

ARTICLE I GENERAL PROVISIONS

SECTION A. PURPOSE¹

The purpose of this Zoning Resolution is to promote the public health, safety, convenience, comfort, prosperity, and general welfare to conserve and protect property; and facilitate adequate and economical provision of public improvements. In accordance with the Land Use Plan, the Board of Trustees of this Township finds it necessary and advisable to regulate: the location, height, bulk, number of stories, size, and the use of buildings and other structures, including tents, cabins, and trailer coaches; percentages of lot areas which may be occupied; set-back building lines; sizes of yards, courts, and other open spaces; the density of population; the uses of land for trade, industry, residences, recreation, or other purposes; and establish reasonable residential landscaping standards and residential architectural standards, excluding exterior building materials; and for such purposes divide the area of the Township into districts or zones.

SECTION B. TITLE

This Resolution shall be known and cited as the Zoning Resolution of Perrysburg Township.

SECTION C. EFFECTIVE DATE

This Resolution shall become effective from and after the date of its approval and adoption, as provided by law.

SECTION D. VALIDITY

Should any section or provision of this Resolution be declared by a court of competent jurisdiction to be unconstitutional or invalid, such decision shall not affect the validity of the Resolution as a whole or any part thereof which shall remain intact and in force other than the part so declared to be invalid.

SECTION E. REPEAL OF CONFLICTING REGULATIONS²

All Resolutions or part of or parts of Resolutions in conflict with the Zoning Resolution or inconsistent with the provisions of this Resolution are hereby repealed to the extent necessary to give this Zoning Resolution full force and effect.

SECTION F. RULES OF INTERPRETATION AND CONFLICT OF LAWS

1. RULES OF INTERPRETATION³

In interpreting and applying the provisions of this Resolution, they shall be held to be the minimum requirements for the purpose of promoting the enabling language and case law interpretation of ORC 519.02. The following general rules of interpretation shall apply:

¹ HISTORY: Amended Effective February 18, 2005

² HISTORY: Amended Effective February 18, 2005

³ HISTORY: Amended Effective February 18, 2005

SECTION F. RULES OF INTERPRETATION AND CONFLICT OF LAWS (Contd.)

- a. The particular controls the general.
- b. In case of any difference of meaning or implication between the "text" of this Resolution and the captions for each section, the text shall control.
- c. The word "shall" is always mandatory and not directory. The word "may" is permissive.
- d. Words used in the present tense include the future, unless the context clearly indicates the contrary.
- e. Words used in the singular number include the plural, and words used in the plural number include the singular, unless the context clearly indicates the contrary.

A "building" or "structure" includes any part thereof. A "building or other structure" includes all other structures of every kind, regardless of similarity to buildings.

- f. The phrase "used for" includes "arranged for," "designed for," "intended for," "maintained for," and "occupied for."

2. CONFLICT OF LAWS

- a. If any portion of this Article is found to be in conflict with any other provision of this Zoning Resolution or with any provision of any building, fire safety, or health resolution of the Township, the provision which established the higher standard shall prevail.
- b. It is not intended by this Resolution:
 - (1) To interfere with or abrogate or annul any resolution, rules, regulations, or permits previously adopted or issued, and not in conflict with any of the provisions of this Resolution, or which shall be adopted or issued, pursuant to law relating to the use of buildings or premises and likewise not in conflict with this Resolution;
 - (2) To interfere with or abrogate or annul any easements, covenants, or other agreements between parties; provided, however, that where this Resolution imposes a greater restriction upon the use of buildings or premises or upon height of buildings, or requires larger open spaces or larger lot areas than are imposed or required by such other resolutions or agreements, the provisions of this Resolution shall control.