

**WASHINGTON
TOWNSHIP
ZONING RESOLUTION**

WOOD COUNTY, OHIO

EFFECTIVE: OCTOBER 7, 1999

**AMENDED: MAY 5, 2005
JULY 21, 2009**

TABLE OF CONTENTS

Page No.

ARTICLE I – GENERAL PROVISIONS

- | | | |
|----|--------------------------|-----|
| A. | Intent and Purposes | 1-2 |
| B. | Construction of Language | 2-3 |

ARTICLE II – NONCONFORMING USES: EXISTING LOTS OF RECORD

- | | | |
|----|--------------------------------------|-----|
| A. | Nonconforming Uses | 3-4 |
| B. | Nonconforming Validation Certificate | 4 |
| C. | Existing Lots of Record | 4 |

ARTICLE III – EXEMPTIONS

4-6

ARTICLE IV – DEFINITIONS

6-25

ARTICLE V – ZONING DISTRICTS AND BOUNDARY INTERPRETATION

- | | | |
|----|---------------------------------|-------|
| A. | Districts | 25 |
| B. | Zoning Map | 26 |
| C. | District Boundaries Interpreted | 26-27 |

ARTICLE VI – DISTRICT PERMITTED AND CONDITIONAL USES

- | | | |
|----|--|-------|
| A. | Agricultural District (Ag.) | 27-29 |
| B. | Single-Family District (R-1) | 29-33 |
| C. | One and Two Family Residential District (R-2) | 33-34 |
| D. | Multi-Family Residential District (R-3) | 34-37 |
| E. | Local Commercial District (C-1) | 37-39 |
| F. | General Commercial District (C-2) | 39-44 |
| G. | Light Industrial District (I-1) | 44-48 |
| H. | Heavy Industrial District (I-2) | 48-49 |
| I. | Single Family Dwellings and Permanent Sited Mfd. Homes | 50 |

ARTICLE VII – SETBACK, LOT AREA AND FLOOR AREA REQUIREMENT

51-52

ARTICLE VIII – GENERAL PROVISIONS

- | | | |
|----|---|-------|
| A. | Regulations Applicable to All Districts | 56-57 |
| B. | Accessory Buildings | 58 |

ARTICLE IX – SIGNS

- | | | |
|----|-----------------------------|----|
| A. | General | 58 |
| B. | Governmental Signs Excluded | 58 |

C.	Permit Required	59
D.	General Requirements for All Signs and Districts	59-61
E.	Signs Permitted Without a Permit in All Districts	61
F.	Signs Permitted in Any District Requiring a Permit	61
G.	Signs Permitted in Commercial and Manufacturing Districts Requiring a Permit	61-62
H.	Temporary Signs	62
I.	Free Standing Signs	62
J.	Wall Signs Pertaining to Nonconforming Uses	62
K.	Political Signs	62-63
L.	Sign Setback Requirements	63
M.	Limitation	63
N.	Maintenance	63-64
O.	Nonconforming Signs and Structures	64
P.	Loss of Legal Nonconforming Status	64
Q.	Violations	64
R.	Stormwater Management	64

ARTICLE X – SUPPLEMENTARY USES AND STRUCTURES

A.	Fences, Walls and Other Protective Barriers	65-66
B.	Bed and Breakfast Inn	66-67
C.	Commercial Vehicles	67-69
D.	Ponds	69-70
E.	Communication Towers	70

ARTICLE XI – SITE PLAN REVIEW PROCEDURES

A.	General Requirements	70-71
B.	Specific Requirements	71-72
C.	Application Procedure	72

ARTICLE XII – PLANNED UNIT DEVELOPMENT PROJECTS 73

ARTICLE XIII – OFF STREET PARKING AND LOADING REQUIREMENTS

A.	General Parking Requirements	73-75
B.	Table of Off-Street Parking Requirements	75-79
C.	Off-Street Parking Space Layout, Standards, Construction and Maintenance	79
D.	Off-Street Loading Requirements	79-80
E.	Off-Street Parking Construction and Operations	80-81

ARTICLE XIV – JUNK YARDS, MOTOR VEHICLE SALVAGE/RECYCLING 81-83

ARTICLE XV – ADMINISTRATION

A.	Purpose	83
----	---------	----

B.	Zoning Inspector	83-85
C.	Board of Zoning Appeals	85
D.	Zoning Commission	86-87
E.	Schedule of Fees	87

ARTICLE XVI – ENFORCEMENT

A.	General	87
B.	Zoning Permits	87-90
C.	Zoning Violation Procedures	90-91

**ARTICLE XVII – PROCEDURE FOR APPEALS, VARIANCES AND
CONDITIONAL USES BEFORE THE BOARD OF ZONING APPEALS**

A.	General	91
B.	Appeals	92-93
C.	Variances	93-97
D.	Conditional Uses	97-100

ARTICLE XVIII – AMENDMENT TO TOWNSHIP ZONING RESOLUTION

A.	General	101
B.	Initiation of Zoning Amendment	101
C.	Contents of Application for Zoning Map Amendment	101-102
D.	Contents of Application for Zoning Text Amendment	102
E.	Transmittal to Zoning Commission	102
F.	Submission to Wood County Planning Commission	102
G.	Public Hearing by Zoning Commission	102-103
H.	Public Hearing by Board of Township Trustees	103-104
I.	Effective Date and Referendum	104-105

ARTICLE XIX – PENALTIES

A.	Criminal Penalties	105
B.	Civil	105

ARTICLE XX – VALIDITY 106

ARTICLE XXI – EFFECTIVE DATE 106

ARTICLE XXII – PURPOSE 107

ARTICLE XXIII – PROCEDURE 107

A.	Definitions	107-108
B.	Wind Turbines	108-110