall include buildings, mobile homes, walls, fences, billboards, towers, driveways, sidewalks, and streets.

Structural Alteration - Any changes in the supporting members of a building, any substantial change in the roof or in the exterior walls, except such repair as may be required for the safety of the building; or any change to a building which alters the volume of the building by increasing or decreasing the footprint of the building.

Subdivision - The division of a lot, tract, or parcel of land into two or more lots, tracts, parcels, or other divisions of land for sale, development, or lease and shall be approved by the Wood County Planning Commission.

Substantial Portion - A measurement, count, or ratio used in the determination whether an establishment is a sexually-oriented business, and is computed as follows:

1. For sexually-oriented materials in public displays visible or self-accessible to the public - more than ten (10) percent of the content, gross floor area, stock-in-trade, shelf-space, or inventory of the establishment;
2. For sexually-oriented materials in separate rooms or areas with access controls which isolate the room or area from other parts of the establishment and prevents patrons from viewing sexually-oriented material from the rest of the establishment - more than twenty-five (25) percent of the gross floor area of the establishment;
3. For performance activities or the showing of films, motion pictures, video cassettes, slides, or similar visual or photographic reproductions - more than ten (10) percent of the presentations or performances within any ninety (90) day period in the establishment are characterized by the depiction or description of:
 - a. Presentations emphasizing specified sexual activities, specified sexual anatomical areas, or sexually-oriented material that is harmful to juveniles or obscene; or
 - b. The showing of movies where the Motion Picture Association of America Movie Rating System or a rating system using similar constitutionally acceptable standards would apply an "adults only" rating, including, but not limited to; "NC-17," "X," "XX," or "XXX," or unrated films with comparable content.

Supply Yards - A commercial establishment storing and offering for sale building supplies, steel supplies, coal, heavy equipment, feed and grain, and similar goods.

Swimming Pool - An enclosure, temporary or permanent, above or below ground, containing water to be used for bathing, wading, or swimming, which shall be able to contain 18 inches minimum depth of water.

Theaters, Cinemas, and Similar Places of Amusement - A structure used for dramatic, operatic, motion pictures, or other performance, for admission to which entrance money is received and no audience participation or meal service is allowed. Such establishments may involve related services such as food and beverage sales and related concessions.¹⁴⁶

Technical Services - Any activity conducted for gain which renders technical service to residential, commercial, and industrial consumers. Such services include but are not limited to: testing laboratories, construction trade offices and storage facilities, and wholesale suppliers of construction/building materials.

Temporary Construction Office - A mobile or manufactured home, travel trailer, truck trailer, or other structure used as an office in conjunction with a construction project. Only one construction or field office shall be allowed per construction site.¹⁴⁷

Temporary Living Quarters - A mobile or manufactured home, travel trailer, tent, or other shelter used as a residence that is: Located on the same lot as a residence made uninhabitable by fire, flood, or other natural disaster and occupied by the persons displaced by such disaster; or Located on the same lot as a residence that is under construction or undergoing substantial repairs or reconstruction and occupied by the persons intending to live in such permanent residence when the work is completed; or located on a non-residential construction site and occupied by persons having construction or security responsibilities over such construction site. See Article VII, Section CC (Temporary Buildings).¹⁴⁸

Temporary Sales Office - A temporary mobile or manufactured home, travel trailer, truck trailer, or other structure used as temporary offices to meet a short-term need while the permanent facilities are being expanded; or a tent, truck, vending cart, or other area outside of a permanent structure on property owned or leased by a person, firm, or corporation engaging in the temporary business of selling goods, wares, or merchandise for special occasions or seasonal purposes. See Article VII, Section CC (Temporary Buildings).¹⁴⁹

Temporary Use - Those land uses and structures that are needed or are in place for only short periods of time or for a fixed period of time with the intent that such use will terminate automatically upon expiration of the event or time period. Generally, a temporary use shall expire within twelve months unless specified otherwise in the Code or in a permit issued by the Zoning Inspector.¹⁵⁰

Terrace – A porch or a walkway sometimes with pillars: a promenade or portico, usually with columns or a balustrade along the side or sides used for sitting or eating outdoors.¹⁵¹

Thoroughfare, Street or Road: A public thoroughfare (street, drive, avenue, boulevard) that has been or is intended to be dedicated for public use and has been accepted or is acceptable into the State system, (Source: Zoning development and planning terms).

1. **Alley:** A minor street used primarily for vehicular service access to the back or side of properties abutting on another street.

¹⁴⁶ HISTORY: Amended Effective February 17, 2011

¹⁴⁷ HISTORY: Amended Effective February 18, 2005

¹⁴⁸ HISTORY: Amended Effective February 18, 2005

¹⁴⁹ HISTORY: Amended Effective February 18, 2005

¹⁵⁰ HISTORY: Amended Effective February 18, 2005

¹⁵¹ HISTORY: Amended Effective January 16, 2013

2. **Arterial Street:** A general term denoting a highway primarily for through traffic, carrying heavy loads and large volume of traffic, usually on a continuous route and maintained at a County or Township level.
3. **Collector Street:** A thoroughfare, whether within a residential, industrial, commercial, or other type of development, which primarily carries traffic from local streets to arterial streets, including the principal entrance and circulation routes within residential subdivisions.
4. **Cul-de-Sac:** A local street of relatively short length with one (1) end open to traffic and the other end terminating in a vehicular turnaround.
5. **Dead-End Street:** A street temporarily having only one (1) outlet for vehicular traffic and intended to be extended or continued in the future.
6. **Local Street:** A street primarily for providing access to residential, commercial, or other abutting property.

Townhouse - A block of attached, one-family dwellings consisting of three (3) to eight (8) units per block. Each unit shall not exceed two and one-half (2-1/2) stories in height, and shall have a front and rear entrance to each dwelling.¹⁵²

Township - Perrysburg Township, Wood County, Ohio.

Trailer and Recreational Vehicles Sales and Repair Area - An area, other than a street, used for the display or sale of new or used trailers or recreational vehicles, and the repair, rebuilding, or reconditioning thereof, including collision, painting, or steam cleaning services.

Trailers, Small Utility - Any small open or enclosed trailer drawn by a motor vehicle used for the occasional transport of motorized equipment, lawn equipment, lawn waste, furniture, personal effects, camping equipment, and boats.

Trailers, Vacation - Any trailer with living accommodations drawn by a motor vehicle used for vacation travel.

Travel trailer - A non self-propelled recreational vehicle that does not exceed an overall length of 35 feet, exclusive of bumper and tongue or coupling, and contains less than 320 square feet when erected on site. "Travel trailer" includes tent-type and fold-out camping trailers.

Truck - Every motor vehicle designed with dual rear wheels or two or more rear axles and used to carry property. *See also, Commercial Vehicle or Motor Vehicle.*¹⁵³

Truck Stop - A business which caters primarily to the needs of the trucking industry by offering fuel, dining facilities, gift shops, emergency repair, or similar types of services.

Trucking Terminal - An area and structure designed and primarily used as a terminus of trucks for the purpose of hauling materials, where consignment property is loaded, unloaded, transferred, or housed.

Trustees - The Board of Township Trustees of Perrysburg Township.

¹⁵² HISTORY: Amended Effective February 17, 2011

¹⁵³ HISTORY: Amended Effective February 18, 2005

Unruly Child - A child as defined in the Ohio Revised Code 2151.022, who does not submit to the reasonable control of the child's parents, teachers, guardian, or custodian by reason of being wayward or habitually disobedient; or any child who is a habitual truant from school and who previously has not been adjudicated an unruly child for being an habitual truant.¹⁵⁴

Use - Any purpose for which buildings, other structures, or land may be arranged, designed, intended, maintained, or occupied.

Utilities - Infrastructure services, including those in the Basic Utility Use category, and structures necessary to deliver those services. These services may be provided by a public or a private agency, and be located either on or off the property's site. Examples include, water, sanitary sewer, electricity, natural gas, and telephone services. Refer to on-site and off-site terms for definitions.

Variance - A variance is a relaxation of requirements where such variation will not be contrary to the public interest and where, owing to conditions peculiar to the property and not the result of actions of the applicant, a literal enforcement of this Resolution would result in unnecessary and undue hardship.

Veterinary Animal Hospital or Clinic - A place used for the care, grooming, diagnosis, and treatment of sick, ailing, infirm, or injured animals, and those that are in need of medical or surgical attention, and may include overnight accommodations on the premises for the treatment, observation, and/or recuperation. It may also include boarding that is incidental to the primary activity.

Wall, Parapet - means that portion of a building wall that recess above the roof level.

Warehouse - A building or structure used for the storage of goods, materials, or equipment.

Warehousing and Wholesale Activities - The receiving, storage, sale, and distribution of manufacturing products, commodities, and equipment. Wholesale may include an occasional retail sale.

Waste - Includes but is not limited to: animal waste, bulking agents, commingled yard waste, compost, foreign matter, hazardous waste, household hazardous waste, industrial solid waste, infectious waste, leachate, lime sludge, municipal solid waste, radioactive waste, residual solid waste, scrap tires, sludge, solid waste, source-separated yard waste, yard waste, liquid waste, toxic chemical, construction debris, demolition debris and any other substance or material with a potential or capacity to be injurious to human health or the environment without proper disposal.¹⁵⁵

Waste Disposal Facility - Any site, location, tract of land, installation, or building used for incineration, composting, sanitary land filling or any other method of handling, disposing, treating, processing, transferring or storing of waste.¹⁵⁶

Wholesale - An establishment or place of business primarily engaged in selling and/or distributing merchandise to retailers; to industrial, commercial, institutional, or professional business users, or to other wholesalers; or acting as agents or brokers and buying merchandise for, or selling merchandise to, such individuals or companies.¹⁵⁷

¹⁵⁴ HISTORY: Amended Effective February 18, 2005

¹⁵⁵ HISTORY: Amended Effective February 17, 2011

¹⁵⁶ HISTORY: Amended Effective February 17, 2011

¹⁵⁷ HISTORY: Amended Effective February 18, 2005

Wind Turbine - A mechanical device that is mounted to a tower, pylon, pole, or other structure, including all accessory facilities, upon which any, all, or some combination of the following items are included:

1. A wind vane, blade, or services of wind vanes or blades or other devices mounted on a rotor for the purpose of converting wind into electrical or mechanical energy.
2. A shaft, gear, or coupling device used to connect the rotor to a generator, alternator, or other electrical or mechanical energy producing device.
3. A generator, alternator, or other device used to convert energy created by the rotation of the rotor into electrical or mechanical energy.¹⁵⁸

Wind Turbine Owner - The person, persons or company who owns the Wind Turbine complete structure.¹⁵⁹

Wind Turbine Tower - The tower, pylon, pole, or support structure to which the turbine and rotor are mounted.¹⁶⁰

Wind Turbine Tower Height - The distance from the rotor blade or vane at its highest point to the top surface of the original/normal grade adjacent to the wind turbine tower foundation.¹⁶¹

Wireless Telecommunication(s) - The technology which enables information to be exchanged through the transmission of voice, video, or data signals by means of electrical or magnetic systems and includes the term "professional wireless service."¹⁶²

Wireless Telecommunication Antenna: A device intended for receiving or transmitting television, radio, digital, microwave, cellular, personal communication service (PCS), paging or similar forms of wireless electronic communication authorized by the Federal Communications Commission (FCC), including but not limited to directional antennas such as panels, microwave dishes and satellite dishes, and omni-directional antennas, such as whip antennas. Antennas used by amateur radio operators are excluded from this definition.¹⁶³

Wireless Telecommunication Antenna, Amateur Radio - A free standing or building mounted structure, including any base, tower or pole, antenna, and appurtenances, intended for airway communication purposes by a person holding a valid amateur radio (HAM) license issued by the Federal Communications Commission.¹⁶⁴

Wireless Communication Antenna, Facade-Mounted - A communication antenna mounted on the facade of a structure such as a building, water tower, clock tower, steeple, stack or existing light pole or communication tower.¹⁶⁵

Wireless Communication Antenna, Satellite Dish - A structure or combination of structures incorporating a reflective surface that is in the shape of a shallow dish, cone, horn or cornucopia

¹⁵⁸ HISTORY: Amended Effective February 17, 2011

¹⁵⁹ HISTORY: Amended Effective February 17, 2011

¹⁶⁰ HISTORY: Amended Effective February 17, 2011

¹⁶¹ HISTORY: Amended Effective February 17, 2011

¹⁶² HISTORY: Amended Effective February 17, 2011

¹⁶³ HISTORY: Amended Effective February 17, 2011

¹⁶⁴ HISTORY: Amended Effective February 17, 2011

¹⁶⁵ HISTORY: Amended Effective February 17, 2011

specifically designed to transmit and/or receive radio electromagnetic waves between terrestrially and/or orbitally based uses. This definition is meant to include, but not be limited to, what are commonly referred to as satellite earth stations, television reception or satellite dish antennas (TVROs), and satellite microwave antennas. Such structures shall be considered accessory structures for the purpose of regulation in this ordinance and amendments hereto.¹⁶⁶

Wireless Telecommunication Equipment Shelter - The structure or cabinet in which the electronic receiving and relay equipment for a wireless telecommunications facility is housed.¹⁶⁷

Wireless Telecommunication Facility - A facility consisting of the equipment and structures involved in receiving and/or transmitting wireless telecommunications.¹⁶⁸

Wireless Telecommunication Support Structure - Any building or other structure other than a tower which can be used for location of telecommunication facilities.¹⁶⁹

Wireless Telecommunication Tower - Any structure which elevates the wireless telecommunication antenna and may include accessory transmission and receiving equipment. A wireless telecommunication tower may include, but not be limited to, radio, and television transmission towers, microwave towers, common carrier towers, cellular telephone towers and personal communication service towers. The term tower shall not include amateur radio operator's equipment, as licensed by the FCC.¹⁷⁰

Wireless Telecommunication Tower, Colocation - The use of a wireless telecommunication facility by more than one wireless telecommunication provider.¹⁷¹

Wireless Telecommunication Tower, Monopole - A support structure constructed of a single, self supporting hollow metal tube securely anchored to a foundation, constructed without guyed wires and anchors.¹⁷²

Yard - An open space at grade between a building and the adjoining lot lines, unoccupied and unobstructed by any portion of a structure from the ground upward, except as otherwise provided herein. In measuring a yard for the purpose of determining the width of a side yard, the depth of a front yard, or the depth of the rear yard, the minimum horizontal distance between the lot line and the main building shall be used. *See Also Lot.*

Yard, Front - A yard extending across the front of a lot between the side lot lines and being the minimum horizontal distance between the street right-of-way line and the main building or any projections thereof other than the projections of the usual uncovered porch. On corner lots, the front yard shall be all sides of the lot adjacent to streets, and front yard set-backs shall be provided as indicated in Article V, Section B.3. (Front Yard Setbacks for Corner and Double-Frontage Lots). *See also: Building, Front Line Of* defined above.

Yard Frontage - All the property on one side of a dedicated public street right-of-way between two intersecting streets, measured along the line of the street right-of-way. The width of the lot, which is the distance from one side lot line to the other side lot line measured parallel to the front line,

¹⁶⁶ HISTORY: Amended Effective February 17, 2011

¹⁶⁷ HISTORY: Amended Effective February 17, 2011

¹⁶⁸ HISTORY: Amended Effective February 17, 2011

¹⁶⁹ HISTORY: Amended Effective February 17, 2011

¹⁷⁰ HISTORY: Amended Effective February 17, 2011

¹⁷¹ HISTORY: Amended Effective February 17, 2011

¹⁷² HISTORY: Amended Effective February 17, 2011

shall be at a minimum maintained for the entire depth of the lot.

Yard Lot line, Front - For an interior lot, a "front lot line" is at the street right-of-way. On a corner lot, all portions of a lot abutting a public right-of-way shall be the "front lot line."

Yard, Rear - A yard extending across the rear of a lot and being the required minimum horizontal distance between the rear lot line and the rear of the main building or any projections thereof, other than the projections of uncovered steps, unenclosed balconies, or unenclosed porches.

Yard, Side - A yard between the main building and the side line of the lot, and extending from the required front yard to the required rear yard, and being the minimum horizontal distance between a side lot line and the side of the main building or any projections thereto.

Zero Lot Line - A residential housing development in which a building is sited on one or more lot lines, typically with a common wall with an adjacent housing unit.

Zone Lot - A parcel of land in single ownership that is of sufficient size to meet minimum zoning requirements for area, coverage, and use, and that can provide such yards and other open spaces as required by the zoning regulations.

Zoning Inspector - The Zoning Inspector or his authorized representative appointed by the Board of Trustees.

Zoning Compliance, Certificate of - The written approval of the Zoning Inspector setting forth that a building, structure, or use is in full compliance with terms and provisions of this Zoning Resolution and that the same may be used for the purposes stated on the permit.¹⁷³

Zoning Certificate/Permit - The document issued by the Zoning Inspector that is required by this Zoning Resolution before commencing any construction, reconstruction, alteration of any building or other structure or before establishing, extending, or changing any use on any lot.¹⁷⁴

Zoning District Map -The Zoning District Map or maps of the Township together with all amendments subsequently adopted.

¹⁷³ HISTORY: Amended Effective February 18, 2005

¹⁷⁴ HISTORY: Amended Effective February 18, 2005