

**ARTICLE 22                    SUPPLEMENTAL REGULATIONS**

**2200    GENERAL**

In addition to the Zoning District requirements, the following Supplementary Regulations shall regulate uses and structures in Sylvania Township.

**2201    ACCESSORY BUILDING or STRUCTURE**

An accessory building or structure possessing a permanent foundation shall not be located in the required front setback area in the district in which it is located. Said structure(s) shall not be constructed within any easement. A Zoning Certificate is required and shall meet the following minimum setback requirements:

Side:	3 feet
Rear:	6 feet

Corner lots shall have the required front setback on both street frontages.

See Section 2224-Major Roadway Front Setbacks

**2202    ACCESSORY DWELLING UNIT**

An accessory dwelling unit (ADU) is subordinate to a single family dwelling unit and located within a single family dwelling (attached design) or within an accessory structure (detached design). Attached and detached ADU’s shall meet the following requirements:

- Permitted in Districts zoned for single family use on lots 9,000 square feet or greater.
- Primary residence must be located on a lot which meets the minimum area requirements of the Zoning Districts.
- When located on lots one (1) acre or smaller, both primary residence and ADU shall connect to public water and sewer.
- When located on a lot one (1) acre or larger, approval must be received from the Toledo-Lucas County Health Dept. when serviced by well and septic.
- The ADU shall be designed to be occupied by immediate family members or the caretaker of the primary residence.
- The ADU requires a Zoning Permit and must conform to the requirements of Lucas County Building Regulations.
- A mobile home or a manufactured home is not considered an ADU.

**2202 ACCESSORY DWELLING UNIT (cont'd)**

- A. ATTACHED ADU:** A type of accessory dwelling in which the common exterior structural elements of the existing dwelling, such as a roof and load bearing wall, are integrated into the design and/or extended without separation as an addition to the existing dwelling. In addition to the general design regulations and standards, attached ADU's shall meet the following:
1. Maximum ADU size: 1,000 square feet, or 50% of the total area of the principal residence, whichever is less.
  2. A separate exterior entry may be provided. An additional one (1) on-site parking space shall be provided for the ADU.
- B. DETACHED ADU:** A type of accessory dwelling which is structurally independent and separate from the primary dwelling. In addition to the general design regulations and standards, detached ADU's shall meet the following standards:
1. Adhere to the main building setbacks as specified in the Zoning District in which it is located.
  2. Eight (8) feet minimum distance from principal residence.
  3. Maximum ADU size: 1,000 square feet, *or* 60% of the total area of the principal residence, whichever is less.
  4. An additional two (2) parking spaces shall be provided for the ADU.

**2203 ADVERSE USE, NUISANCE, NOXIOUS CONDITION**

Any permitted use within this Resolution shall be appropriately maintained using acceptable measures and safeguards employed to limit dangerous and/or objectionable elements. Any land or building shall not be used or occupied or permit noxious vegetation, garbage, refuse, or debris to exist on any lot, or which may cause injury to the property of another, endangers life or health, is offensive to the senses, or permit any pungent gas or matter producing a public nuisance or hazard, violates laws of decency, adversely affects the surrounding area or adjoining premises, obstructs the reasonable, practical, and comfortable use of ones property, or is dangerous, injurious, noxious or possesses any other objectionable element or condition.

- A. Farm animals/livestock:** A property owner shall not permit on a lot any noxious odor, directly or indirectly, from animals/livestock (excluding Agricultural Zone Districts), or insects, flies or other carriers of waste material, including, but not limited to, the transmission or flow of animal waste through the ground or by air from the lot to any adjoining lot or public right-of-way, or any other result of an animal or an animal husbandry ownership.

**2203 ADVERSE USE, NUISANCE, NOXIOUS CONDITION (cont'd)**

- B. Disabled vehicle** Any motor vehicle, trailer, recreational vehicle, boat, or boat trailer that is damaged, inoperable, dismantled, dilapidated, abandoned, or without current legally displayed license plates in any district shall not be permitted to parked or stored outdoors for a period of more than two (2) weeks (except in Auto and Metal Salvage Yards). The elimination of junk motor vehicles on properties shall be pursued following Section 505.87 of the ORC under the nuisance abatement authority.
- C. Lighting** shall be directed downward and not onto adjacent residential parcels.
- D. Smoke, Open Burning** shall not be permitted by any property owner of person in a restricted or unrestricted area except as provided in Section 3704 of the ORC or Rule 3745-19 of the Ohio Administrative Code.
- E. Grass/Weeds**  
A property owner shall not permit, on a developed lot, the growth of grasses, weeds, or noxious vegetation to exceed eight (8) inches in height. A property owner of an undeveloped lot abutting a developed lot(s) shall not permit the growth of grasses, weeds, or noxious vegetation to exceed eight (8) inches in height within ten (10) feet of abutting developed lot(s) or within twenty (20) feet of any street. A property owner of an undeveloped lot not abutting a developed lot(s) shall not permit the growth of grasses, weeds, or noxious vegetation to exceed eight (8) inches in height within twenty (20) feet of any street. No property owner of any lot shall permit any vegetation which may cause injury to the property of another, endangers life or health, is offensive to the senses, or permits any pungent odor or matter producing a public nuisance or hazard.

With the determination of a nuisance or noxious condition the Zoning Department shall pursue a remedy of said violation though the Board of Trustees following procedures established in Section 3205 of this Resolution and Sections 505.86 and 505.87 of the ORC.

(Rev 10-14-12. Z20-C944)

**2204 ANIMAL CARE FACILITY, PRIVATE KENNEL**

An Animal Care Facility is permitted in a C-1 or C-2 District. A licensed Private Kennel and/or a property consisting of four or more dogs or other animals shall be permitted in A-3 or A-4 Districts only when approved by the Board of Zoning Appeals, pursuant to Article 25-Conditional Use. An Animal Care Facility and a Licensed Kennel shall meet the following requirements:

- A.** Accessory buildings, fencing and enclosures used for housing or containment of animals shall be a minimum fifty (50) feet from any property line.
- B.** Suitable fencing shall be installed around pens or enclosures.

**2205 ANTENNA, SATELLITE DISH**

In accordance with Telecommunications Act of 1996, satellite dish antennas one meter (39.37 inches) or less in diameter in Residential Districts or two meters (78.74 inches) or less in commercial and industrial districts shall be exempt from the provisions of this Resolution. When satellite dish antennas exceed the above dimensions the following standards shall apply:

- A. Located in the rear yard of a lot and a minimum ten (10) feet from any property line or from the principal building.
- B. A freestanding satellite dish shall not exceed fifteen (15) feet above surrounding grade.
- C. If located on a building roof the maximum height shall not exceed fifteen (15) feet above highest point of the roof.

**2206 ARCHITECTURAL PROJECTIONS**

Open structures such as a porch, deck, canopy, cantilever, bay window, balcony, platform, carport, covered patio, or similar architectural projections attached to the main structure shall not project into the required minimum setback(s).

**2207 ATHLETIC COURTS, FIELDS**

A private athletic court or private athletic field shall be permitted in any A or Residential District as an accessory use and intended for the enjoyment by the property owners and guests of the property on which it is located. An athletic court may include tennis, basketball, or volleyball court. An athletic field may include football, baseball, or soccer. A Zoning Permit is required and a site plan shall be submitted indicating the court or field location and indicate the following requirements:

- A minimum ten (10) feet from any property line.
- Shall not exceed seven thousand two hundred (7,200) square feet in area.
- Surface drainage flow directions and may not flow onto abutting properties.
- A backstop or court enclosure shall not exceed ten (10) feet in height and maintained in good condition and free of any advertisement.
- Lighting shall not be directed toward or onto neighboring parcels.

**2208 BED and BREAKFAST**

A Bed and Breakfast may be permitted in A-3, A-4, R-A, R-5 and C-1 Districts pursuant to Article 25-Conditional Use. A Bed and Breakfast shall comply with regulations in said district in which it is located, fulfill parking requirements, and the following standards shall apply:

**2208 BED and BREAKFAST (cont'd)**

- A. Located a minimum seven hundred fifth (750) feet from another Bed and Breakfast establishment.
- B. Remain residential in appearance, including any additions or exterior alterations to the principal residence.
- C. Sleeping rooms shall be a minimum one hundred (100) square feet per two occupants; no more than four such rooms for rent shall be permitted unless conditioned by the BZA.
- D. No dwelling space may be located in any accessory structure.
- E. No cooking facilities shall be permitted in the rented rooms; meals shall only be provided to guests or family residing on the premises.
- F. The Board of Zoning Appeals may revoke a Conditional Use if conditions have been violated by the owner as a result of the use of the dwelling.

**2209 CONSTRUCTION SITE**

Temporary buildings, construction trailers, equipment, and materials used in conjunction with construction work may be permitted in any district during the period construction work is in progress. The lot shall be mowed regularly, cleared of debris and maintained for the duration of construction. Such temporary facilities shall be removed upon completion of construction work. Storage of such facilities to remain on said lot beyond completion date of the project shall be subject to a variance authorized by the Board of Zoning Appeals.

**2210 DAY CARE FACILITY**

The operation of a licensed Day Care Facility is permitted in a Commercial District and shall meet the following standards:

- 1. Minimum seventy-five (75) feet in lot width and twenty (20,000) square feet in lot area.
- 2. May be approved by the Board of Zoning Appeals in an R-3, R-4 or R-5 District pursuant to Article 25-Conditional Use and permitted in Industrial Districts as an accessory use only.

**2211 FENCING**

Fencing may include aluminum, steel, vinyl, wooden, masonry, decorative stone walls or other material used for screening purposes and shall meet the following requirements:

- Zoning Certificate is required
- Maintained in good condition
- Free of any advertisement
- Clear traffic visibility must always be well maintained
- Corner lots shall adhere to the setback and height requirements on both street frontages.

**A. RESIDENTIAL**

**MAXIMUM HEIGHT**

	<u>In front Setback*</u>	<u>In Side or Rear</u>
Solid privacy fencing	3 feet	6 feet
Open fencing	3 ½ feet	6 feet

\*as specified in the Zoning District in which it is located.

**B. NON-RESIDENTIAL**

**MAXIMUM HEIGHT**

	<u>In front Setback*</u>	<u>In Side or Rear</u>
Solid privacy fencing	3 feet	8 feet
Open fencing	3 ½ feet	8 feet

\*as specified in the Zoning District in which it is located.

- C. Barbed wire is permitted in C-2, M-1, M-2 or M-3 Districts only to protect any open storage areas. Said fence shall not exceed eight (8) feet in total height, including the barbed wire.

Electric fence or razor wire in Commercial or Industrial areas may only be installed pursuant to Article 24-BZA.

For Non-Residential Abutting Residential, see the specified Zoning District.

**2212 GARAGE SALE/YARD SALE**

Any individual or family may conduct no more than two (2) garage or yard sales, or similar sales on a residential property, within any consecutive twelve (12) month period not to exceed three (3) consecutive days. Items displayed for sale shall not encroach into the right-of-way at any time and shall not create a traffic visibility problem. A Zoning Certificate is not required.

**2213 HOME OCCUPATION**

A Home Occupation is customarily conducted within a dwelling or an accessory structure and shall be managed and operated by the residents residing on the premises. Such use shall be clearly incidental and secondary to the use of the dwelling and not conflict with normal traffic flow.

A Home Occupation shall follow the procedure listed in Article 25-Conditional Use and the following standards:

- A. May include accountant, architect, auditor, bookkeeper, engineer, hairdresser, land surveyor, planner, photographer, producer of arts and crafts, realtor, or other similar occupation.
- B. The Board of Zoning Appeals shall give due regard to public interest, consider the nature and purpose of the proposed home occupation and adjacent uses, properties, and structures.
- C. The exterior of the dwelling shall not appear commercial and remain residential in appearance, including any additions, exterior alterations, or visible evidence of the operations of said home occupation.
- D. Shall not occupy more than twenty five percent (25%) of the gross floor area within a dwelling.
- E. Retail merchandise shall not be displayed for sale on the premises.
- F. Shall not create or become a public nuisance regarding noise, traffic, or parking.

**2214 MINERAL EXTRACTION, STORAGE and PROCESSING**

The following principles of acceptance, submission, and design requirements shall apply to mineral extraction and/or storage, processing and manufacturing activities. All mining requirements shall follow the provisions in the ORC Chapter 1514. Mineral extraction may be permitted as a Conditional Use in the M-3 Heavy Industrial District. In addition to the provisions of Article 25-Conditional Use, the following shall be considered in the review of a proposed request for mineral extraction, storage, processing, and manufacturing. A Zoning Certificate is required.

## 2214 MINERAL EXTRACTION, STORAGE and PROCESSING (cont'd)

### A. Principles of Acceptance

In reviewing the location and the development plan of a proposed mineral extraction operation, the following general principle of acceptance shall be considered with respect to the particular location and the present and future development of the area.

1. The mineral extraction operation shall not be detrimental to the adjacent land and surrounding area.
2. Potential flooding shall not be increased for surrounding properties as a result of excavating or elevating portions of the property under consideration.
3. The use and development of a proposed mineral extraction operation and its adjacent area shall be properly planned so as to prevent ground water contamination.
4. After completion, the excavated area shall be properly maintained so that it will not become a danger and nuisance to area residents.

### B. General Conditions

The mineral extraction operation shall be conducted in accordance with the following conditions:

1. The excavated area shall have a one hundred (100) feet minimum setback from any public road right-of-way.
2. An appropriate amount of topsoil must be left on the site in order to establish and maintain vegetation.
3. All backfilling and excavating material distribution shall be certified in writing to the Township Zoning Department as conforming to the site grading plan and reclamation plan. The written certification shall be submitted by a Professional Engineer or surveyor and shall be submitted at the time of completion or in phases as required by the provisions of the Conditional Use approval.
4. The haul roads be properly maintained to control dust, and have a gate to control ingress and egress; all truck routes shall be cleaned and maintained daily.

**2215 MORE THAN ONE PRINCIPAL BUILDING**

No more than one (1) principal building may be located on a single lot in any Residential District except for the following uses:

- |                          |                                      |                                   |
|--------------------------|--------------------------------------|-----------------------------------|
| Church, Place of Worship | Public Use                           | Multi-family dwellings, Apartment |
| Greenhouse               | Residential Care Facility            | buildings                         |
|                          | Manufactured homes in a MHP District | Schools                           |

**2216 OPEN STORAGE**

The open storage of material and equipment in Commercial or Industrial Districts shall be permitted provided the open storage area is effectively screened by walls, privacy fences, or plantings.

Walls or fences shall be eight (8) feet in height without advertisement. In lieu of such wall or fence a landscape strip may be installed. The depth of the landscape strip shall consist of evergreen trees a minimum four (4) feet in height at time of planting and dense plantings of shrubs and hedges a minimum fifteen (15) feet in depth. See Landscape-Article 30.

**2217 PONDS**

Detention and retention ponds required for storm water management do not require a Zoning Permit and must receive approval from the Lucas County Engineer’s Office. All other ponds shall be permitted on a minimum five (5) acre lot and must meet the following minimum setback standards and requirements:

- Side: 25 feet
- From septic or leach: 100 feet
- From right-of-way line: 100 feet

- A. Written approval must be obtained from the Toledo-Lucas County Health Department for any lot possessing a well and/or a leach field.
- B. The site plan shall indicate pond location and other required information.
- C. Minimum pond surface area shall be one half (1/2) acre.
- D. Maximum pond surface area shall not exceed twenty-five percent (25%) of the net acreage of the parcel it is located on.
- E. The side slope of a pond shall be horizontal to vertical at a ratio 3:1 except where a beach is desired. The ratio shall be maintained to a minimum depth of seventeen (17) feet.
- F. Beach areas may be sloped no less than 10:1 and shall not exceed twenty-five percent (25%) of the pond surface.
- G. Mounding or grading shall not be more than four (4) feet in height measured from the initial grade established prior to the excavation of any material.

**2217 PONDS (cont'd)**

- H.** The pond shall conform to the Lucas County Soil and Water Conservation District requirements.
- I.** A drainage system shall be installed to accommodate overflows and surface drainage from pond development and diverted to a suitable outlet or drainage ditch to prevent effects of drainage to adjoining properties.
- J.** All excavated soils shall remain on the same parcel as the pond unless provisions are met in Article 2215-Mineral Extraction.

**2218 POOLS**

Private swimming pools are permitted as an accessory use in any district and a Zoning Certificate is required. All in-ground pools shall be completely fenced-in or walled to prevent uncontrolled access from the street or from adjacent properties. Above ground pools shall be completely fenced-in or a removable ladder shall be used and shall meet the following requirements:

**A. Private pools**

- 1** Located in a rear or side yard (behind the front line of the main building.)
- 2.** The water's edge shall be a minimum of ten (10) feet from a side or rear property line.
- 3.** Fencing for in-ground pools shall be a minimum of three and one half (3 ½) feet in height, secured with a locking gate and must be maintained in good condition.
- 4.** Fencing for above ground pools with an outer wall height of three and one half (3 ½) feet or greater, shall be a minimum three and one half (3 ½) feet in height and must be maintained in good condition. A removable ladder may be used in lieu of fencing.

**B. Community pool, club swimming pools** constructed by an association of property owners or a private club used for the sole enjoyment by members and guests of the association or club shall meet the following requirements:

- 1.** The pool and any other associated accessory use, including decks and patios, shall be setback a minimum fifty (50) feet from any property line.
- 2.** The pool area shall be completely fenced-in or walled; fencing and walls shall be six (6) feet in height and must be maintained in good condition. Fencing higher than six (6) feet in height requires approval from the Board of Zoning Appeals.

**2219 RECREATIONAL VEHICLE, UTILITY EQUIPMENT**

Recreational vehicles or utility equipment parked or stored on a property must be kept in good repair and shall be subject to the following requirements:

- A. Shall be parked or stored in a side or rear yard (behind the front line of the main building) and a minimum three (3) feet from a side or rear property line.
- B. May be parked in the front yard area or driveway for loading, unloading, and routine maintenance purposes only and for a period not to exceed seventy-two (72) hours.
- C. No more than two (2) pieces of equipment shall be parked or stored outside on one lot. A mounted piece of equipment is construed as one piece; disassembled is considered two pieces.
- D. Shall not to be used for living or housekeeping purposes.
- E. Shall not have fixed connections to electricity, water, gas, or sanitary sewer.

**2220 ROADSIDE STAND, FARM MARKET**

Farm markets are for seasonal selling or offering for sale at retail home-grown vegetables or produce, occurring in a pre-designated area, where the vendors are generally individuals who have raised the vegetables or produce and are allowed in any district if fifty (50%) percent or more of the produce sold is from farms owned or operated by the market operator.

The market structure and parking area shall be located a minimum ten (10) feet from any property line and not in the right-of-way area. The Township Board of Trustees may regulate such factors as size of structure, size of parking areas that may be required, building setbacks, and egress or ingress, where such regulation is necessary to protect public health and safety.

**2221 SALVAGE YARD**

A salvage yard for open storage of wrecked or abandoned motor vehicles, junk storage, keeping, selling, dismantling, shredding, compressing, or salvaging scrap, metals, or discarded materials shall only be approved in an M-3 District by the Board of Zoning Appeals pursuant to Article 25-Conditional Use.

**A. SCREENING**

Salvage yards and automotive recycling centers shall be effectively screened with the installation of both landscape and fencing or walls.

The landscape strip shall include evergreen trees not less than six (6) feet in height at time of planting and/or dense evergreen shrubs at the following required depths:

- When abutting a Residential District a minimum thirty (30) feet.
- When abutting a Commercial or Industrial District a minimum fifteen (15) feet.

Fencing or walls shall be a minimum eight (8) feet in height.

**2222 SETBACKS ON MAJOR ROADWAYS**

The construction, reconstruction, or enlargement of any structure shall not be permitted closer to the centerline of the right-of-way and shall meet the required setbacks on the following streets:

**75 feet**

Corey Rd. (S. of Sylvania Ave.)  
Laskey Rd.  
Talmadge Rd  
Whiteford Rd.

**120 feet**

Alexis Rd.  
Central Ave.  
Monroe St.  
Reynolds Rd.

**100 feet**

Brint Rd. (Silica Dr. to W. Twp. Line)  
Bancroft St.  
Centennial Rd.  
Crissey Rd.  
Holland Sylvania Rd.  
King Rd.  
McCord Rd.  
Mitchaw Rd.  
Sylvania Ave.  
Sylvania-Metamora Rd.

**2223 SEXUALLY ORIENTED BUSINESS**

A sexually oriented business such as an adult media or video store, massage parlor (except for massage therapy as licensed by the State of Ohio in Revised Code Section 4731.16), adult amusement or entertainment, sex shop, sexually-oriented cabaret, motion picture arcade booth or a sexually-oriented cinema shall be permitted only in a M-3 Heavy Industrial District only and shall be subject to the following requirements:

- A. A minimum five hundred (500) feet from any Residential or Agricultural District, church, synagogue, permanently established place of worship, school, library, playground, other recreational facility, sports field, or an amusement park that is regularly attended by persons under eighteen (18) years of age.
- B. Shall not be located within one thousand (1,000) feet from another existing sexually oriented business.
- C. The Zoning Department shall only consider the standards specified in this Zoning Resolution in determining the approval of an application for a Zoning Certificate for a sexually oriented business. The determination shall be made without a public hearing within ten (10) days of the receipt of completed application for a Zoning Certificate. Only the applicant who has been denied a Zoning Certificate may appeal within twenty (20) days to the Board of Zoning Appeals. An appeal to the Board must be heard and determined within thirty (30) days of filing said appeal. Further appeal shall be to a court of competent jurisdiction as provided by law.

## **2224 TELECOMMUNICATION TOWERS**

Pursuant to the Telecommunications Act of 1996 and the ORC Section 519.211, and the Township Trustees being duly notified of a person's intent to construct a Telecommunication Tower in a Residential District, this section sets forth standards for the Board of Zoning Appeals to consider when reviewing the Conditional Use request. These minimum standards include:

- A.** The applicant must provide proof that the proposal to construct a tower or to attach equipment to an existing structure has been approved by all other agencies and governmental entities with jurisdiction (i.e. Federal Communication Commission, Federal Aviation Administration, or Ohio Department of Transportation.)
- B.** The applicant shall provide proof of notification to adjacent property owners as required by ORC Section 519.211.
- C.** The applicant must demonstrate at the time of application that no technically suitable and feasible site is available in a non-Residential District and that the site is located in the least restrictive district that includes a technically suitable and feasible site.
- D.** The tower and all accessory structures shall be located on a lot so that the distance is a minimum of 100% of the proposed tower height from the base of the tower to any property line or supporting structure of another tower.
- E.** Total height of tower, including any attached equipment or accessories such as antennas, etc., shall not exceed seventy-five (75) feet in height.
- F.** Towers less than seventy-five (75) feet in height that cannot satisfy the one hundred percent (100%) setback requirement may be approved by the Board, provided that the applicant presents a certification from a Professional Engineer from the State of Ohio that the tower will withstand winds of one hundred (100) miles per hour.
- G.** Any and all base station equipment, accessory structures, buildings, etc. used in conjunction with the tower shall be screened with fencing, masonry shrubbery or other screening materials.
- H.** The applicant shall notify the Zoning Department within thirty (30) days of ceasing operations and the tower and accessory structures shall be dismantled within sixty (60) days of ceased operations.
- I.** No advertising or illumination other than that required by law may be located on the structure or on the required screening.

## **2224 TELECOMMUNICATION TOWERS (cont'd)**

- J.** An inspection report prepared by a qualified Professional Engineer licensed by the State of Ohio shall be submitted to the Zoning Department, and the Lucas County Building Department every five (5) years, which details the structural integrity of all towers and support structures on the property. Based upon results of an inspection, the Township Trustees may require repair or removal of a communication tower. Any and all necessary repairs to the tower and/or structures shall be made within a seven (7) day period of the tower and/or support structure or the tower shall be removed. The tower owner (applicant) is responsible to cover the cost of all inspections, repair and/or removal.
- K.** The un-staffed storage building and/or unit that houses transmitting equipment is considered an accessory use and/or structure. Setbacks for accessory uses/structures will comply with distances in the Zoning District of the tower location. These facilities may not include offices, long-term vehicle storage, other outdoor storage, or broadcast studios except for emergency purposes, or other uses that are needed to send or receive transmissions.
- L.** A six (6) foot safety fence with a locked gate surrounding the tower is required. If high voltage is necessary, signs must be posted every twenty (20) feet along the fence and shall read: "Danger-High Voltage." "No Trespassing" signs shall also be placed at the same intervals.

## **2225 VEHICLE STORAGE LOTS**

A Vehicle Storage Lot is to provide an extra parking area for vehicle inventory in a Commercial District. Lots are required to receive approval from various review agencies, pursuant to Article 27-Project Plan Review. Vehicle storage lots shall meet the following requirements:

- A.** Inoperable, wrecked, or salvaged vehicles may not be parked on the lot.
- B.** Maintenance, repairs, servicing, washing, painting, or other similar activity may not occur on the lot.
- C.** Vehicles shall be parked a minimum fifty (50) feet from a right-of-way.
- D.** Lot surface shall consist of a hard, dustless material, graded for proper drainage, and adequately maintained.
- E.** Lot shall not be open to the public.
- F.** Solid fencing or screening shall be provided along parcels that abut a Residential District. Fence shall be six (6) to eight (8) feet in height. Landscaping may also be incorporated.
- G.** All lighting shall be directed downward and away from adjacent parcels.
- H.** Signs or advertisements shall not be permitted on the lot.

**2226 SPECIAL EVENTS**

No temporary use of land involving the construction of an enclosure, temporary building, or structures such as tent(s), booths, displays, haunted houses, or the parking of trailers for such activities as carnivals, circuses, fairs, festivals, charitable fundraising, religious events, or other public or semi-public events shall be permitted without first obtaining a Zoning Certificate specifically permitting such temporary use.

**EXEMPT:**

No Zoning Certificate shall be necessary if the temporary use takes place in a single family residential district for the purpose of a private gathering such as a wedding, graduation party, or birthday party provided the temporary use shall not exceed three (3) days in duration.

No Zoning Certificate shall be required to erect in a single family residential district a tree house, doll house, or club house, swings or slides, inflatable play sets, holiday decorations or displays provided that such holiday decorations do not include enclosures, structures, or buildings.

Carnivals, circuses, fairs, festivals, charitable fundraising events, and religious events enhance the quality of life in the Township and the community as a whole. In determining whether to issue a Zoning Certificate permitting the Special Event the Zoning Manager shall consider the following factors:

- A.** The duration of the temporary use.
- B.** Will the granting of the temporary use negatively impact the adjoining landowners or neighbors or the neighborhood in general?
- C.** Will granting the temporary use unreasonably cause an increase in congestion along adjacent public streets?
- D.** The availability of adequate parking.
- E.** The noise level generated by the temporary use.
- F.** Will the granting of the temporary use substantially alter the intent of the Zoning Resolution?
- G.** Will the granting of the temporary use result in substantial detriment to the public good?
- H.** Will the granting of the temporary use allow a use which otherwise would not be permitted?
- I.** Will granting the temporary use imperil the public safety or unreasonably diminish or impair health, safety, convenience, or general welfare?

Notwithstanding any other provisions set forth in the Zoning Resolution, the Zoning Manager shall approve or disapprove an application for a Zoning Certificate to conduct a special event within fourteen (14) days of its filing.

(Rev. 11-20-12 Z20-C955)

## **2227 Composting**

Composting is permitted as an accessory use in agricultural and residential zoning districts provided the use is non-commercial and meets the following standards:

- A. Materials to be composted shall originate on and be composted on the same property as which the principal building is located.
- B. The compost pile and/or structure shall be located in the rear yard, twenty-five (25) feet from any dwelling and shall be a minimum of three (3) feet from any lot line.
- C. The composting pile and/or structure shall be maintained to prevent nuisance or noxious conditions and defined in Article 2203 of the Resolution.

(Rev. 08-07-12 Z20-C953)