

LEE J. LARE

ZONING REGULATIONS

VILLAGE OF
VENEDOCIA, OHIO

CHAPTER I - GENERAL REGULATIONS

Section A - Title, Enactment, and Area of Jurisdiction

1. For purpose of reference and citation, these regulations shall be known as the Zoning Regulations of the Village of Venedocia and may be referred to as "these regulations".
2. These regulations have been developed in accordance with the citizens of Venedocia and the goals and objectives of the Van Wert County Comprehensive Plan and the Mid-Western Ohio Joint Planning Council Regional Land Use Plan. These regulations are intended to promote the health, safety and welfare of the residents of the Village, to encourage sound and orderly growth, and to protect existing development through the conservation of property values.
3. In order that growth may occur in accordance with this goal, these regulations are adopted by the Village Council as of this date _____.
4. The entire land area within the incorporated limits of the Village of Venedocia, Ohio, is zoned, subject to these regulations.

Section B - Official Zoning District Map

The official zoning district map dated _____ is an integral part of these regulations.

Section C - Interpretation and Purposes

These regulations are the minimum requirements necessary for the promotion of the public health, safety, and welfare. In cases where these regulations overlap other similar restrictions on land use and development, the more restrictive shall apply.

Section D - Establishment of Zoning Districts and Minimum District Size

The Village of Venedocia shall be divided into 2 zoning districts, as stated herein. No district shall encompass an acreage smaller than that stated in the following chapter.

<u>Designation</u>	<u>District Name</u>
R-1	Single-Family Residential
R-2	Single-Family Residential

Section E - Required Conformance

Except as hereinafter specifically provided,

1. No land shall be used except for a use permitted in the Zoning District in which it is located, or for a use conditionally permitted and subject to the issuance of a Conditional Use Permit from the Board of Appeals.
2. No building shall be constructed, converted, enlarged, reconstructed, nor shall any building be moved onto a zoning lot or within the same zoning lot, unless it is a use permitted in the Zoning District in which such building is located (unless superseded by the provisions for non-conformities in Chapter 3).

No parcel of land nor lot shall hereafter be created which does not conform to, and meet the requirements of these regulations.

3. Every building hereafter constructed or structurally altered shall be located on a lot as herein defined. No more than one principal building per lot shall be permitted.

Section F - Rules for Interpretation of the Official Zoning District Map

1. Where definite distances are not shown in feet on the Official Zoning District Map, the District Boundaries are intended to follow lot lines, the centerlines of existing streets, alleys, highway right-of-way lines, railroads and bodies of water. If the exact location of such lines are not clear, it shall be determined by either supplemental detail drawings or rules of interpretation, adopted by the concurring vote of the majority of the Board of Appeals.
2. When the streets or alleys on the ground differ from the streets or alleys on the Official Zoning District Map, the Board of Appeals may apply the Zoning District designations on the map to the property on the ground in such manner as to conform to the intent and purposes of this section in the judgment of the Board.
3. Whenever any street, alley or public way is vacated by official action of Village Council, the Zoning Districts adjoining each side of such street, alley or public way shall automatically be extended to the center of such vacation, and all area, including the vacation, shall then be subject to all regulations of the extended Districts.

Section G - Rules of Text Interpretation

In the interpretation of the text, the rules of interpretation contained in this Section shall be observed and applied, except when the context clearly indicates otherwise. The following rules apply to the text:

1. The specific shall control the general.
2. In case of any difference of meaning or implication between the text and any table, the text shall control.
3. The word "shall" shall be mandatory and not discretionary. The words "may" or "should" shall be permissive.
4. Words used in the present tense shall include the future; and words used in the singular number shall include the plural, and the plural the singular, unless the context clearly indicates the contrary.
5. The phrase "used for" includes "arranged for", "designed for", "intended for", "maintained for", or "occupied for".

Section H - Provisions of These Regulations Not Retroactive

1. Except as otherwise specified in these regulations, any use, lot, building or structure that exists as of the enactment date of these regulations may be continued even though such use, lot, building or structure may not conform to the provisions of the Zoning District in which it is located.

Nothing contained in these regulations shall require any change in the plans, construction, size or designated use of a building, for which a valid permit has been issued or lawful approval given before the effective date of these regulations; provided, however, construction under such permit or approval shall have been started within six (6) months and the ground floor framework including structural parts of the second floor shall have been completed within one (1) year and the entire building completed within two (2) years after the effective date of these regulations.

Section A - Residential Districts

1. R-1 Single-Family Residential District

- a. Statement of Intent: The R-1 District primarily reflects existing development of single-family detached dwellings on large-sized lots or reserves future areas for such development. Other specified compatible uses, as listed in the following table, are permitted in the R-1 District as well. Home occupations may be permitted as a conditional use provided they adhere to the requirements specified in Section A, Page 16.
- b. District Regulations: (See Page 6)

2. R-2 Single-Family Residential District

- a. Statement of Intent: The R-2 District is intended to reflect existing single-family development in the older areas of the Village, and delineate new lands for development at comparable intermediate densities. Other compatible uses are permitted as well. Conditionally permitted uses subject to approval of the Board of Zoning Appeals may include home occupations, mobile homes, or conversions of single-family dwellings to two-family dwellings.
- b. District Regulations: (See Page 7)

R-1 SINGLE-FAMILY
RESIDENTIAL DISTRICT

- PRINCIPAL PERMITTED USES:
1. Single-Family Dwellings
 2. Churches and Similar Places of Worship
 3. Parkland and Open Space
 4. Schools
- CONDITIONALLY PERMITTED USES:
(Requiring Approval of the Board of Zoning Appeals)
1. Home Occupations

LOT SIZE (Sq.Ft.)	FRONT-AGE (Ft.)	YARD REQUIREMENTS (Ft.)				REAR	MAX. HEIGHT (Ft.)	(STOR-IES)	FOOT-NOTES
		FRONT ("SET-BACK")	SIDE		SUM OF BOTH				
			LEAST WIDTH						
20,000	100	35	10	20	35	35	2½	-----	
1 acre	150	40	20	40	40	35	35	-----	
-----	---	----	----	----	--	---	---	-----	

NOTE: Off-street parking requirements specified in Section B, Page 17
 1. Home occupatons subject to requirements specified in Section A, Page 16
 and any other restrictions deemed necessary by the Board of Zoning Appeals.

R-2 District

R-2 SINGLE-FAMILY
RESIDENTIAL DISTRICT

PRINCIPAL PERMITTED USES:

1. Single-Family Dwellings
 2. Parkland and Open Space
 3. Schools
- (Continued)

LOT SIZE (Sq. Ft.)	FRONT- AGE (Ft.)	YARD REQUIREMENTS (Ft.)				MAX. HEIGHT (Ft.)	(STOR- NOTES)	ECCOT- NOTES
		FRONT ("SET- BACK")	SIDE		REAR			
			LEAST WIDTH	SUM OF BOTH				
8,500	63	25	8	16	25	---	---	
-----	---	---	---	---	---	---	---	
-----	---	---	---	---	---	---	---	

NOTE: Off-street parking requirements specified in Section B, Page 17

**R-2 SINGLE-FAMILY
RESIDENTIAL DISTRICT**
(Continued)

CONDITIONALLY PERMITTED USES:

(Requiring approval of the Board of Zoning Appeals)

1. Home Occupations
2. Mobile Homes on Individual Lots
3. Single-Family Dwellings converted to Two-Family Dwellings

LOT SIZE (Sq. Ft.)	FRONT-AGE (Ft.)	MINIMUM ZONING LOT REQUIREMENTS				MAX. (Ft.)	HEIGHT	FOOT-NOTES (STORIES)
		YARD REQUIREMENTS (Ft.)			REAR			
		FRONT (SET-back)	SIDE LEAST WIDTH	SUM OF BOTH				
-----	-----	-----	-----	-----	-----	-----	-----	1
8,500	63	25	10	20	25	-----	-----	2
8,500	63	25	8	16	25	-----	-----	3

NOTE: Off-street parking requirements specified in Section B, Page 17

1. Home occupations subject to requirements specified in Section A, Page 16 and any other restrictions deemed necessary by the Board of Zoning Appeals.
2. Subject to requirements specified in Section E, Page 20 and any other restrictions deemed necessary by the Board of Zoning Appeals.
3. Subject to the requirements specified in Section D, Page 19 and any other restrictions deemed necessary by the Board of Zoning Appeals.

R-1 & R-2
RESIDENTIAL DISTRICT

CONDITIONALLY PERMITTED USES:
(Requiring approval of the Board of Zoning Appeals)

1. Multiple-Family Dwellings
(2 units or more)
2. Churches and Similar Places
of Worship
3. Parkland and Open Space
4. Rest Homes, Nursing Homes
and Convalescent Homes
5. Schools

MINIMUM ZONING LOT REQUIREMENTS		YARD REQUIREMENTS (Ft.)				MAX. HEIGHT	FOOT-NOTES
LOT SIZE (Sq. Ft.)	FRONT-AGE (Ft.)	FRONT ("SET-BACK")	SIDE		REAR	(Ft.)	(STORIES)
			LEAST WIDTH	SUM OF BOTH			
5,000 SF/DU*	120	35	12	24	35	2	
1 acre	150	40	15	30	40	---	
-----	---	---	---	---	---	---	
12,000	100	35	12	24	35	2	
-----	---	---	---	---	---	---	

NOTE: Off-street parking requirements specified in Section 3, Page 17

1. Home occupations subject to requirements specified in Section A, Page 16 and any other restrictions deemed necessary by the Board of Zoning Appeals.
2. Subject to the requirements specified in Section D, Page 20 and any other restrictions deemed necessary by the Board of Zoning Appeals.

* SF/DU refers to "square feet per dwelling unit"

C-1 District

CHAPTER II - ZONING DISTRICT REGULATIONS

Section A - Commercial and Industrial Uses

1. "C" Commercial Uses

a. Statement of Intent: Commercial Uses are intended to reflect business locations in the center of the Village and to accommodate probable future commercial locations along important county or township road frontages and at key intersections when the need materializes. Pre-existing dwellings are also permitted, subject to height and yard requirements shall conform to the requirements of Section H, Page 21.

b. District Regulations: (Page 11)

2. "I" Industrial Uses

a. Statement of Intent: Industrial Uses are intended to accommodate a full range of manufacturing, warehouse, wholesale, and storage activities. This district identifies development of this type, and delineates new areas for such uses. Industrial or similar establishments within this district shall have access to the county/township road network, and preferably rail access as well. No establishment or use of land shall create a nuisance or represent a hazard to the public health, safety or welfare; the standards specified in Section H, Page 21 shall be adhered to.

b. District Regulations: (Page 12)

"C" COMMERCIAL USES

CONDITIONALLY PERMITTED USES:

Requiring approval of the Board of Zoning Appeals)

1. Automotive or mobile home sales, sales of accessory items, and associated service facilities.
2. Building and related trades (excluding building materials sales and storage yards).
3. Business or professional offices
4. Business services
5. Car washes
6. Eating and drinking places, (excluding drive-in or carry-out)
7. Farm implement dealerships/service

(continued)

MUM ZONING LOT REQUIREMENTS		YARD REQUIREMENTS (Ft.)				MAX.	HEIGHT
LOT SIZE (Sq. Ft.)	FRONT-AGE (Ft.)	FRONT (SET-BACK)	SIDE		REAR	(Ft.)	(STORIES)
			LEAST WIDTH	SUM OF BOTH			
8,500	63	-	-	-	-	35	2 1,2,3
8,500	63	-	-	-	-	35	2 1,2,3
8,500	63	-	-	-	-	35	2 1,2,3
8,500	63	-	-	-	-	35	2 1,2,3
8,500	63	-	-	-	-	35	2 1,2,3
8,500	63	-	-	-	-	35	2 1,2,3

NOTE: Off-street parking and loading/unloading requirements specified in Section B, Page 17

Performance standards for potential hazards or nuisances specified in Section H, Page 21

Notes 1,2,3 - See Page 13

"C" COMMERCIAL USES
(Continued)

PRINCIPAL PERMITTED USES:

- 9. Financial Institutions
- 10. Funeral Homes
- 11. Garden centers, greenhouses, nurseries
- 12. Motels, hotels
- 13. Neighborhood and community park land
- 14. Printing and publishing establishments
- 15. Public or Quasi-Public Buildings and Uses
- 16. Recreation/entertainment establishments
- 17. Residences existing at the time of enactment of these regulations

(continued)

NOTE: Off-street parking and loading/unloading requirements specified in Chapter III, Sections B and C
Performance standards for potential hazards or nuisances specified in Section H, Page 21

Notes 1, 2, and 3 - Page 14

LOT SIZE (Sq. Ft.)	FRONT-AGE (Ft.)	YARD REQUIREMENTS (Ft.)				MAX. HEIGHT (Ft.)	FOOT-NOTES (STORIES)
		FRONT ("SET-BACK")	SIDE	REAR			
				LEAST WIDTH	SUM OF BOTH		
8,500	63	-	-	-	35	2	1,2,3
8,500	63	-	-	-	35	2	1,2,3
8,500	63	-	-	-	35	2	1,2,3
8,500	63	-	-	-	35	2	1,2,3
-	-	-	-	-	-	-	-
8,500	63	-	-	-	35	2	1,2,3
-	-	-	-	-	-	-	-
8,500	63	-	-	-	35	2	1,2,3
-	-	-	-	-	-	-	-
8,500	63	-	-	-	35	2	1,2,3
-	-	-	-	-	-	-	-

MINIMUM ZONING LOT REQUIREMENTS MAX. HEIGHT

YARD REQUIREMENTS (Ft.)

LOT SIZE (Sq.Ft.)	FRONT-AGE (Ft.)	YARD REQUIREMENTS (Ft.)			SUM OF WIDTH BOTH	(STOR-IES)	FOOT-NOTES
		FRONT	SIDE	REAR			
8,500	63	-	-	-	-	-	1,2,3

"C" COMMERCIAL USES

(Continued)

PRINCIPAL PERMITTED USES:

18. Retail stores, service establishment and shops
19. Other similar sales, service, professional, or business establishments which rely on major thoroughfares for visibility and access and are in harmony with the intent and purposes of this District. (continued)

NOTES: Off-street parking and loading/unloading requirements specified in Section B, Page 17

Performance standards for potential hazards or nuisances specified in Section H, Page 21

- 1) A front yard depth of thirty (30) feet shall be required except that no required front yard depth shall exceed the average of the front yard depths of the lots on each side, if such lots are within the same block and within two hundred (200) feet of the proposed use or structure.
- 2) No side yard shall be required, except in cases where the side lot line of the proposed use abuts any residential lot, in which case a side yard of eight (8) feet shall be required on the applicable side.
- 3) No rear yard shall be required except in cases where the rear lot line of the proposed use abuts a residential use, in which case a rear yard of ten (10) feet shall be required.

"C" COMMERCIAL USES

(Continued)

CONDITIONALLY PERMITTED USES:
(Requiring approval of the Board of Zoning Appeals)

1. Automotive service stations/
repair garages
2. Drive-in/carry-out eating and
drinking places

LOT SIZE (Sq. Ft.)	FRONT- AGE (Ft.)	MINIMUM ZONING LOT REQUIREMENTS (Ft.)				MAX. HEIGHT	
		FRONT	SIDE	REAR	FOOT- NOTES (STOR- IES)		
		YARD REQUIREMENTS (Ft.)					
		FRONT	LEAST WIDTH	SUM OF BOTH			
8,500	63	30 (15 for pumps)	8	16	10	-	1
8,500	63	-	-	-	-	-	2

NOTE: Off-street parking and loading/unloading requirements specified in Section B, Page 17

1) All major repair work as defined herein shall be conducted within an enclosed building. The use shall also be subject to the restrictions specified in Section F, Page 20 and any other restriction deemed necessary by the Board of Zoning Appeals.

2) Subject to the requirements specified in Section G, Page 21 and any other restrictions deemed necessary by the Board of Zoning Appeals.

All establishments must conform to the performance standards for Potential Hazard or Nuisances specified in Section H, Page 21.

I-1 District

"I" INDUSTRIAL USES

CONDITIONALLY PERMITTED USES:
(Requiring Approval of the Board of Zoning Appeals)

1. Building materials, sales and storage yards
2. Industrial or manufacturing establishments
3. Research and development establishments
4. Warehouses, wholesale establishments

LOT SIZE (Sq. Ft.)	MINIMUM ZONING LOT REQUIREMENTS				MAX. HEIGHT
	FRONT-AGE (Ft.)	FRONT ("SET-BACK")	LEAST WIDTH	SUM OF BOTH	
YARD REQUIREMENTS (Ft.)					
	FRONT	REAR	SIDE	REAR	FOOT-NOTES (STOR-IES)
1 acre	100	30	10	25	40 45 - -
1 acre	100	30	10	25	40 45 - 1
1 acre	100	30	10	25	40 45 - 1
1 acre	100	30	10	25	40 45 - 1

NOTE: Off-street parking and loading/unloading requirements specified in Section B, Page 17

1) All establishments must comply with the performance standards specified in Section H, Page 21

CHAPTER III - SUPPLEMENTAL REGULATIONS

Section A - Home Occupations

Customary home occupations may be permitted by Conditional Use Permit from the Board of Zoning Appeals, provided the proposed home occupation meets all of the following criteria, including the performance requirements specified in Part 4.

1. Activities normally conducted in a home may be permitted such as (but not necessarily limited to): handicrafts, dressmaking, millinery, laundering, preserving, and home cooking.
2. Professions such as (but not necessarily limited to): accounting, architecture, engineering, insurance, law, real estate.
3. Other suitable uses which meet the following performance requirements as determined by the Board of Zoning Appeals.
4. Performance Requirements:
 - a. No person other than members of the family residing on the premises shall be engaged in such occupation.
 - b. The use of the dwelling unit for the home occupation shall be clearly incidental and subordinate to its use for residential purposes by its occupants, and not more than 25 percent of the floor area of the dwelling unit shall be used in the conduct of the home occupation.
 - c. There shall be no change in the outside appearance of the building other than a non-illuminated sign, two square feet in area, flush-mounted against the building.
 - d. No equipment, process, or storage associated with the home occupation shall create odors, noise, vibration, glare, electrical interference or other nuisance detectable to normal senses off the lot. In the case of electrical interference, no equipment or process shall create visual or audible interference in any radio or television receivers or other audio appliances used off the premises, or cause fluctuation in line voltage off the premises.
 - e. No equipment, process, or storage associated with a home occupation shall create any fire or explosion hazard, or involve the storage or use of hazardous materials in any concentration greater than that which would normally be found in a dwelling containing no home occupation.

4. Performance Requirements (Continued)

- f. The residential character of the neighborhood shall not be adversely affected.

Section B - Required Off-Street Parking

1. In connection with every Principal or Conditionally Permitted Use, space for parking and storage of vehicles shall be provided in accord with the following schedule:
- a. Animal Hospitals 100% of floor area
 - b. Automotive Service Stations/
Repair Garages 100% of floor area
 - c. Business or Professional
Offices 100% of floor area
 - d. Retail and Service Establish-
ments 100% of floor area
 - e. Indoor Entertainment
Establishments
 - Bowling Alleys 3 spaces for each alley
 - Theaters or Assembly
Halls with Fixed Seats 1 space for each
four seats
 - f. Financial Institutions
 - Banks, Savings & Loan
Associations 1 parking space for every
200 square feet of floor
area
 - g. Food Establishments
 - Food Stores 100% of floor area
 - Eating and Drinking
Places 200% of floor area
 - h. Printing and Publishing
Establishments 1 space for each
employee
 - i. Dwellings 2 parking spaces for each
family or dwelling unit
 - j. Churches and Schools 1 space for each 8 seats
in a principal auditorium,
or 1 space for each 17 class-
room seats, whichever is
greater.

Section B (Continued)

- | | | |
|----|---|--|
| k. | Hospitals | 1 space for each
2 beds |
| l. | Hotels, Lodging Houses | 1 space for each
bedroom |
| m. | Wholesale Establishments
or Warehouses | 1 space for each 2
employees, or 10%
of the floor area,
whichever is greater |
| n. | Industrial, Manufacturing and
Research and Development
Establishments | 1 space for each 2
employees, plus 1
space for each
vehicle used in
conjunction with the use |
2. In the case of any building, structure, or premises, the use of which is not specifically mentioned herein, the provisions for the use which is so mentioned and to which said use is similar shall apply as determined by the Zoning Inspector.
3. Whenever a building or use constructed or established after the enactment date of these regulations is changed or enlarged in the floor area, number of employees, number of dwelling units, seating capacity or otherwise to create a need for an increase of 10% or more of the number of existing parking spaces, such spaces shall be provided on the basis of the enlargement or change. When a building or use existing prior to the enactment date is enlarged to the extent of 50% or more in floor area, or in the area used, or when a dwelling unit is added, said building or use shall then and thereafter comply with the entire parking requirements for the original portion plus the enlargement.
4. Two or more non-residential uses may jointly provide and use parking spaces when their hours of operation do not normally overlap.

Section C - Required Off-Street Loading/Unloading

1. Off-street loading spaces or berths shall be provided on the same lot in connection with every building which customarily receives or distributes material or merchandise by truck.

Section C (Continued)

- | | |
|---|---|
| a. Retail/Service/Office Establishments | 1 space for the first 5,000 sq.ft. of floor area; 1 space for the next 20,000 sq.ft. and 1 space for each additional 20,000 sq. ft. thereafter. |
| b. Truck Terminal/Warehouse/ Wholesale Establishments | 1 space for every 5,000 sq. ft. of floor area |
| c. Industrial Plants, Research and Development | 1 space for the first 5,000 sq. ft. of floor area; and 1 space for each additional 20,000 sq. ft. of space |

Section D - Residences Converted to Accommodate a Greater Number of Units

The intent of this section is to provide a means for permitting the conversion of older, larger, pre-existing single-family dwellings in the R-2 District into a greater number of units. In all cases, the following regulations shall apply:

1. Off-street parking shall be provided in accord with the requirements of Section B.
2. No dwelling unit shall be created which has a floor area of less than 500 square feet; the lot area per dwelling unit shall equal or exceed the following:

R-2 District: 5,000 square feet per dwelling unit.
3. The proposed residence must meet all other applicable requirements of Chapter II.

Section E - Mobile Homes on Individual Parcels (Lots)

Mobile homes on individual parcels are ^{PRINCIPAL} conditionally permitted in the R-2 Single Family Residential District provided that they meet the conditions outlined below:

1. Each mobile home shall meet the minimum zoning lot and yard requirements as stated in

②. Each mobile home ~~shall be permanently attached to a~~ ^{MAY BE SET ON} concrete foundation rim of not less than twelve (12) feet by sixty (60) feet by twelve (12) inches high by means of a minimum of four (4) anchors and tie-downs; or

Each mobile home shall be permanently attached to concrete pillars twelve (12) by twelve (12) inches wide, such pillars being located at the four (4) corners of the mobile home, and at the mid-points of the two longest sides by means of a minimum of six (6) anchors and tie-downs.

3. Each mobile home shall be skirted entirely enclosing the bottom section within sixty (60) days after it is placed on the site.

4. The ^{Village Council} ~~Board of Zoning Appeals~~ may apply such other requirements as it deems necessary, including the applicable provisions of Village of Venedocia Ordinance 7.

Section F - Automotive Filling/Service Stations and/or Repair Garages

Automotive service stations/repair garages are conditionally permitted in the R-1 and R-2 Districts provided that they meet the conditions outlined below:

1. All hydraulic lifts, oil pits and all lubricants, greasing, automobile washing and repair equipment shall be enclosed entirely within the service station or garage building. All major repair work shall be conducted entirely within an enclosed building.

2. The entire lot area, exclusive of the area covered by the building, shall be paved or landscaped. A four (4) inch high curb shall separate all paved areas from all landscaped areas.

3. The light from exterior lighting shall be so shaded, shielded or directed that the light intensity or brightness shall not be objectionable to surrounding development.

Section F (Continued)

4. A solid fence, wall or evergreen hedge four (4) to six (6) feet in height shall be constructed or planted, and maintained in good condition, where the site is located adjacent a residential lot.
5. No outdoor storage of dismantled vehicles shall be permitted.

Section G - Drive-In Restaurants/Carry-Out Establishments

Drive in restaurants and/or carry-out food establishments are permitted in the R-1 and R-2 Districts, provided the following conditions are met:

1. The location must bear an acceptable relationship to a major street; said street must be adequate to carry the additional traffic generated by the establishment.
2. The light from the exterior lighting, including illuminated signs, shall be so shaded, shielded or directed that the light intensity or brightne-s shall not be objectionable to any adjacent dwelling units.
3. A solid fence, wall, or evergreen hedge, four (4) to six (6) feet in height shall be constructed where an off-street parking area is located adjacent to a dwelling unit.

Section H - Performance Standards to Regulate Potential Hazards or Nuisances

The following minimum standards shall apply to all uses in the R-1 and R-2 Districts.

1. Fire and Explosion Hazards. All activities, including storage, involving flammable or explosive materials shall include the provision of adequate safety devices against the hazard of fire and explosion. All standards enforced by the Occupational Safety and Health Administration shall be adhered to.

Section H (Continued)

2. Glare, Heat and Exterior Light. Any operation producing intense light or heat, such as high temperature processes like combustion, welding, or otherwise, shall be performed within an enclosed building and not be visible beyond any lot line bounding the property whereon the use is conducted. No exterior lighting shall be positioned so as to extend light or glare onto adjacent properties or rights-of-way.
3. Dust and Erosion. Dust or silt shall be minimized through landscaping or paving in such a manner as to prevent their transfer by wind or water to points off the lot.
4. Liquid or Solid Wastes. No discharge at any point into any public sewer, private sewage disposal system, or stream, or into the ground, of any materials of such nature or temperature as can contaminate any water supply, interfere with bacterial processes in sewage treatment, or otherwise cause the emission of dangerous or offensive elements, shall be permitted. The standards of the Ohio Environmental Protection Agency shall apply.
5. Vibrations and Noise. No uses shall be located and no equipment shall be installed in such a way as to produce intense, earth shaking vibrations which are discernable without instruments at the property lines of the subject premises. Noise standards of the Environmental Protection Agency shall be adhered to.

Section I - Supplementary Regulations Governing Non-Conformities and Other Special Cases

1. Area/Height/Yard Modifications
 - a. If a rear yard or side yard abuts an alley, one-half (1/2) of the alley width may be applied toward the required rear or side yard measurement.
 - b. Accessory buildings may be erected in any rear yard, provided they maintain a distance of at least three (3) feet from the rear and side lot lines, except where the rear lot line adjoins an alley in which case a ten (10) foot rear and side yard shall be maintained, and do not occupy more than thirty percent (30%) of the required rear yard area.

Section I (Continued)

- c. Terraces, open porches, platforms and ornamental features may project into any required yard provided they are no closer than eight (8) feet to an adjacent side lot line. However, no projection shall extend more than ten feet (10') into a required front yard. When a porch is enclosed, it shall be considered an integral part of the main building, rather than a projection.
- d. Fences. Fences not exceeding four (4) feet in height may be permitted in front and side yards; those not exceeding six (6) feet in height may be permitted in rear yards. Notwithstanding this restriction, fences constructed around an in-ground swimming pool shall be erected to a height of at least six feet (6').
- e. A building or structure on a corner lot shall be constructed or altered so as to comply with the front yard requirements at both street frontages.
- f. Necessary appurtenances such as silos, antennas, vents, tanks, church spires, flagpoles, and the like may be constructed to any safe and lawful height.
- g. At the discretion of the Board of Zoning Appeals, height limits upon any building or structure may be altered to any safe and lawful height provided that the building or structure shall observe an additional one and one-half foot (1½') yard requirement for each yard, for each additional foot in height.

2. Non-Conforming Buildings, Uses, and Lots of Record

- a. Definition of Non-Conformity. Within the Zoning Districts established by these regulations and any amendments that may later be adopted, there exists buildings and structures, uses of land and structures, or lots of record which were lawful before these regulations were passed or amended, but which later become prohibited.
- b. It is the intent of these regulations to permit these non-conformities to continue until they are removed, but not to encourage their survival. Except where permitted otherwise, non-conformities shall not be expanded or re-established.

Section I (Continued)

c. Regulations Which Apply to Buildings and Structures

- (1) A non-conforming use of a building or structure lawfully existing upon the effective date of these regulations may be maintained and may be repaired or altered to keep the structure or use in sound and safe condition.
- (2) A structure non-conforming as to use, height, yard requirements or lot area per dwelling unit may be added to or enlarged only once after the enactment of these regulations provided that no enlargements shall exceed twenty-five (25) percent of the total floor area contained in said building or structure at the time of enactment of these regulations.
- (3) A non-conforming use of a building or structure that is discontinued for more than two (2) years may not be resumed after that date.
- (4) Any non-conforming use of a building or structure which has been damaged or destroyed may be reconstructed one (1) time following the enactment of these regulations. At the time of reconstruction, it may be enlarged to a floor area 25% greater than the original floor area, as provided for above in
- (5) A non-conforming residential use may be permitted an unlimited number of reconstructions following any destruction. If enlarged at the time of reconstruction, the above regulations, (4) shall apply and no enlargement shall exceed a floor area 25% larger than the floor area at the time of enactment of these regulations.

d. Regulations Which Apply to Lots of Record

In any district in which new single-family dwellings are permitted, a single-family dwelling and customary accessory buildings may be erected on any single lot of record which was in existence prior to the effective date of these regulations. This provision shall apply even though such lot fails to meet the requirements for area or width, or both, generally applicable in the district, provided that the yard requirements and provisions of the district shall apply. If a variance for the yard requirement is needed, it shall be obtained through the Board of Appeals following the normal procedure.

CHAPTER IV

ROLE OF THE VILLAGE IN ZONING ADMINISTRATION

Section A - The Village Planning Commission

1. Membership: The Planning Commission of the Village of Venedocia shall consist of five members including the Mayor, one member of Council to be elected by Council, and three other residents of the Village to be appointed by the Mayor. All members of the Planning Commission shall reside within the corporate limits of the Village. The Planning Commission shall review the proposed zoning regulations; following this the Commission shall officially recommend their adoption to Council.
2. Amendments: The Planning Commission shall act upon requests to amend these regulations (map or text) in accord with the provisions of Section D, Page 27
3. The Planning Commission may, when the need arises, initiate a request to amend these regulations.
4. The Planning Commission may, when the Commission deems it necessary and in the public interest, hold a public hearing on a request for a zoning amendment. Notice of the hearing shall be posted in not less than five (5) of the most public places within the Village at least ten (10) days before the hearing. The notice shall contain a summary of the proposed amendment.

Section B - The Village Council

1. The Village Council shall receive the recommendation of the Planning Commission as to adoption of the zoning regulations, or their amendment at any time thereafter. Council shall then act upon the recommendation of the Planning Commission in accordance with Section D, Page 28 of these regulations. No recommendation which departs from that approved by the Planning Commission shall take effect unless approved by at least a three-fourths majority of Council.
2. The Village Council shall appoint a Zoning Inspector to perform the functions specified in Section C, Page 26

Section B (Continued)

3. The Village Council shall elect one of its own members to serve on the Planning Commission, as provided for in Section A, Page 25.
4. The Village Council shall adopt, by resolution, a schedule of filing fees for a Zoning Permit, Zoning Amendment, Administrative Appeal, Conditional Use Permit or Variance. These filing fees shall be forwarded to the Village, and shall be utilized to help cover the expenses of the Zoning Inspector, the Planning Commission, and the Board of Appeals.
5. The Village Council shall establish a 5-member Board of Zoning Appeals.

Section C - The Village Zoning Inspector

The Village Council shall appoint a Village Zoning Inspector and affix his compensation, if any. It shall be the duty of the Village Zoning Inspector to:

1. Enforce the provisions of these regulations
2. Interpret the Zoning Regulations text and Official Zoning District Map
3. Issue Zoning Permits in accordance with these regulations and maintain a complete record of all Zoning Permits issued.
4. Act upon all applications within thirty (30) days of their date of filing. A Zoning Permit or written notification and explanation of refusal shall be issued to the applicant within said thirty (30) days. Failure to notify the applicant of such refusal within this period shall entitle the applicant to submit his request to the Village Board of Zoning Appeals.
5. Determine whether various uses of land within the Village are in compliance with these regulations. Where violations exist, the Zoning Inspector shall notify in writing the person(s) responsible, specifying the exact nature of the violation, directing the necessary corrective action.

Section D - Amendment of the Zoning Regulations Text and Map

1. Once adopted, the text or map of these regulations may be amended by Council and the Planning Commission in the public interest as the need arises. A request to amend these regulations may be initiated as follows:
 - a. By adoption of a resolution by Council and subsequent referral of the proposed amendment back to the Planning Commission;
 - b. By adoption of a motion by the Planning Commission;
 - c. By the filing of an application by the resident and/or owner of the property to be changed or affected by the proposed amendment.
2. The Village Planning Commission and Village Council shall favorably consider an application for an amendment, whether to the zoning regulations text or the Official Zoning District Map, only if the request for a change of zoning meets at least one (1) of the following conditions:
 - a. Accordance with, or more appropriate conformance to, the Village Land Use Plan.
 - b. Legitimate requirement for additional land area for the particular zoning district.
 - c. Substantial change in area conditions.
 - d. Manifest error in the original zoning regulations text and/or designations on the Official Zoning District Map.
3. Hearing Procedures
 - a. Planning Commission. The Planning Commission may hold a hearing, notice of which shall be given according to Section A, Page 25 of these regulations.
 - b. Council. The Village Council shall hold a public hearing, notice of which shall be given by posting the notice in at least five (5) of the most public places in the Village no less than fifteen (15) days before the hearing. Notice of the hearing shall also be placed in a newspaper of general circulation within the Village of Venedocia. Said notice shall appear no less than thirty (30) days before the required hearing.

3. Hearing Procedures (Continued)

- c. Notice to Property Owners for Council Hearing. If the proposed amendment intends to rezone or redistrict ten or less parcels of land, as listed on the tax duplicate, written notice of the hearing shall be mailed by the Clerk of Council, by first class mail, at least twenty (20) days before the day of the public hearing to all owners of property within, contiguous to, and directly across the street from such area proposed to be rezoned or redistricted to the address of such owners appearing on the County Auditor's current tax list or the Treasurer's mailing list, or such other list or lists that may be specified by Council. Failure of anyone to receive a notice, other than the applicant, shall in no way affect the validity of the action taken.
- d. Action by Council Following Council's Hearing. Within thirty (30) days after the public hearing by the Council, Council shall either adopt or deny the recommendation of the Planning Commission or adopt some modification thereof. In the event Council denies or modifies the recommendation of the Planning Commission, it must do so by not less than three-fourths of the full membership of Council.

Section E - Village Board of Zoning Appeals

1. Membership: The Board of Zoning Appeals shall consist of five (5) members, appointed by Council, who are residents of the incorporated area of the Village. No more than two (2) members of the Board of Zoning Appeals shall be members of the Planning Commission.
2. Powers of the Board in Granting Variances. The Board of Zoning Appeals may authorize a variance from strict application of these regulations, upon appeal, by reasons of exceptional lot narrowness, shallowness, shape, topographic conditions, or other extraordinary situation in order to relieve undue hardship. The variance shall not substantially impair the public good, nor shall it impair the intent of these regulations. No variance shall be granted unless the Board finds that all of the following conditions exist:
- a) The requested variance shall not constitute a change in land use resulting in the establishment of a use not normally permitted in the applicable zoning district.
 - b) The special circumstances or conditions applying to the building or land in question are peculiar to such lot or property, and do not generally apply to other land or buildings in the vicinity.

2. Powers of the Board in Granting Variances (Continued)

- c) The granting of the application must be necessary to relieve hardship and preserve the applicant's right to the reasonable and legitimate use of his property; the request shall not be granted merely for the convenience of the applicant.
- d) The extent or magnitude of the requested variance must be the minimum necessary for the preservation and enjoyment of his property rights.
- e) The special conditions or circumstances which form a basis for the variance application shall not result from the actions for the applicant himself.

3. Public Hearing for a Variance Application. Before a variance is granted by the Board of Zoning Appeals, a public hearing shall be held, notice of which shall be given in a newspaper of general circulation within the Village at least ten (10) days before the date of the hearing. Notice shall also be posted in at least five (5) public places within the Village. The notice shall specify the time, date, and place of the hearing, and shall give a general description of the nature of the variance requested. This hearing shall be scheduled to take place within 30 days of receipt of the variance application.

4. Conditional Uses. Any building, structure, or use of land listed as a conditional use in _____ in these regulations shall be subject to approval of the Board of Zoning Appeals, with certain exceptions: in the Flood Plain District, the Zoning Inspector shall review and decide upon applications. In the R-MHP District, the Planning Commission and Council shall review the Plan.

- a) The purpose of a Conditional Use Permit is to allow a proper integration of uses into the Village which may only be suitable in specific locations within certain zoning district(s) or only if such uses are designed or laid out in a particular manner on the site.
- b) In considering an application for a Conditional Use Permit, the Board of Appeals must make an affirmative finding that the proposed Conditional Use is to be located in a district wherein such use may be conditionally permitted, and that all conditions for approval of Conditional Uses have been met. The Board of Appeals shall give due regard to the nature and condition of all adjacent uses and structures and the consistency therewith of the proposed Conditional Use and any potential nuisances. To this end, the Board of Appeals may apply such other restrictions as it deems necessary.

4. Conditional Uses (Continued)

- c) No public hearing need be held by the Board of Appeals in considering an application for a Conditional Use Permit, except when the Board of Appeals deems such public hearing to be necessary in the public interest. Notice shall be given by publishing a summary of the application in a newspaper of general circulation within the Village, and by posting a summary of the application in at least five (5) public places in the Village. Notice shall be given no less than ten (10) days prior to the date of public hearing. Notice may also be given by such other means as the Board of Appeals deems appropriate. Failure of any person, other than the applicant, to receive notice of any hearing shall in no way affect the validity of action taken.
- d) The Board of Appeals shall schedule the hearing to take place within thirty (30) days after receipt of the application for a Conditional Use Permit. If no hearing is needed, the Board shall render its decision within forty (40) days after receipt of the application.

5. Administrative Appeals. The Board of Appeals shall hear and decide appeals where it is alleged there is an error in any interpretation, judgement, decision or determination made by the Zoning Inspector in the administration and enforcement of the provisions of these regulations. The Board shall act on said appeal within thirty (30) days after filing.

CHAPTER V

ROLE OF THE VILLAGE IN ZONING ENFORCEMENT

Section A - Enforcement

These regulations shall be enforced by the Village Council and the Zoning Inspector, as designated by Council.

Section B - Revocation of Zoning Permit

1. Any Zoning Permit issued upon a false statement shall be void. Whenever the fact of such false statement shall be established to the satisfaction of the Village Council, the Zoning Permit shall be revoked by notice in writing to be delivered to the holder of the void Permit upon the premises concerned, or in some conspicuous place upon the said premises.
2. Any person who shall proceed thereafter with such work or use without having obtained a new Zoning Permit, in accordance with these regulations, shall be deemed guilty of violation thereof.

Section C - Invalidity of a Part (Separability)

If any chapter, section, subsection, paragraph, sentence or phrase of these regulations is for any reason held to be invalid by a Court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of these Zoning Regulations.

Section D - Violation

In case any building is, or is proposed to be located, erected, constructed, enlarged, changed, maintained, or used, or any land is proposed to be, used in violation of these regulations, the Village Council, the Village Solicitor, the Zoning Inspector, or any neighboring property owner who would be damaged by such violation, in addition to other remedies provided by law, may institute injunction, mandamus, abatement, or any other appropriate action or proceeding to prevent, enjoin, abate, or remove such unlawful location, erection, construction, reconstruction, enlargement, change, maintenance or use.

Section E - Fine

Any person, firm or corporation violating any provision of these regulations shall be deemed guilty of a misdemeanor, and upon conviction thereof, shall be fined not more than \$100.00 dollars. Each and every day during which such illegal, location, erection, construction, reconstruction, enlargement, change, maintenance or use continues may be deemed a separate offense.

Section F - Utility Provisions

Municipal utilities shall not be provided to any building, structure, or use which is in operation, or which is under construction, or has been constructed, in violation of these regulations.

CHAPTER VI
DEFINITIONS

Accessory Building or Use: A "customary accessory building or use" is one which:

- a. is subordinate to and serves the principal building or principal use;
- b. is subordinate in area, extent, or purpose to the principal building or principal use served;
- c. contributes to the comfort, convenience, or necessity of occupants of the principal building or principal use served;
- d. is located on the same zoning lot as the principal building or principal use served, with a single exception of such accessory off-street parking facilities as are permitted to locate elsewhere than on the same zoning lot with the building or use served;
- e. does not contain more than 35% of the first floor area of the principal building, with the exception of required off-street parking.

Alley: A public or private way thirty (30) feet or less in width which is used primarily for vehicular access to the rear or side of properties which otherwise abut on streets.

Apartment: A portion of a building comprising a single dwelling unit consisting of a room or suite of rooms intended, designed, or used as a permanent residence by an individual or one (1) family.

Automotive and Auto-Accessory Sales: An area within a building or open area other than a street used for display, sales, or rental of motor vehicles, or parts or accessories used in conjunction therewith, such as mechanical parts, radios, tires, batteries, "camper tops", and the like. On-site installation and servicing shall be limited to minor repair work, as defined herein.

Automotive Service Station: A place where gasoline, kerosene or any other motor fuel or lubricating oil or grease for operating motor vehicles is offered for sale to the public and deliveries are made directly into motor vehicles.

Automotive Service Station/Repair Garage: A place where gasoline, kerosene or other motor fuel or lubricating oil or grease for operating motor vehicles may be offered for sale to the public and deliveries are made directly into motor vehicles, and may include greasing and oiling on the premises and replacement or installation of parts and accessories, including major repair work such as motor replacement, body and fender repair, spray painting, upholstery work, auto glasswork, welding, tire recapping, radiator repairs, and other similar major mechanical work.

Basement: That portion of a building which is partly underground and which has one-half ($\frac{1}{2}$) or more of its ceiling height above the average finished grade of the ground adjoining the building in which it is located.

Block: A grouping of contiguous lots, with the boundary of said group being defined by public streets or thoroughfares (not alleys).

Board of Zoning Appeals: The Board of Zoning Appeals of the Village of Venedocia, Ohio.

Building: Any permanent or stationary structure having a roof supported by columns or walls for the housing or enclosure of persons, animals, or property. At no time shall this definition be construed to include mobile homes.

Building, Alteration of: Any change or rearrangement in the supporting members (such as bearing walls, beams, columns or girders) of a building or any addition to a building, or movement of a building from one location to another.

Building, Enlargment of: Any increase in the cubic content of a building.

Building Height: The vertical distance from the average ground level at the front of the building to the highest point of the coping of a flat roof or to the deck line of a mansard roof or to the ridge for gable, hip, or gambrel roofs.

Building Line: A line defining the minimum front, side, and rear yard requirements.

Building Principal: The building in which the main or chief use permitted on the zoning lot is conducted.

Building Setback Line: The line nearest the front and across a lot establishing the minimum open space to be provided between the front line of the building foundation and the front lot line; or the front line of the foundation of enclosed porches or vestibules if nearer the front line than the main foundation, not including steps.

Business: An occupation, enterprise, undertaking or employment which engages in the purchase, sale, barter or exchange of goods, wares, merchandise or services or where there is the maintenance or operation of an office or offices for the exhibition, sale, or offering of merchandise or services.

Cellar: A story partly underground and having more than fifty (50) percent of its clear height below the average level of the adjoining ground. A cellar shall not be considered a story for purposes of height measurement, or in determining the permissible number of stories or in computing floor area or living area.

Clinic: An establishment where patients (animal or human) are not lodged overnight, but are admitted for examination and treatment by a doctor or group of doctors practicing medicine and/or dentistry together.

Club: A building or portion thereof, or premises owned by a corporation, association, person or persons for a social, educational or recreational purpose, not primarily for profit or to render a service which is customarily carried on as a business.

Comprehensive Plan: A plan, or any portion thereof, adopted by the Planning Commission and the Village Council showing the general location and extent of present and proposed land use and transportation facilities including housing, industrial and commercial uses, highways, and roads, parks, schools, and other community activities.

Conditional Use: A use permitted within a district other than a principally permitted use, requiring a conditional use permit and approval of the Board of Zoning Appeals that all prior conditions for approval have been met.

Conditional Use Permit: A permit issued by the Zoning Inspector upon approval of the Board of Zoning Appeals to allow a use other than a principally permitted use to be established within the zoning district.

Conversion: An alteration of a residential structure so as to accommodate one or more additional dwelling units.

Council: The Council of the Village of Venedocia, Ohio.

Depth of Lot, Piece or Parcel: Is the mean distance from the front lot line of the lot, piece or parcel to the rear line measured in the mean direction of the side lines of the lot piece or parcel.

Destruction: Damage caused by any fire, storm, flood, or other act of God which damages a building or structure to the point that the cost of repairs would exceed 60% of the replacement value immediately prior to the destruction.

District: Same as Zoning District.

Drainageway: A water course, gully, dry stream, creek, or ditch which carries storm water runoff, which is subject to flooding or ponding, which is fed by street or building gutters or by storm water sewers, or which serves the purpose of draining water from the lands adjacent to such water course, gully stream, creek or ditch.

Dwelling: Any building or portion thereof designed or used as the residence of one or more persons, but not including a tent, cabin, travel trailer, tree house, or a room in a hotel or motel.

Dwelling, Single-Family: A building designed for or used for residence purpose by one family or housekeeping unit. In no case shall a mobile home be considered a single-family dwelling.

Dwelling, Two-Family (Semi-Detached): A building designed for or used by two families or housekeeping units, having one party wall in common with the adjacent dwelling units.

Dwelling, Three-to-Four Family: A building designed for or used by three-to-four families or housekeeping units living independent of one another.

Dwelling, Multiple-Family: A building or portion thereof designed for or used by three to more families of housekeeping units living independent of one another.

Dwelling, Detached: A building having no party wall in common with another building.

Dwelling, Mobile Home: Any vehicle or mobile structure more than forty (40) feet long, on wheels, skids, rollers, or blocks, designed to be pulled, pushed, or carried by a motor vehicle on a highway, and designed for living as a one-family dwelling, complete and ready for occupancy as such except for minor and incidental packing and assembly operations, location on permanent foundations, connections to utilities and the like. For the purposes of these regulations, in no case shall a mobile home be considered a single-family dwelling.

Dwelling, Pre-Existing: A dwelling unit in existence, or under construction, at the time of enactment of these regulations.

Dwelling, Row: A dwelling having a party wall on each side in common with an adjoining dwelling unless it is situated as the outermost dwelling; in the latter case, it will have a party wall on one side only. A row dwelling shall be considered to be a multiple-family dwelling.

Dwelling Unit: A one-family dwelling or a portion of a two-family, three-to-four family, multiple-family, or row dwelling used by one family for cooking, living, and sleeping purposes.

Eating and Drinking Places: (See Restaurant)

Establishment: A building or structure used for commercial or industrial purposes including stores, shops, plants, factories, warehouses, wholesale houses and the like.

Family: A person living alone, or two or more persons living together as a single housekeeping unit in a dwelling unit as distinguished from a group occupying a boarding house, lodging house, dormitory, motel, or hotel.

Fence: An enclosure, barrier or screen whose purpose is to physically and/or visually contain certain uses and activities which are carried out on a particular zoning lot.

Finished Grade: The elevation of the surface of the ground adjoining the building after construction of required parking areas or driveways and after the planting of lawn and shrubbery, or other required improvements.

Floodway: The channel of the watercourse and those portions of the adjoining plain which are used to convey the regional flood.

Floor Area: The total horizontal area of all floors finished as usable area including roofed porches and roofed terraces. Measurements of floor area shall be taken to the outside of the exterior walls. Floor area shall not include: cellar or basement space; elevator and stair bulkheads; attic space, terraces, breezeways and open porches; uncovered steps; garages.

Frontage: The property on one side of a street between two (2) intersection streets (crossing or terminating) measured at the building line or if the street is dead-ended, then all of the property abutting on one end of the street.

Garage, Private: A detached accessory building or a portion of the principal building used only for the storage of vehicles and incidental personal property.

Garden Apartments: A multi-story, walk-up apartment building, usually grouped around a common open space with off-street parking provided on the periphery of the site.

Gross Density: The population density of a particular area measured by the number of residents divided by the total number of acres, including street rights-of-way as well as residential land.

Hedge: A dense growth of shrubbery, usually planted to function as a fence or boundary.

Home Occupation: Any occupation conducted in its entirety within a dwelling unit, provided that no person other than members of the family residing on the premises shall be engaged in such occupation and the use of the dwelling unit for the home occupation shall be clearly incidental and subordinate to use for residential purpose by its occupants.

Hospital, Animal: Any building or other enclosed structure containing spaces for any animals not belonging to the operator of such facility which allows for overnight or continuous care, diagnosis and treatment of animal illnesses or injuries.

Hospital, Human: Any building or other structure containing beds for at least four (4) patients allowing for overnight or continuous care, diagnosis, and treatment of human ailments.

Industrial (Manufacturing) Establishment: Any building or structure used for the purpose of manufacturing, processing, testing or similar use, including associated storage facilities (open or enclosed) and access to transportation.

Institution: A building occupied by a non-profit corporation or establishment for public use.

Kennel, Animal Shelter: A building or structure which may also include outdoor pens or runs for dogs or other animals which are housed or boarded for a fee, or an establishment for the breeding of such animals.

Loading Space: A space for the standing, loading or unloading of motor vehicles

Lot: A parcel of land defined by metes and bounds or boundary lines in a recorded deed or on a recorded plat, fronting on a legally dedicated public thoroughfare. In determining lot area, no part thereof within the limits of the proposed thoroughfare rights-of-way shall be included.

Lot Area: The computed area contained within the lot lines, excluding right-of-way.

Lot, Corner: A lot at the juncture of and fronting on two or more intersecting streets.

Lot, Depth: The mean horizontal distance between the front and the rear lot lines.

Lot, Interior: A lot other than a corner lot with only one frontage on a street.

Lot Lines: The property lines bounding the lot.

Lot Line, Front: The line separating the lot from a street right-of-way.

Lot Line, Rear: The lot line opposite and most distant from the lot line.

Lot Line, Side: Any lot line other than front or rear lot line. A side lot line separating a lot from a street is called a side street lot line. A side lot line separating a lot from another lot or lots is called an interior side lot line.

Lot of Record: Any lot which individually or as a part of a subdivision has been recorded in the County Recorder's Office or on which the recording has been delayed by mutual consent of the subdivider/developer, and the Village.

Lot Width: The width of the lot measured at the building setback line.

Manufacturing: Production or industrial process, including food processing, which combines one or more raw materials or components into a product, or which changes the nature of the materials entering the process and which by nature of the materials, equipment and process, utilized are not objectionable by reason of odor, noise, vibration, cinders, gas fumes, dust, smoke, refuse matter or water-carried wastes. Any permitted manufacturing or industrial process shall comply with the performance standards.

Mobile Home: Any vehicle or mobile structure more than forty (40) feet long, on wheels, skids, rollers, or blocks, designed to be pulled, pushed, or carried by a motor vehicle on a highway, and designed for living as a one-family dwelling, complete and ready for occupancy as such except for minor and incidental packing and assembly operations, location on permanent foundations, connections to utilities, and the like. In no case shall a mobile home be considered a "single family dwelling".

Modular Housing: An assembly of materials or products comprising all or part of a total residential structure which, when constructed, is self-sufficient, or substantially self-sufficient, containing plumbing, wiring and heating at the point of manufacture, and which when installed, constitutes a dwelling unit, except for necessary on-site preparations for its placement.

Motel: A building or a group of two (2) or more detached or semi-detached buildings containing guest rooms which are designed and intended or used primarily for the accommodation of travelers.

Non-Commercial Recreational Facility: Any private and public or semi-public recreational facilities which are not operated for profit.

Nursing Home: An establishment where persons are housed or lodged and furnished with meals and nursing or convalescent care for hire.

Official Thoroughfare Plan: The Plan of, and as adopted by, the Village Council establishing the location and official right-of-way widths of principal highways and streets in the Village on file with the County Recorder's Office as part of the Village Comprehensive Plan.

Parking Area:

Private Parking Area: An open area for the same use as a private garage.

Public Parking Area: An open area other than a street or public way, used for the parking of automobiles and available to the public whether for a fee, free or as an accommodation for clients or customers.

Parking Space: An off-street space available for the parking of one (1) motor vehicle, and having an area of not less than one hundred sixty (160) square feet, exclusive of passageways and driveways appurtenant thereto and giving access thereto and having direct access to a street or alley.

Person: A corporation, firm, partnership, association, organization or any other group acting as a unit, as well as a natural person.

Personal Services: Any enterprise conducted for gain which primarily offers services to the general public such as shoe repair, barber shops, beauty parlors, and similar activities.

Planning Commission: The Planning Commission of the Village of Venedocia, Ohio.

Private, Non-Commercial Recreation Club: Any privately owned and operated recreation facility or area such as a golf course, tennis courts, ball fields, or swimming pools.

Private Street: A street that is not dedicated to the Village of Venedocia.

Professional Office: Any building or structure, the use of which is limited to providing professional services such as doctors, lawyers, accountants, architects and any similar professions.

Public Facilities: Any building or structure used by government for administration or service purposes, but not including buildings devoted to the storage and maintenance of equipment and materials.

Public Service Facilities: Any buildings or structures devoted to the storage and maintenance of equipment and materials, including street equipment and materials, relating to essential services and operating under authority granted by a government body.

Public Uses: Uses including public parking, schools and administrative, cultural and service buildings, but not including public land or buildings devoted solely to the storage and maintenance of equipment and materials.

Quasi-Public: A building or use owned, operated, or maintained by a private club, association, or organization, but which may frequently be open to the general public for purposes of assembly or educational/cultural use.

Regional Flood: A flood having an average frequency of occurrence on the order of once in 100 years, although the flood may occur in any year. It is based on statistical analysis of stream flow records available for the watershed or analysis of rainfall and runoff characteristics in the general area of the watershed.

Repair Work, Minor: Routine maintenance or other servicing of motor vehicles including but not necessarily limited to lubricating and installation of parts and accessories such as batteries, belts, filters, safety devices, and the like. In no case shall minor repair work include welding, body and fender repair, spray painting, upholstery work, glass work, tire recapping, auto dismantling, or major mechanical repair involving engine, transmission or exhaust system components of a motor vehicle.

Repair Work, Major: Automotive work including those operations prohibited under "minor repair work", but not including automobile wrecking or long-term storage of inoperable vehicles or parts.

Research and Development: A use, building, or structure which houses facilities for scientific investigation, testing, experimentation, or engineering, but not facilities for the manufacture or sale of products except as incidental to the main purpose.

Restaurant (Eating and Drinking Places)

Restaurant, Sit-Down: An establishment whose primary function is the offering of food and beverages which are sold and normally consumed within the restaurant building.

Restaurant, Carry-Out: An establishment whose primary function is the offering of food and beverages which are sold only inside the building, are usually packaged to be carried and consumed off the premises, but may be consumed within the restaurant building or on the premises.

Restaurant, Drive-In: An establishment offering food and beverages which are sold within the building, or to persons while in motor vehicles in an area designated for drive-in service, and may be consumed on or off the premises.

Retail Establishment: Any business normally found in a business district, where goods or services are offered for sale in small quantities directly to consumer.

Setback Line: The closest point at which a building may be constructed in relation to the lot line.

Similar Use or Establishment: A use not specifically listed but similar to any of the permitted building or use classifications of any district, but which may be found analogous and added to a classification as determined by the Planning Commission and/or Board of Zoning Appeals.

Stable: Any building located on a land use on which a residence is located, designed, arranged, used or intended to be used for housing horses for private use, benefit or pleasure of the occupants of the residence.

Story: That portion of a building included between the upper surface of any floor and the upper surface of the floor next above, or if there is no floor above, the portion between the floor and the ceiling above; also any portion of a building used for human occupancy between the topmost floor and the roof. A basement shall not be counted as a story unless more than one-half ($\frac{1}{2}$) of the basement height is above grade level at the front of the building.

Structure: An assembly of materials which form a construction for occupancy for use, including, but not limited to: buildings, structures, tents, platforms, stages, observation towers, radio, television and telephone towers, water storage tanks, trestles, piers, open sheds, shelters, fences, display signs, and the like, which shall be construed to mean the whole or parts thereof.

Structural Alterations: Any change in the supporting members of a building, such as exterior walls, columns, beams, or girders that makes an exterior alteration to that building.

Temporary Structure: Structures of a temporary nature erected for a period not to exceed twelve (12) months for such uses as construction offices or storage buildings at a construction site.

Use: The employment or occupation of a building, structure or land for a person's service, benefit or enjoyment.

Utility Building: A detached accessory building used for the purpose of storing equipment and materials and/or housing parts of electrical, plumbing, and heating systems for the main building.

Wall: A boundary enclosure or separating barrier which is usually opaque.

Warehouse: Any building or structure which use is limited to the storage of equipment or material.

Wholesale Establishment: An establishment that engages in the sale of goods, merchandise and commodities for resale by the purchaser.

Yard: A space on the same lot with a main building, open unoccupied and unobstructed by building or structures from the ground to the sky, except as otherwise provided in these regulations.

Yard, Front: A yard extending across the full width of the lot, the depth of which shall be the least perpendicular distance between the front lot line and the front of the main building.

Yard, Rear: A yard extending the full width of the lot between the rearmost main building and the rear lot line, the depth of which shall be the least distance between the rear lot line and the rear of such main building. Where a rear lot line abuts an alley, half the alley width may be considered as part of the rear yard.

Yard, Side: A yard between the main building and the side lot line, extending from the front yard or front lot line where no front yard is required, to the rear yard. The width of the required side yard shall be measured horizontally and perpendicularly from the nearest point of the side lot line toward the nearest part of the main building. Where a side lot line abuts an alley, half the alley width may be counted toward the side yard requirement.

Zoning Permit: The document issued by the Zoning Inspector authorizing buildings, structures or uses consistent with the terms of these regulations and for the purpose of carrying out and enforcing its provisions.